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257 North Street
Harrisburg, PA 17101

t. 717-234-2310
f. 717-234-2522

www.preservationpa.org

The Newsletter Dedicated to Preserving Pennsylvania's Historic Places

Preserving

P E N N S Y L V A N I A

VOLUME 25 ■ ISSUE 3 ■ September - November 2012



2012
Pennsylvania
Historic Preservation
AWARDS

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Honoring passion for the past

*Applauding achievements
in the present*

*Inspiring a history-rich
Commonwealth future*



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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.

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2012
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Friday, September 28, 2012
The Yorktowne Hotel
 48 East Market Street
 York, Pennsylvania

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A Message from Mindy

It's my favorite time of the year in the world of historic preservation! As always, I'm very happy to share with you the projects that have been selected to receive this year's Historic Preservation Awards. This issue of *Preserving Pennsylvania* gives a brief overview of the 2012 Historic Preservation Award winners presented on September 28, 2012.

Since 1979, the Pennsylvania Historic Preservation Awards have honored individuals and organizations that exhibit excellence in the field of historic preservation. Preservation Pennsylvania along with the Pennsylvania Historical and Museum Commission and our other partners use this opportunity to recognize impressive projects and inspiring commitment to preserving and protecting Pennsylvania's rich historic resources.

From my perspective, the awards are an opportunity to discover the fantastic work that is going on all around the Commonwealth and I don't even know about it! That may seem a bit self-centered at first thought. We are often involved in bitter battles and tough

challenges that sometimes result in the loss of a historic resource. Often that feels so defeating. So I sometimes forget that great work being accomplished by others is quietly transforming neglected or underutilized historic resources into community gems. So it is just wonderful each year to recognize that some battles are not lost, and in fact, are great successes. And while some happen with the help of our staff and board...many happen without us and that is GOOD NEWS!

As you read through the descriptions, I'm sure you will agree that some pretty terrific things are taking place. I want to thank this year's award recipients for their vision and dedication to historic preservation. I also want to thank our award sponsors, table sponsors, supporters and patrons who have made this wonderful program possible.

We applaud great projects each year and those success stories give us the motivation to keep doing what we do.

Bravo!

Mindy



F. Otto Haas Award

The F. Otto Haas Award is sponsored by H.F. (Gerry) Lenfest and Preservation Pennsylvania's Board of Directors and Advisors.



Janet S. Klein
Montgomery
County

Janet Klein began working in historic preservation since the movement emerged in the early 1970s. She began by creating and promoting house tours through Fairmount Park for the Philadelphia Museum of Art. This effort took off in two directions, leading her to broader work developing and promoting heritage tourism with projects such as The Liberty Trail in southeastern Pennsylvania, and, for the Fairmount Park Commission, expanding programs and transportation to the many house museums in Fairmount Park. Janet then worked with the National Trust for Historic Preservation providing technical assistance to 18 house museum organizations in Pennsylvania and New Jersey toward professional and responsible management.

In 1975, Janet Klein was appointed a member of the Philadelphia Historical Commission and continued to serve through four mayoral administrations. Janet speaks fondly of the opportunity to act as Vice-Chair to the Commission while Otto Haas was the Chairman. She is still a member of the Philadelphia Historical Commission's Designation Committee and in her tenure has helped to change the way historic properties in Philadelphia are designated. In the early days when Janet and Otto worked side by side on the Commission, they could only review each historic building individually; they have since had a city ordinance enacted

that allows for the consideration of historic districts allowing for recognition and preservation of historic features of the community as a whole, such as streetscapes, street furniture, historic paving and other elements that define Philadelphia communities. Janet likes working with the people who reside in historic districts, helping to ensure that they understand why preservation is important – not only today, but for future generations.

