“It has been said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future.”

William J. Murtagh – *Keeping Time: The History and Theory of Preservation in America*
Mission Statement
Preservation Pennsylvania – through creative partnerships, targeted educational and advocacy programs, advisory assistance, and special projects – assists Pennsylvania communities to protect and utilize the historic resources they want to preserve for the future.

About Us
Preservation Pennsylvania is the commonwealth’s only statewide, private, nonprofit membership organization dedicated to the protection of historically and architecturally significant properties.

The organization was created in 1982 as the Preservation Fund of Pennsylvania to operate a revolving fund that would assist in the acquisition and rehabilitation of historic properties. Since its incorporation, the organization has evolved and now organizes the Statewide Conference on Heritage, hosts the Pennsylvania Historic Preservation Awards, and publishes an annual list of endangered properties in Pennsylvania At Risk in addition to managing a revolving fund and intervention fund. Preservation Pennsylvania also participates in educational programs and advocacy initiatives, conducts special projects, and offers on-site assistance to people throughout the commonwealth.

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2017 Pennsylvania Historic Preservation Awards

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Preservation Pennsylvania gratefully acknowledges our generous individual and corporate sponsors of the 2017 Pennsylvania Historic Preservation Awards. (This list reflects individual support and corporate sponsors received as of the printing date.)

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This year, Preservation Pennsylvania is celebrating 35 years of achievements. As we’ve grown and matured as an organization, we’ve seen the field evolve as well. It’s no longer just about stopping the bulldozer in front of a single building (though that remains an issue, as our annual “At Risk list” attests). Preservation is increasingly viewed as a first option to be considered; a smart, environmental, economical, beneficial option. It’s delightful that our top honor awards this year go to three different entities that fall in the “accidental preservationist” category.

For two decades, The Progress Fund, our F. Otto Haas recipient, has been a Westmoreland County community development lender. CEO David Kahley was quoted saying “We’ve turned preservation into a regional economic development strategy. We know how much the public likes to visit those places, and we think it’s a great idea to reuse those buildings. We like them, we’re not scared of them, and we think it’s good business.”

Our Henry A. Jordan recipient left a career in medical research because he also thought preservation was good business, as well as an opportunity to help people. Since they arrived in the 1960s, James L. Brown IV and his wife, Charlotte, have transformed Philadelphia’s Parkside neighborhood with decades of hard work and devotion. Now a National Register Historic District, the area’s distinctive architecture is attractive to locals and international tourists alike.

Love for a local landmark led Shirley Hanson to embark on fundraising and advocacy work that ultimately led to the founding of the Chestnut Hill Historical Society (now the Chestnut Hill Conservancy). This year, the organization is celebrating 50 years of preservation and conservation initiatives in the Chestnut Hill neighborhood of Philadelphia, which boasts an architectural portfolio that ranges from 18th-century homes built of native stone to modernist masterpieces by Louis Kahn and Robert Venturi. Natural resources include a portion of the Wissahickon National Natural Landmark and Fairmount Park.

The range of this year’s awards honorees – from loans and technical assistance to place-making and redevelopment – demonstrates that preservation has evolved from an early focus on saving a single building into a powerful tool for economic stimulus and neighborhood revitalization. We hope that each of you is inspired by all of this year’s award recipients and that you’ll help us carry forward a belief in the power of preservation.
We congratulate the 2017 recipients of the Pennsylvania Historic Preservation Awards!

HONOR AWARDS

F. Otto Haas Award for outstanding individual achievements in historic preservation
- The Progress Fund (Westmoreland County)

Henry A. Jordan Award for outstanding historic preservation efforts at the local level
- James L. Brown IV (Philadelphia County)

Chairman’s Award for demonstrated leadership in historic preservation
- Shirley Hanson and the Chestnut Hill Conservancy (Philadelphia County)

SPECIAL FOCUS AWARDS

Ralph Modjeski Award for excellence in transportation design, preservation or archaeology
- Walnut Lane Bridge Over Wissahickon Creek (Philadelphia County)

Preservation Planning Awards
- Carroll Cabin (Fayette County)
- Wilkinsburg Neighborhood Restoration (Allegheny County)
- Washington’s War Tent, Museum of the American Revolution (Philadelphia County)

Public Impact Awards
- Buddy’s Brews on Carson, formerly the Sankey Brick Company (Allegheny County)
- Uptown! Knauer Performing Arts Center, formerly the West Chester National Guard Armory (Chester County)
- The Millworks, formerly the Stokes Millworks (Dauphin County)
- Easton Public Market, formerly Rader’s Dry Goods (Northampton County)

CONSTRUCTION PROJECT AWARDS

- Dollar Bank (Allegheny County)
- Beaver Station Cultural and Event Center, formerly the Pittsburgh & Lake Erie Railroad Passenger Station (Beaver County)
- The Big Mill Apartments, formerly the Curtis and Jones Company Shoe Factory (Berks County)
- Tarbell House (Crawford County)
- Kidder Wachter Architecture & Design, formerly the Dickson Tavern (Erie County)
- Governor George Wolf Building, formerly Easton High School (Northampton County)
- East Park Canoe House (Philadelphia County)
- Willow Grove Ave. Bridge over SEPTA’s Chestnut Hill West Line (Philadelphia County)
- York College Center for Community Engagement, formerly the Lafayette Club Building (York County)

INITIATIVE AWARDS

Stewardship
- Keim House (Berks County)

Community Involvement
- Conneaut Lake Town Hall, formerly the High Street Church (Crawford County)
- Musselman/Vesta Iron Furnace Center (Lancaster County)

At the Progress Fund, historic preservation is a core principle of economic development strategy, a tool to create jobs and rejuvenate small communities and commercial districts. As a spin-off of the America’s Industrial Heritage Project that covered nine counties of Southwestern Pennsylvania, The Progress Fund has grown from a small pool of historic preservation loans into a regional organization working in western and northern Pennsylvania, western Maryland, and northern West Virginia. The Progress Fund has financed accommodations, attractions, entertainment, farms, outdoor recreation, restaurants, retail, service businesses, small manufacturers, wine and spirits makers, and other small businesses. These community development loans have assisted small businesses rehabilitate over 125 historically significant buildings, including Kentuck Knob, a Frank Lloyd Wright designed home turned into a private museum, which have been focal points for local community redevelopment efforts. The Progress Fund has also undertaken rehab projects of its own, including the adaptive reuse of Ziders General Store in Laughtontown, Pa.; historic structures in West Newton including 101 South Water St.; and four properties on Jefferson Court that comprise the Bright Morning B & B.

The primary activity of The Progress Fund has been to provide loans to underserved small businesses and microenterprises in the tourism and local food industries. Unlike financial institutions that need to make a profit, as a CDFI and a nonprofit organization, The Progress Fund focuses on the business and providing jobs. Since its inception, The Progress Fund has made 502 loans totaling more than $66.8 million to 307 small businesses, helping to create or sustain over 3,827 jobs. One example of helping to save jobs and traditional industries includes their loan to the American Mug & Stein Co., facilitating completion of a huge order opportunity from Starbucks Coffee. The Progress Fund has also provided more than 20,070 hours of entrepreneurial coaching to help keep these businesses productive.
HENRY A. JORDAN AWARD
for outstanding historic preservation efforts at the local level
SPONSORED BY MRS. HENRY A. JORDAN

James L. Brown IV
PHILADELPHIA COUNTY

Some might say that the story of the Parkside neighborhood begins with the Centennial Exposition of 1876, the monumental world’s fair that attracted almost 10 million visitors to Philadelphia and left us the grand Memorial Hall, now the Please Touch Museum. Some might find more significance in the period after the fair, between 1890–1900, when transit lines and German beer barons developed the neighborhood with distinctive Flemish architecture. But many Philadelphians would agree that the most important turning point in the history of the Parkside neighborhood was the arrival of James L. Brown IV and his wife, Charlotte, in the 1960s. They arrived from segregated Virginia, attracted to Parkside by the neighborhood character and proximity to Fairmount Park. Despite the neighborhood’s declining fortunes that began in the 1950s, the Browns saw potential.

In 1967, Mr. Brown left his career as a medical researcher and went to work for the Redevelopment Authority of Philadelphia in the era of urban planner Ed Bacon. As he gained expertise in grant proposals and government bureaucracy, he also began a partnership with his landlord, William Henderson. The two men purchased the abandoned Lansdowne Apartment building at 42nd St. and Parkside Ave., fueled by the true preservationists’ vision that allowed them to see opportunity and beauty where others saw only decay and risk. Brown formed the Parkside Historic Preservation Corporation (PHPC), a nonprofit devoted to community development. The rehabilitation of the Lansdowne into affordable housing was the beginning of decades of work to stabilize and revitalize the neighborhood, with an emphasis on social justice and creating strategic partnerships with area organizations.

Listed on the National Register in 1983, the Parkside Historic District was also added to the Philadelphia Register of Historic Places in 2009. At the Historical Commission meeting, John Gallery, then-executive director of the Preservation Alliance for Greater Philadelphia, said “All Philadelphians owe Jim Brown and his family a great debt of thanks for their commitment to Parkside and their dedication to the preservation of these outstanding buildings.” With this award, all Pennsylvanians thank James and Charlotte Brown for their sacrifice, hard work, perseverance and local preservation passion!

CHAIRMAN’S AWARD
for demonstrated leadership in historic preservation
SPONSORED BY JANET S. KLEIN

Shirley Hanson and the Chestnut Hill Conservancy
PHILADELPHIA COUNTY

In 1967, when Shirley Hanson and a few friends worked to save a building on historic Germantown Ave., they couldn’t have known that within a year their intentional act of advocacy would launch a new organization to celebrate and protect the community’s architectural heritage. Now, 50 years later, the Chestnut Hill Conservancy continues its work to preserve treasured architecture, balancing beneficial development with protection of significant resources; maintain the Chestnut Hill and Wissahickon Archives, providing for the discovery and care of community heritage; and encourage conservation of the area’s uniquely green character and watershed as the nation’s first urban accredited land trust.

In 1987, to document and celebrate the area’s extraordinary architectural heritage, the Conservancy researched and produced a detailed inventory of over 2,800 buildings, virtually every building in Chestnut Hill. Today, the Chestnut Hill National Register Historic District remains one of the nation’s largest. The Conservancy is currently updating the district to recognize more than 90 mid-century buildings. This is of special importance considering that some of Chestnut Hill’s buildings from this era are treasured international icons, including Louis Kahn’s Margaret Esherick House and Robert Venturi’s Vanna Venturi House.

Over five decades, Shirley Hanson has remained “a guiding force,” whose inspirations include a 1970 panel made up of Robert Venturi, Louis Kahn, and Romaldo Giurgola discussing Chestnut Hill’s past and future and a 2017 panel of urbanists that included the Philadelphia Museum of Art’s Gail Hartry, Pulitzer Prize-winning architecture critic Inga Saffron, Academy Award-nominated filmmaker Nathaniel Kahn, and University of Pennsylvania Emeritus Professor and noted author Witold Rybczynski (among others). To date, the organization has protected dozens of buildings and over 130 acres of green space, placed over 20,000 archival images online, and welcomed thousands of participants to enjoy tours, lectures and other events that celebrate the community’s treasures. Here’s to the next 50 years!
When completed in 1908, the Walnut Lane Bridge had the longest and highest concrete arch span in the world. Henry H. Quimby’s two-rib, open-spandrel design uses a minimum of reinforcing steel. An example of the City Beautiful Movement, the structure is individually-listed on the Philadelphia Register of Historic Places. Supporting State Route 4013 (Walnut Lane) over the deep valley formed by the Wissahickon Creek in Fairmount Park, the bridge connects Philadelphia’s Germantown and Roxborough neighborhoods.