Janet served on the Pennsylvania Historical and Museum Commission under Governors Ridge, Schweiker and Rendell, and was Chairman of the Commission for eight of her 16 years. She worked closely with the Historical Marker Program and Grants Program, and also advised on the care and management of the state-owned historic sites. This position was practically a full time job; or, as her husband, Lew, would say, a one-and-a-half time job. Janet Klein also served on the Board of Directors of Preservation Pennsylvania from 1995 through 2002 and continues to be an Advisor to our organization today. She is also an Advisor to the Preservation Alliance for Greater Philadelphia.

Even after decades of hard work in the field of preservation, Janet continues to be passionate about inspiring others to preserve places and artifacts.

She is a founding member of the Friends of the American Philosophical Society, providing public programs in the scholarly research institution created by Benjamin Franklin. Janet is also involved with the outreach programs for the Abraham Lincoln Foundation of the Philadelphia Union League, and serves as Secretary of their Board of Trustees. The League

This award is named for noted preservationist and philanthropist F. Otto Haas (1915-1994), as standing recognition of his service and contributions to historic preservation. Mr. Haas was a founding board member of Preservation Pennsylvania, served two terms as Chairman of the Board, and was a valued advisor to the organization until his death in 1994.

has created a Heritage Center open to the public focusing on its origin during the American Civil War and utilizing its treasures through tours, exhibits and special programs.

Janet is also an Honorary Board member of the Rosenbach Museum and Library which houses a significant collection of rare books, historic manuscripts and artwork.

Although Janet Klein is clearly an avid preservationist, she is also engaged in work related to the broader conservation of our environment. Governor Rendell appointed her to the Department of Conservation and Natural Resources' citizen's advisory council, where she served for six years. And she currently serves as the Vice Chairman of the Board of Visitors for the School of Environmental Design at Temple University's Ambler Campus, supporting their work to develop and promote new approaches to protect and preserve quality of life through sustainable development. She is also an active member of the Philadelphia Zoo Mission Committee for Preservation and Sustainability.

Preservation Pennsylvania is pleased to honor Janet S. Klein with the F. Otto Haas award, adding it to her long list of awards and recognitions including being named by Governor Tom Ridge, a "Distinguished Daughter of Pennsylvania."



Henry A. Jordan Award

The Henry A. Jordan Award is sponsored by the Fieldstone 1793 Foundation/Mrs. Henry A. Jordan.



Fairmount Park Historic Preservation Trust Philadelphia County

Formed in 1992, the Fairmount Park Historic Preservation Trust (Trust) is an innovative public/private preservation venture

authorized under a Philadelphia City ordinance. The Trust developed a long term leasing program to attract private and non-profit lessees to historic properties in the park, which had been vacant for years. Over the past 20 years, the Trust has secured or facilitated an investment of more than \$10,000,000 into the preservation and development of historic buildings and landscapes in Fairmount Park. Today, the Trust leases 33 buildings throughout the 10,000 acre park, all of which have been renovated through private investment and all of which are both productive and publicly accessible.

Recent leasing and development projects include two cafes – the Cedars House and the Trolley Car Café – that provide recreation activities as well as food and beverage service, public restrooms, and visitor information. The Trolley Car Café is a full service café with on-premises bike rentals,

and the Cedars House is a fitness café, offering training for runners, yoga, massage, and children's activities. Another recent project was the rehabilitation of an 1880s sheep barn for use by the Cancer Research and Training Institute, which invested more than \$1 million into the preservation of the sheep barn and improvements to the surrounding landscape. Recognizing the value of this long-term leasing program, Philadelphia City Council recently extended the Trust's right to lease City property through 2055.

But the Trust's programming is not limited to the long-term leasing of City-owned historic properties within the park. They also conduct an annual inspection of each of the properties, preparing a preservation maintenance report that addresses the short and long term needs of each property to be used for planning and budgeting by the lessees. Recognizing the value of such information, the program has grown beyond the Trust's own lessees, and similar inspection reports are now done by the Trust for other historic sites in the area.

Another way in which the Trust has both addressed a local preservation need and developed a source of organization-sustaining revenue is by having architectural conservators on staff, who provide conservation services to their clients in Fairmount Park, as well as other historic properties in the region.