Pieces of deteriorated concrete falling to the heavily-used recreation trails below necessitated that the Pennsylvania Department of Transportation (PennDOT), already contending with an overwhelming inventory of structurally deficient bridges, take immediate action. Considered an irreplaceable asset in the highway network, as well as an iconic structure in the City of Philadelphia, the bridge could not be left to deteriorate further.

The major rehabilitation program for this significant early example of concrete arch technology planned for retention of as much of the historic material as possible. For example, the original, unreinforced arch ribs and spandrel columns were rehabilitated and reused. The project maintained the original bridge design and engineering technology. Architectural lines, details and texture were replicated on bridge elements that required replacement, such as the balustrade, which is a character-defining feature of the historic bridge. Period-appropriate lighting replaced ‘cobra head’ light fixtures. The historic plaque at the southwest corner was repaired, while the severely damaged plaque at the northeast corner was replicated.

PennDOT Engineering District 6-0 and TranSystems developed a rehabilitation program that not only provided a cost-effective repair methodology, but also preserved and renewed this majestic structure for generations to come.

Wilkensburg Neighborhood Restoration

After years of watching a once-thriving middle-class bedroom community crumble under the weight of urban blight – abandoned and boarded-up houses, an ever-shrinking real estate tax base, overgrown vacant lots and streets – a group of Wilkinsburg residents came together in 2004 to talk about how they could stave off the ongoing decline of their neighborhoods and community.

Some thought that vast demolition of abandoned properties, which they saw as a breeding ground for criminal activity, was the solution. Others thought that if they could restore some of the houses and massive vacant apartment buildings, they could begin to improve the appearance of their community, which would in turn spur renewed interest and economic activity in the borough. And so they invited PHLF – a historic preservation organization with more than 50 years experience in helping to renew communities – to lead the effort.

Thirteen years down the road, the results of PHLF’s leadership are incontrovertible: Hamnett Place neighborhood is a National Register-listed Historic District, successfully nominated by PHLF. Four important apartment buildings – once vacant and partially collapsed – have been fully restored to house low- to moderate-income tenants. Seven single-family houses have been restored and all sold to new owners and residents. Two multi-unit houses have been restored, and PHLF even built two new townhouses – the first time in their history – for low- to moderate-income tenants. In addition, PHLF acquired a former auto-repair shop and adapted it into an educational space for lectures, workshops and seminars on historic preservation, restoration, urban planning and community development. Two formerly vacant lots have been converted into community urban gardens.

All told, PHLF created 67 units of housing in restored historic buildings; verified a market for single-family houses where it was untested in recent years, and has shown that historic preservation can be used to create mixed-income housing opportunities that are inclusive and do not displace people. Since starting work in Hamnett Place in 2004, PHLF’s investment now exceeds $25 million and serves as a model for how historic preservation can be a basis for human, economic and social renewal.

Inset above: 517 Jeanette St. is one of the seven single-family houses PHLF has restored and sold to new owners and residents of the Hamnett Place neighborhood.
The archaeological investigation of the Carroll Cabin was completed as a master’s thesis project in applied archaeology at Indiana University of Pennsylvania (IUP) by Katherine Peresolak using innovative and rarely-used methods to establish the hand-hewn log home as one of the oldest standing structures in Southwestern Pennsylvania. DCNR had very little information about the log structure. Limited archaeological testing along the house foundation established basic construction methods and sequence of expansion. Sophisticated analytical approaches helped reconstruct historic farming and other land-use practices and dendrochronology (tree-ring dating) provided the most surprising and important results, establishing that the hand-squared wall timbers were harvested c. 1775, with a major repair and renovation conducted c. 1810.

Ms. Peresolak’s research led to some landmark developments in heritage stewardship. District Forester Ed Callahan and Deputy Secretary for Parks and Forestry John Norbeck reached out to the Pennsylvania Historical & Museum Commission (PHMC) for technical assistance. PHMC’s lead construction supervisor, Joe Lauver, visited and inspected the house in April 2016, and devised a plan to stabilize the house temporarily while funding was sought for its repair and renovation. (Stabilization measures are to be implemented later this year.) Ms. Peresolak advised the timber staff on development of best practices for accessing timber sales up slope of the cabin without damaging or disturbing the structure or other features of the farmstead, and similar protocols are being discussed for gas well development.

The Carroll Cabin project serves as a model for agency-university partnerships in preservation, and has helped spearhead some agency-wide planning efforts at DCNR toward more effective and thoughtful heritage stewardship at Pennsylvania’s largest land management agency.

The Museum of the American Revolution opened in the heart of Philadelphia’s historic district in April 2017 with a real showstopper: the original tent that served as George Washington’s office and sleeping quarters through much of the Revolutionary War. But the tent’s journey to this starring role involved many hours of innovative thinking and effort. Textile conservator Virginia Whelan spent over 500 hours working on the hand-stitched linen tent. Working with faculty from Philadelphia University’s textile design program, Whelan used digital inkjet printing to reproduce new fabric that matched the original material and could be used to repair holes and rips.

The museum’s goal was to display the tent as it was used by General Washington, erected with two main upright poles, a ridge pole, and encircling taut ropes that kept the roof under tension. To design a system that would support the artifact without inducing stress in the delicate fabric, structural engineering firm Keast & Hood designed an innovative umbrella-like aluminum structure with a canvas sub-tent that actually supports the artifact.

A team of tailors, seamsters and seamstresses from Colonial Williamsburg created a full-scale reproduction that could be handled, unlike the delicate original. The whole process, including documenting the original, patterning, analysis and construction, took nearly six years.

Housed in a dedicated 100-seat theater, the tent is presented in context of Washington’s leadership and the tent’s history. The reveal of the tent toward the conclusion of the show adds to the drama, yet allows for carefully controlled limits on light exposure within a 300-square-foot climate-controlled object case.