The Trust also provides two types of educational programs.

This award is named for Henry A. Jordan (1936-2010), a former Preservation Pennsylvania Board Chairman and life-long 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 level.

One is hands-on architectural conservation training for students through an internship and apprenticeship program. Students begin the program with a three-day workshop in June, and then work for the Trust for the remainder of the summer on a wide variety of projects under the supervision of Trust conservators. The other program is offered to owners of historic properties and the general public. It aims to provide them with the knowledge needed when hiring a restoration contractor and teach them skills such as the repair of historic wood windows and how to work with lime based mortars.

The Fairmount Park Historic Preservation Trust provides an invaluable service to the City of Philadelphia in helping to preserve, develop and maintain the exceptional collection of historic properties in the Fairmount Park system, and by providing important educational services to students and the general public.



Chairman's Award

This award recognizes achievements that demonstrate leadership in the preservation movement. It is given at the discretion of the Chairman of the Board of Preservation Pennsylvania.



Dee Durham Chester County

Dee Durham is best known in Pennsylvania as the Executive Director of Safety, Agriculture, Villages and Environment, Inc.

(S.A.V.E.), a grassroots non-profit organization based in Chester County, focused on minimizing the impacts of transportation projects on historic and natural resources. Dee is a tireless advocate for preservation and increased public participation in transportation planning as guided by NEPA, 4(f) and Section 106 principles and for changes in Pennsylvania's practices regarding Section 106 and determination of National Register eligibility for the state's remaining bridge inventory. This passion was evident throughout her tenure at S.A.V.E. from 2002 through 2012, where she led advocacy efforts geared toward protecting Pennsylvania's historic bridges including: nominating Pennsylvania's historic

metal truss bridges to *Pennsylvania At Risk* in 2008; ensuring the rehabilitation rather than replacement of the Mortonville Bridge; successfully nominating the Chandler Mill Bridge to the National Register of Historic Places; and advocating for the restoration of Chandler's Mill Bridge, Hadfield Road Bridge, and Watermark Road Bridge. With Dee at the helm, S.A.V.E. successfully advocated against the proposed plans for improving Route 41 into a high speed, limited access highway and avoided the direct and indirect negative impacts such a project would have had on both historic and natural resources. S.A.V.E. was a key partner in PennDOT's adoption of right sizing and smart transportation policies which should serve to better protect many historic resources in Pennsylvania.

Prior to joining S.A.V.E., Dee served for more than eight years as Executive Director of Preservation Delaware. Dee served on Governor-Elect Jack Markell's infrastructure transition team as well as former Governor Ruth Ann Miller's Livable Delaware Task Force.

After obtaining a B.A. in biology from Swarthmore College, Dee gained experience in the non-profit sector through her work with the Junior League of Wilmington, including a term as President, and helped lead a successful capital campaign for the League's historic headquarters. She continued her extensive non-profit participation, serving on the boards of the Friends of Brandywine Creek State Park, Friends of Auburn Heights Preserve, Wilmington Friends School, the Friends of Brandywine Park, and Preservation Action. Dee was also co-founder and board member of Greater Brandywine Village Revitalization, Inc. She currently serves on the board of Old Brandywine Village, and is a member of the national Association of Fundraising Professionals (AFP) and obtained recognition as a Certified Fund Raising Executive (CFRE).

The Chairman's Award is sponsored by A. Roy Smith.

Initiative Awards

These awards recognize special initiatives, services, or commitment to preservation values in several categories.



Community Involvement

For individual or organizational involvement in community preservation/heritage issues or projects.

DEANE CENTER for the PERFORMING ARTS
104 West Main Street, Wellsboro,
Tioga County

Honoring: Deane Center for the Performing Arts; Robert A. Lack, AIA, Architecture + Design, Inc.; Alexander Building

Long-time Tioga County residents and arts patrons Harold and Ivah Deane bequeathed \$1 million for the establishment of a performing arts center in Wellsboro. Executors of the estate created a Board of Directors in 2005 and set to work to fulfill their dream. Envisioning a project that would not only establish a performing arts center in Wellsboro, but would help to reinvigorate the downtown by rehabilitating its historic architecture, they selected a former furniture store on Main Street, which had been vacant since 2006 and represented 18% of Wellsboro's Central Business District.