The ground-breaking project to conserve, study, display and interpret Washington’s War Tent was one of the most complex and complicated preservation projects in generations, from the enormous task of conserving such a large textile to developing a new and unique method of support to allow long-term display.
Built in 1916, the Armory is listed as a contributing building in the certified 1985 West Chester Downtown National Register District. In addition, the Armory is one of 13 such structures that is the subject of a Pennsylvania National Guard Armories Multiple Property National Register Listing. The architect was noted Philadelphia architect Philip H. Johnson who also designed several other National Guard Armories elsewhere in the commonwealth. The building had been home for nearly 100 years to National Guard units, which descend directly from Benjamin Franklin’s Associated Regiment of Foot, formed in 1747 to protect the colonists during the French and Indian Wars. In 2012, the National Guard moved to a new facility and put this building up for sale.

The Armory might have been considered a white elephant building that could have languished and experienced demolition by neglect or been purchased by a developer who might have built intrusive infill. Instead, a group of civic-minded local residents had a vision for creation of a place for the performing arts. The 1916 West Chester National Guard Armory was converted into the Uptown! Knauer Performing Arts Center.

Creative financing methods and a decade of planning resulted in the transformation of the Armory into a place where local organizations can hold meetings, where children attend camp and put on shows, where local theatre, dance and improv groups can find a home base and find support from the local community.

The three-story building at 2112 E. Carson St. is located in the 15 blocks of the East Carson Street Historic District of the South Side of Pittsburgh. Originally built in 1901, it was used as the headquarters of the Sankey Brick Company, which was originally founded in 1861 by William, John and Thomas Sankey. Sankey Brick Company was a pioneer in the automated production of brick, using local shale instead of clay as the basis of the brick. The company’s plant, which was also located in the South Side, turned out thousands of bricks for the Union’s Army fortifications during the Civil War. In 1936, Stanley J. Tumas opened T&T Hardware in the building, a staple of the neighborhood anchored by the nearby J&L Steel Mill. The business operated in the building for 74 years before closing in 2010. The new owner desired to return the building’s historic E. Carson St. storefront to its original beauty. With the understanding that the building looked its best upon completion in 1901, work was undertaken to rebuild both entrances and maintain the original, two-part storefront. The strategy was to highlight and complement the building’s best details, including carefully restoring the masonry, replacing the cornice and shop-front bulkheads, and using appropriate paint colors that showcase the building’s carpentry. During renovation, the original arched-top double doors were discovered in the basement. These doors were carefully restored and now provide an elegant entrance to the apartments on the upper floors.

**PUBLIC IMPACT AWARDS**

These awards honor outstanding preservation.

**Buddy’s Brews on Carson, formerly the Sankey Brick Company**

*Allegheny County*

**HONORING**

Jacob Nickman; Margittai Architects

**Uptown! Knauer Performing Arts Center, formerly the West Chester National Guard Armory**

*Chester County*

**HONORING**

Bravo Theatre, LLC; Homsey Architects, Inc.; Bancroft Construction Company

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The former Stokes Millworks, a 24,000-square-foot building located in Harrisburg’s Old Uptown Municipal National Register Historic District, occupies an entire city block adjacent to the iconic Broad Street Market. Originally built around 1929, the masonry and heavy timber building was used to produce and store architectural wood products by the Stokes family until it closed in the 1990s. A recent tax credit rehabilitation project has transformed the building into a farm-to-plate restaurant with a rooftop biergarten, outdoor courtyard, and on-site microbrewery, as well as 25 studios leased to regional artists to create, display and sell their work.

Due to the building’s close proximity to a busy social and dining scene in the nearby historic downtown area of Harrisburg, the Millworks property lends itself well as a restaurant and gathering place. Select local and organic farms and the next-door Broad Street Market provide almost all of the fresh meat and produce. The Millworks is a walkable destination for those who live and work in the central city, or are enjoying other offerings of Harrisburg such as the Capitol Complex, The State Museum of Pennsylvania, Metro Bank Ballpark and Whitaker Center, to name a few. The local artists bring a unique cultural aspect to the Millworks as well as to the city itself, which continues to evolve as an enjoyable, safe place to visit and dine while maintaining its historic charm and sense of pride. The Millworks project has tastefully and masterfully rehabilitated the old building into a thoughtful and respectable nod to what once was and what can be without destroying its original architectural presence and place.

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The Easton Public Market is a rehabilitation project in which an existing urban, storefront building in downtown Easton was renovated to house an open-floor-plan market with 14 vendor booths. The market was completed in April of 2016 after three years of fundraising, planning, design and construction. The majority of construction took place between the spring of 2015 and its opening in 2016. When purchased, the vacant building had most recently served as an educational facility focusing on health and wellness programming for grade-school children. The project sought to return the building to its original retail use by renovating it to house a public market. The project focused on “unwrapping” much of the structure’s historic elements, long covered up by modifications and accommodations for the educational facility. The vision for the market was to develop a self-sustaining cultural and culinary hub that brings people together, supports a regional food culture, educates guests, inspires new ideas, and drives the local economy. The market is not just an economic benefit to the vendors selling wholesome food to the public, but it extends beyond that by reusing an existing structure in the heart of downtown Easton. The market provides healthy-living education, promotes a sense of community, and serves as a gathering space and destination for the entire region. By investing in the structure and small business vendors, the market has also proven to provide additional benefits such as job opportunities and economic vitality.
The Dollar Savings Bank building was completed in 1871, with additions on each side of the original building completed in 1906. The National Register-listed building anchors the Fourth Avenue Historic District and is its second oldest building in the area known as “Pittsburgh’s Wall Street.”

The project entailed restoration of the brownstone facade, interior restoration that included relocating the private banking area to the main banking hall, and a plan to restore and replicate the two 13,000-pound lions flanking the building entrance. Sculpted from Connecticut brownstone and suffering after decades of exposure to the weather, the decision was made to install new replicas outside. The restored original lions were placed on new marble pedestals in the main banking hall supported by hidden steel frames that reach through to the basement.

The façade was cleaned using a micro-abrasive process that projected a low-pressure swirl of air, water and an inert, microfine mineral powder to gently clean the stone surface without damage to the substrate. Lower portions of the columns, behind the lion sculptures, having suffered severe deterioration, were replicated and replaced at the same time. In addition, the exterior bronze railing, vestibule entryway, signs, and revolving door were cleaned and restored.

On the interior, the ornate ceiling of the main banking hall was restored, and missing plaster details were replicated. Relocation of the private banking offices called for replication of the elaborate modular system of cast iron standards, intricate infill panels, and large glass windows dating from 1906. While cost prohibitive to use original materials, a solution was devised utilizing wood framing, infill panels cast from a mold taken from the original, and other decorative features still available from specialty suppliers. All of this new construction was painted to match the original as closely as possible. A new Heritage Center exhibit celebrates the history of the bank and its restoration.

One of the refurbished lions guards a row of original banking offices. Photo: David Aschkenas

**Beaver Station Cultural & Event Center, formerly the Pittsburgh & Lake Erie Railroad Passenger Station**

The highly-deteriorated trackside platform was transformed into an attractive, multipurpose meeting and event space, preserving the local landmark and its historic connection to community. Vacant and vulnerable for three years, the property’s size, commercial zoning, high visibility, and accelerating deterioration made it an all but certain target for demolition and redevelopment. Beaver Borough purchased and then sold the train station to Beaver Area Heritage Foundation (BAHF). The rehabilitation work reversed decline by stabilizing the structure’s walls, repairing the slate roof to prevent further water infiltration, remediating black mold/mildew and radon/asbestos. On the exterior, original copper downspouts/gutters, ridge caps, and decorative roof finials were restored. Graffiti was removed inside and out. Mosaic tile flooring was rehabilitated, as were 19 stained glass and four bottle glass roof eyebrow windows.

To make the building functional as event space, a former baggage room was converted into a fully-equipped catering kitchen, and two flex space/classrooms and the BAHF museum archiving/accessioning facilities were constructed.

Using archive photographs and original drawings, 12 gas/electric fixtures were copied to exact detail to replace fluorescent lighting, and the original porte cochere removed in 1933 was reconstructed.

Outdated electrical, plumbing and HVAC systems were replaced. Accessibility issues were addressed by installing a platform stairlift and four new ADA-compliant bathrooms, and redesigning/repaving to provide at-grade access, including new curbing with dedicated ADA spaces and ramps. Professionally-planned, site-wide landscaping was installed with assistance from volunteers from Beaver County’s Penn State Master Gardener program. The highly-deteriorated trackside platform was transformed into an attractive courtyard space, with appropriate vintage fencing replacing rusted chain link.

Today, the restored building houses both the Beaver County Genealogy & History Center and BAHF’s own History Collection & Research Center, as well as a branch campus for the highly-respected Sweetwater Center for the Arts for year-round educational programming.
Curtis and Jones, manufacturer of children’s and women’s shoes, began operations in the 1880s and enjoyed rapid growth. By 1902, the company began construction on a new, modern building that produced shoes until 1974.

After 1974, the immediate area was transformed into the Reading Outlet Center, with several of the industrial buildings converted to retail use and some demolished for parking lots. The Curtis and Jones building, also known as the Big Mill 10, operated as an outlet center until the end of the outlet era in 2001. In a familiar “demolition by neglect” story, the roof of the vacant building collapsed onto the sixth floor, with subsequent collapses onto the fifth and fourth floors. In 2006, an entire new roof, including joists, decking, and a new rubber roof, was installed to halt further deterioration.

In 2013, local Reading developer Alan Shuman of Shuman Development Group, which had undertaken the rehabilitation of nearby buildings, proposed a mixed-use project with commercial on lower levels and 69 units of market-rate and affordable housing on floors three to six. Financing would consist of historic tax credits and new market tax credits on the federal level, Pennsylvania Historic Preservation Tax Credits, plus a low-income housing grant from Berks County. The Curtis and Jones building was listed on the National Register in April 2014.

The rehabilitation project launched in March 2013, with Mr. Shuman encouraging employment of neighborhood workers as an economic boost to the community. In October 2014, with the project 65% complete, a four-alarm arson fire started on the second floor and destroyed all the new aluminum windows that were recently off-loaded from three tractor trailer trucks, plus construction materials and kitchen appliances stored there. The fire spread throughout the building, causing extensive damage. The project literally rose from the ashes, requiring a new NPS-approved remediation plan after the fire in order to earn tax credits. Certified in December 2016, the former industrial building now features 69 apartments that are 100% leased, with a pizza restaurant and pediatric clinic as neighborhood amenities.

Tarbell House
CRAWFORD COUNTY
HONORING
Oil Region Alliance of Business, Industry and Tourism; Struxures, LLC

The Italianate Tarbell House was built in 1870 by Franklin Tarbell, just two years before John D. Rockefeller Sr. of Standard Oil decimated the livelihood of small oil producers like Tarbell. The trauma had a lifelong impact on Tarbell’s teenaged daughter, Ida, who would go on to redefine investigative journalism with a 19-part magazine serial that brought down one of history’s greatest tycoons and effectively broke up Standard Oil’s monopoly. As one of the most influential journalists of the Gilded Age, she helped to usher in the period of political, economic and industrial reform known as the Progressive Era.

In 2006, her once-upon-a-time Titusville home was put up for tax sale. In 2007, the Oil Region Alliance acquired the house from the mortgage company, with help from a Preservation Pennsylvania loan. Over the next decade, guided by a Historic Structures Report and with the assistance of enthusiastic volunteers, the house was restored to the era when Ida Tarbell and her family lived there (1890).

The 10-phase rehabilitation plan included construction of a replica pieced-metal roof before removing the 1920-era peaked roof, paint analysis to determine original exterior colors, and public window workshops to re-hang first floor windows and replace broken glass. In the final rehab phase, research of comparable local buildings informed the design of the cupola and its access stair. Landscaping improvements, including reconstruction of a stone retaining wall and the addition of French drains, prevent flooding from nearby Church Run.