The property that now comprises the Deane Center consists of two separate buildings that were built circa 1890, and originally had Italianate window hoods and corbelled brick cornices. In 1975 the facades were altered when the buildings were cased in rustic hemlock vertical siding that obscured the upper floor windows. While the upper levels



were left intact behind this siding, the lower level storefronts were completely altered.

Beginning in 2010, the exterior of the buildings was restored: the 1970s siding was removed, and the brick work was cleaned and re-pointed, as necessary. The cornice was secured and restored. Lower storefronts were re-designed to be more appropriate to the vintage of the building. On the interior, much of the original configuration and fabric was damaged or completely altered. To preserve and enhance the historic character of the interior, authentic materials that could be restored, such as the wood flooring and wainscoting, were retained. Brickwork that had been dry walled over was restored on many of the walls.

The new storefronts are now occupied with commercial tenants, enhancing the streetscape along Main Street. The upper floors were renovated into space for numerous non-profit

arts organizations in Wellsboro, many of which were closely involved in the rehabilitation project. The nearly 17,000 square feet of space now contains music practice and rehearsal rooms, community meeting rooms, and offices for community groups. Groups such as Hamilton-Gibson Theater Productions, the Wellsboro Town Band, the Garden Club, the Wellsboro Community Concert Association and the Endless Mountains Music Festival have already begun utilizing this community arts space.

The Deane's bequest was used to leverage additional funding from federal and state sources with more funds raised locally. Perhaps most importantly, the people of the community donated their time and talents in the project. More than 6,600 volunteer hours were donated to the project by local arts lovers, retirees, school students, business professionals, and community groups.

While Harold and Ivah Deane set the ball in motion with their vision of a community arts center, it was the Wellsboro community that brought the project to successful completion. Ivah and Harold Deane would surely be gratified to see the outpouring of community support that drove the transformation of a once run-down space into the preserved and now dynamic Performing Arts Center that bears their name.

ALICE C. WILTSIE PERFORMING ARTS CENTER
"Castle on the Hill" School,
Hazleton, Luzerne County

Honoring: Alice C. Wiltsie Performing Arts Center; Hazleton Area School District; McKissick Associates Architects PC; Environmental Acoustics

Hazleton High School was built in 1926, and abandoned in 1996. In 1999 it was included in Preservation Pennsylvania's *Pennsylvania At Risk* list, when the building was threatened with demolition. Community members hoped to prevent the razing of the high school, and see the ornate 1,250 seat auditorium preserved and made available for community use. Unfortunately, the auditorium (and most of the school) was gutted and items auctioned off in preparation for demolition.

In May 2004, after much public debate, the school board decided instead to renovate the building for use as an Elementary and Middle School. However, with that use, they did not need the auditorium. Renovation of the school occurred relatively quickly, with the new Hazleton Elementary/Middle School opening in the old high school building in 2007. But renovation of the auditorium was not a priority. Fortunately,



limited work was done to stabilize the auditorium in 2006; the leaky roof and skylights were repaired to prevent further deterioration and buy time until the space could be rehabilitated.

In the years that followed, steps were taken to get the auditorium project ready to go. With the assistance of the local historical society, the project architect worked to find and acquire the items from the auditorium that had been sold at auction. The brass wall sconces, wooden entry doors, and original decorative wall shields were purchased and donated to the Luzerne Foundation, to be held until the auditorium could be restored. The architect provided ongoing pro bono assistance to the "Castle Committee," who developed a plan for the auditorium's restoration and operation. They developed marketing materials including a website and presentation,

which were presented to the Governor's office, among others.