Interior rehabilitation work included removal of suspended ceilings, water-soaked rugs, and bathroom fixtures added by later owners. Replica “dual-system” lighting fixtures were installed, and the region’s top consultant on Victorian interiors advised on paint colors, appliances and more. Electrical, security and fire detection systems were upgraded. The foundation was stabilized using period cut stones.

The rehabilitated Tarbell House is financially self-supporting, with a portion of the second floor as a private two-bedroom apartment, while the first floor, second floor reading nook, and third floor cupola are open for tours, special events, and private bookings.

Big Mill Apartments, formerly the Curtis and Jones Company Shoe Factory
BERKS COUNTY
HONORING
Shuman Development Group; Plick and Associates, Forensic Engineers; Delta Development Group; Reading Bucket Service LLC

Curtis and Jones, manufacturer of children’s and women’s shoes, began operations in the 1880s and enjoyed rapid growth. By 1902, the company began construction on a new, modern building that produced shoes until 1974.

After 1974, the immediate area was transformed into the Reading Outlet Center, with several of the industrial buildings converted to retail use and some demolished for parking lots. The Curtis and Jones building, also known as the Big Mill 10, operated as an outlet center until the end of the outlet era in 2001. In a familiar “demolition by neglect” story, the roof of the vacant building collapsed onto the sixth floor, with subsequent collapses onto the fifth and fourth floors. In 2006, an entire new roof, including joists, decking, and a new rubber roof, was installed to halt further deterioration.

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Easton High School was the city’s first high school, dating back to 1873. Located on a tree-lined street in the downtown historic district, the building has views of the Delaware River. In the 1980s, its interior was greatly altered when the county government converted the building for offices. A major alteration during this period involved inserting a floor above the second level, in what was most likely a former auditorium, creating a new third floor. The older, smaller structure, known as the McCartney building, met an opposite design fate when it became a gym; the second floor was removed for its new use, creating an unusual circulation path throughout.

In 2014, VM Development Group purchased the building to create 50 new apartments. Their challenge was to meet tax credit standards such as maintaining the existing spiral and lobby staircases, preserving trim work and doors throughout lobbies and circulation hallways, incorporating a coffered ceiling discovered after ceiling demolition at the third floor of the main building, and reinstalling the second floor into the gym area without disrupting the existing fenestration pattern. Integrating existing lobbies, stairs and trim details was managed through thoughtful design and carefully planned demolition and construction practices. Restoring the second floor in the gym required creative thinking regarding a new steel support structure and maintaining required fire separation at the large, south-facing gym windows, which now span two floors.

The main building began leasing apartments in early 2016, with the McCartney building following in late summer. By the end of 2016, the National Park Service approved the project for the historic tax credit program. Today, residents enjoy light-filled units with unique characteristics and the benefits of an urban setting obtainable only by encouraging the development of historic resources.
Each year, the Schuylkill River hosts some of the nation’s largest regattas, and iconic Boathouse Row is abuzz with activity. Further upriver, a Spanish Mission Revival structure languished, empty and deteriorating. It was built in 1914 as Philadelphia’s first public boathouse, with canoes and rowboats, changing rooms, and a workshop for boat repairs.

Over the years, the building was modified to incorporate the storage of sculling shells, with garage openings added on the north and south ends of the building. Heavy use and lack of maintenance took a toll. The building’s basement was subject to frequent flooding, all the roof systems had failed causing numerous localized ceiling collapses, and roof framing was rotted. The structure was closed to the public in 2008 for code violations and safety concerns. Demolition seemed all but certain, but the building’s restoration and rehabilitation is the culmination of eight years of effort by Philadelphia Parks and Recreation (PPR), with philanthropist H. F. “Gerry” Lenfest’s assistance brokering a deal between the city and Temple rowing that saved both the building and the university’s rowing team.

The design challenges were complex, involving finding a balance between historic character and creation of a modernized structure that would accommodate three different groups: the general public, a city agency, and a university athletic program, each with their own uses, priorities, expectations and goals.

Today, the structure has been returned to productive use along the river as home to Temple University’s rowing team and the Philadelphia Police Marine Unit.

Philadelphia’s leafy Chestnut Hill neighborhood outside Philadelphia boasts not one, but two rail lines that travel through neighborhoods filled with historic architecture, including the Chestnut Hill National Register Historic District. The three-span bridge adjacent to the St. Martins Station was originally constructed in 1894 to allow horses and carriages to travel over the train tracks. It was partially rehabilitated in 1962 with unsightly corrugated iron barricades, and two emergency repair projects since then. The bridge is a critical vehicular and pedestrian link, providing access to the train station and the nearby Church of St. Martin-in-the-Fields Episcopal Church (built 1895). The new design included rehabilitation of the original Wissahickon schist stone abutments, a new, light, shallow steel support structure with steel piers similar to the original bridge, new concrete parapets with Wissahickon schist stone facings, a painted, steel-panel electrification barrier that incorporated the bolted design details of traditional railroad bridge design, and incorporation of the St. Martins name to reflect the name of the station and neighborhood.

This project transformed a bridge that had become totally out of character with its neighborhood into one that, though newly reconstructed, is sympathetic to its historic neighborhood and community concerns while still meeting modern engineering criteria.
Keim House
BERKS COUNTY
HONORING Historic Preservation Trust of Berks County

Designated by the Secretary of the Interior as a National Historic Landmark in 2016, the 1753 Jacob Keim House is an exceptional example of early German-American vernacular architecture. For more than 150 years, from 1753 to 1911, it served as the Keim family farm. Some alterations were made to the house by the final Keim residents and one subsequent private owner. These modifications included early 20th century removal of the original clay-tile roof by the last private owner and installation of a passage doorway to the federal-era addition in place of the kitchen window in the eastern gable wall facing the fireplace.

Modern plumbing and heating were never installed in the 1753 house, the federal addition, or the ancillary wood-turner’s shop building. The construction in the 1930s of a two-wall porch concealed and endangered many of the emblematic early architectural details and exterior views of the original house.

During most of the past four decades, the Keim House has been maintained, interpreted and exhibited by the Historic Preservation Trust of Berks County. Under their stewardship, the major roof framing members, posts, purlins and braces were left intact and have been stabilized. Limited electrical service was introduced into the cellar in the mid-20th century to facilitate preservation efforts and to provide lighting for tours and events.

Recent work re-established important relationships between architectural, structural and decorative components, including removal of the 1930s porch and restoration of key elements such as a pent roof and projecting second floor balcony on the south elevation.

Efforts to connect the site to the community include an annual summer Folk Music Fest, as well as family reunions, open houses, scheduled tours, research and consultation gatherings, and educational, recreational and interpretive events as posted on the Trust’s website and on social media.

York College Center for Community Engagement, formerly the Lafayette Club Building
YORK COUNTY

SPONSORED BY YORK COLLEGE OF PENNSYLVANIA
HONORING York College of Pennsylvania; Murphy & Dittenhafer Architects; JBD Engineering

Built in 1839 by a wealthy York citizen, the building at 59 E. Market St. served as a residence until it was purchased in 1912 by the Lafayette Club – a private businessman’s organization. For nearly 100 years, it was “the place” in downtown York where influential business persons met, ideas came to fruition, deals were made, and civic engagement thrived. Multiple additions over the years met the Lafayette Club’s increasing demands for additional meeting, dining and socializing spaces. However, by 2012, membership declined, the Lafayette Club ceased operations and vacated the building. Deferred maintenance began to take a toll on the structure. An emergency sale took place to a philanthropic citizen committed to preserving the historic downtown York landmark.

The philanthropist donated the building to York College based on its commitment to spend several million dollars to repair/rehabilitate/restore and use the facility to provide engaging programs for students and the downtown community.

Rehabilitation included roof work to resolve water infiltration, cleaning of exterior brick, and repair and repainting of exterior woodwork. Interior rehabilitation and accessibility improvements ensure visitors will be able to experience the grandeur of the former club, including the entrance hall with its monumental tiger maple staircase and two elegant parlor rooms with ornate fireplaces and large windows. The iconic Tavern Room features a mural painted in 1960 by Charles X. Carlson adapted from historic etchings depicting 18th-century life in York. The mural images sustained only localized water damage and were expertly restored by a local paint conservation artist.

With work completed, the college will initially expand three programs to the downtown location: The Center for Community Engagement; the Hospitality Management Program’s kitchen laboratory; and the Arthur J. Glatfelter Institute for Public Policy.
COMMUNITY INVOLVEMENT

Conneaut Lake Town Hall, formerly the High Street Church

Descendants of the Conneaut Borough’s original Scots and Scots-Irish immigrants dedicated their new church building in 1864 to accommodate a growing congregation. Improvements were made over the years to accommodate additional activities, but by 2007, the congregation’s plans dictated the need for a new building, and they moved out. The community feared for the future of their most historic building. To prevent demolition, a local family bought the building. Ron Anderson and his company, Universal Development, funded 100% of the costs to transform the old church into the new Conneaut Lake Borough Hall. The first floor was redesigned to house five local government offices with a conference room, ADA-accessible restroom, a kitchenette, an elevator lift, and a public lobby offering informational brochures and art displays. The occupants include the borough office, the water authority office, and State Representative Parke Wentling’s offices.

On the second floor is a community hall, able to accommodate groups of up to 125 people. It serves the public as the official polling precinct, the borough council meeting chamber, the site for state representative-sponsored meetings, and location of redevelopment authority meetings. The community hall is also rented for public and private social gatherings that help provide income to offset operational costs.

Musselman/Vesta Iron Furnace Center

With a timeline that took it from a literal hotbed of industry in America in 1867 to an abandoned building that required two dumpsters to empty animal carcasses, droppings and debris, the Musselman/Vesta Furnace Office Building was fortunate enough to find visionaries who brought the building back to life and gave it a new purpose as an educational center. The effort by Rivertownes PA USA began in 2003. The project proceeded with the cooperation of the Lancaster County Department of Parks and Recreation, and the support of the local community, funders, members and restoration experts, including artists, gunsmiths and carpenters.

Today, the stories of the anthracite furnaces, the Pennsylvania canal and railroad, and the operation of the “hot blast” furnaces are explored by visitors. Many people who come through the doors marvel at the thriving industry that lined the river less than a century ago. School classes, Boy Scout troops, local community organizations, and homeschool students have visited the Musselman/Vesta Iron Furnace Center as part of their Pennsylvania and local history curriculum. The site also helps connect the dots along the new Lancaster County Northwest River Trail, inviting bikers and walkers to discover the wonders of iron furnaces belching smoke, find out why “pig iron” is called that, view the interactive HO-scale diorama that depicts the Vesta Furnace during the 1920s, and tour the industrial ruins that allowed Lancaster County to help advance the Industrial Revolution in the United States.

INITIATIVE AWARDS

Conneaut Lake Town Hall, formerly the High Street Church

CRAWFORD COUNTY

HONORING
Universal Development

Musselman/Vesta Iron Furnace Center

LANCASTER COUNTY

HONORING
Rivertownes PA USA; Lancaster County Parks and Recreation; Hammel Associates Architects, LLC

Photo: Hammel Associates Architects, LLC
Each year, our Honor Awards are handcrafted at the Moravian Pottery & Tile Works in Doylestown. Visit and tour two National Historic Landmarks, the Tile Works and adjacent Fonthill, the home of Henry Chapman Mercer, an American archaeologist, artifact collector, tile maker, and designer of three distinctive poured concrete structures: his home, Fonthill, the Moravian Pottery & Tile Works and the Mercer Museum.
2017 Pennsylvania Historic Preservation Awards

Awards Program
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**PROGRAM**

**Welcoming Remarks**
Nathaniel Guest, Chairman, Preservation Pennsylvania Board of Directors
Andrea Lowery, Executive Director, Pennsylvania Historical & Museum Commission
Philip Zimmerman, Vice Chairman, Preservation Pennsylvania Board of Directors
First Lady Frances Wolf

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**Presentation of Awards**
by Nathaniel Guest and First Lady Frances Wolf
Awards Narrated by Mindy Crawford, Executive Director, Preservation Pennsylvania

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**INITIATIVE AWARDS**
**COMMUNITY INVOLVEMENT**
Conneaut Lake Town Hall (Crawford County)
Musselman/Vesta Iron Furnace Center (Lancaster County)

**STEWARDSHIP**
Keim House (Berks County)

**PRESERVATION PLANNING AWARDS**
Wilkinsburg Neighborhood Restoration (Allegheny County)
Carroll Cabin (Fayette County), sponsored by the Pennsylvania Historical & Museum Commission
Washington’s War Tent (Philadelphia County), sponsored by Inter-Mission LLC

**CONSTRUCTION PROJECT AWARDS**
Dollar Bank (Allegheny County), sponsored by Strada, John A. Martine, AIA, Principal
Beaver Station Cultural and Event Center (Beaver County)
The Big Mill Apartments (Berks County)
Tarbell House (Crawford County)
Kidder Wachter Architecture & Design (Erie County), sponsored by Thomas B. Hagen
Governor George Wolf Building (Northampton County)
East Park Canoe House (Philadelphia County)
Willow Grove Ave. Bridge over SEPTA’s Chestnut Hill West Line (Philadelphia County)
York College Center for Community Engagement (York County), sponsored by York College of Pennsylvania

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**PUBLIC IMPACT AWARDS**
Buddy’s Brews on Carson (Allegheny County)
Uptown! Knauer Performing Arts Center (Chester County)
The Millworks (Dauphin County)
Easton Public Market (Northampton County), sponsored by Highmark Blue Shield

**RALPH MODJESKI AWARD**
Sponsored by Modjeski and Masters
Presented by Michael Britt, President, Modjeski and Masters
Walnut Lane Bridge over Wissahickon Creek (Philadelphia County)

**CHAIRMAN’S AWARD**
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Presented by Nathaniel Guest, Chairman, Preservation Pennsylvania Board of Directors
Chestnut Hill Conservancy and Shirley Hanson (Philadelphia County)

**HENRY A. JORDAN AWARD**
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Presented by Thomas B. Hagen
James L. Brown IV (Philadelphia County)

**F. OTTO HAAS AWARD**
Sponsored by A. Roy Smith
Presented by Thomas B. Hagen
The Progress Fund (Westmoreland County)
Remarks by David Kahley, President & CEO

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**Closing Remarks**
Nathaniel Guest

**Adjournment to Awards Reception**
Upstairs in Memorial Hall
Please join us to celebrate and mingle!

CONGRATULATIONS TO ALL HISTORIC PRESERVATION AWARD RECIPIENTS!
F. Otto Haas Award

In 1997, Preservation Pennsylvania renamed its annual Preservationist of the Year Award to honor F. Otto Haas (1915-1994), a noted preservationist and philanthropist. The award is a standing recognition of his service and contributions to historic preservation across the state. Mr. Haas was a founding board member of Preservation Pennsylvania, served two terms as Chairman of the Board, and was a valuable advisor to the organization until his death in 1994. His dedication to Preservation Pennsylvania and historic preservation in Pennsylvania still inspires us today.

This award honors outstanding individual or group achievements in the field of historic preservation over an extended period.

2017 The Progress Fund
2016 Pennsylvania State Historic Preservation Office
2015 Thomas B. Hagen
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2013 A. Roy Smith
2012 Janet S. Klein
2011 Susan Star Paddock and No Casino Gettysburg
2010 John Milner, FAIA
2009 Robert and Ruth Bascom, Wharton Esherick Museum
2008 Partners for Sacred Places
2007 Rick Sebak
2006 Caroline E. Boyce
2005 Pennsylvania Heritage Parks Program, PA Dept. of Conservation & Natural Resources
2004 Pennsylvania Capitol Preservation Committee
2003 Charles Peterson, FAIA
2002 John B. Rosenthal & Pennrose Properties
2001 Arthur P. Ziegler, Jr.
2000 Thomas Hylton
1999 Mary Werner DeNadai
1997 Henry A. Jordan, M.D.
1996 Steel Industry Heritage Corporation
1995 Samuel Dornsife
1994 John Murtha
1993 Kurt Zwikl
1992 Hyman Myers
1991 Pennsylvania Historical & Museum Commission
1989 First National Bank of Pennsylvania
1988 Chester County Commissioners
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Henry A. Jordan Award

This award is named for Henry A. Jordan (1936-2010), a former Preservation Pennsylvania Board Chairman and lifelong supporter of the historic preservation movement. In keeping with Henry’s belief that it is at the local level where real historic preservation occurs, this award honors outstanding historic preservation efforts at the local/regional level.

2017  James L. Brown IV  
2016  City of Lancaster  
2015  Jacqueline J. Melander  
2014  Salvatore J. Panto, Jr.  
2013  Historic Harrisburg Association  
2012  Fairmount Park Historic Preservation Trust  
2011  John Andrew Gallery  
2010  Thomas Potter, AIA

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Ralph Modjeski Award

The Ralph Modjeski Award is named for Ralph Modjeski (1861–1940), considered “America’s greatest bridge builder.” He emigrated from Poland in 1876 at the age of 15. In 1885, he graduated from the School of Bridges and Roads in France at the top of his class. He went on to become a highly successful civil engineer and one of the 20th century’s most famous designers and builders of bridges, with nearly 40 bridges spanning the great rivers of North America. In 1929, Modjeski was awarded the Peter Benton Fritz Gold Medal, with a citation for his genius in combining strength and beauty. He was also honored by the Pennsylvania state legislature in 1966 by a resolution citing him as one of America’s “greatest inventors.”

In 1893, he started his own firm that became known as Modjeski and Masters when Frank M. Masters joined the firm in 1924. He remained professionally active until 1936, training succeeding generations of American bridge designers and engineers.

When an award was proposed to honor excellence in transportation design, preservation or archaeology, the name Ralph Modjeski seemed a perfect fit to honor the very best in the transportation field.
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