In 2009, the interior rehabilitation of the auditorium went out to bid. The package included restoration of interior finishes including the brass wall sconces and gold leafing, and upgrading of the lighting, audio, visual, and other systems. In March, 2010, the necessary funding was obtained, with \$1,000,000 in state RCAP grant money, \$300,000 in Federal grant funding, a \$50,000 grant from the CANDO Foundation, \$600,000 in local donations, and a significant contribution from the School District. This final phase of the project included the installation of new seating and reproduction aisle standards, installation of new digital theater lighting, new theater rigging, new audio and visual systems, installation of new loading dock access for production vehicles, access stairs to lower level dressing rooms, and installation of telescoping orchestra pit filler/stage extension. Now completed and known as the Alice C. Wiltsie Performing Arts Center, the facility is owned by the Hazleton Area School District and leased to the Castle Auditorium Community Arts Center, Inc., a non-profit 501(c)3 who staffs and operates the auditorium on behalf of the greater Hazleton Community. The facility's first performance was the band Chicago in the fall of 2011.

Education

For innovative and exceptional preservation/heritage education programs or curricula.

PITTSBURGH HISTORY & LANDMARKS FOUNDATION, CAREER AWARENESS PROGRAM Allegheny County

In addition to preserving the places that matter to us, it is the charge of preservationists – as stewards of our past – to instill a preservation ethic in the generation that follows. Working with the Pittsburgh Public Schools, the Pittsburgh History & Landmarks Foundation (PHLF) has developed a unique Career Awareness Program that provides students with an opportunity to look and think critically about their school and community, and introduces them to a number of professions that are necessary to improve (and preserve) those communities. This program increases awareness in preservation, and lets students know that there are ways in which they can make a living working to make their community a better place. PHLF's program does so in an engaging, hands-on way that has been well received by both students and teachers. Breaking out of the mold of talking about preservation at an historic site or museum, PHLF's Career Awareness Program, People Who Work to Improve Our Communities, goes into the public schools to provide students with an active, real-life look at how preservation is happening all around them.

This Career Awareness Program is presented in three



25-minute segments: Career Awareness; School Exploration; and Neighborhood Exploration. Additional materials are left with the teacher for follow-up use in the classroom.

Career Awareness

Students work in teams to read and discuss posters that introduce various careers, and explore containers that hold “tools of the trade” that help them imagine what is involved in doing that job. Students learn about Designers (architects, engineers, landscape architects and urban designers); Advocates (bankers, developers, lawyers, preservationists, and public officials); and Doers (carpenters, contractors, electricians, HVAC technicians, plumbers, small-business owners, and stonemasons). Each poster defines the job and includes information about the schooling needed and rewards of the job. They include photos of Pittsburgh buildings in which these professionals work, including interior office views and

a close-up showing what might be on the desk of a person holding that job on any given day. An additional poster illustrates how these professionals worked together to do a real project in Pittsburgh.

School Exploration

Students view historic maps and photographs, and discuss how their school has grown and changed over time. They learn when it was built, who it was named for, and if it is “historic”. They talk about how professionals in the 16 featured careers play(ed) a role in designing, constructing and maintaining their school. They walk around their school to consider its beauty and value, and whenever possible, they tour the boiler room and talk with the custodian about his/her training and the heating/cooling system.

Neighborhood Exploration

Using historic maps and photographs, students discuss how the neighborhood around their school has grown and changed over time. They discuss its strengths and weaknesses and jot down ideas on post-it notes for improving and preserving their community. Connections are made to the public officials, small business owners, and other professionals who work to improve their community.

The program was presented to 998 students in 2011, and more than 1,000 additional students will participate in 2012.

Local Government

For exceptional government support and/or involvement in preservation/heritage issues, programs, or projects.

ELIZABETHTOWN TRAIN STATION Elizabethtown, Lancaster County

Honoring: Borough of Elizabethtown; **TransSystems**

The Elizabethtown Train Station was originally built in 1911 to provide the Borough of Elizabethtown with access to Philadelphia, Harrisburg, and points beyond. However, with changes in transportation systems, the railroad began cutting expenses, and could only support the most basic, functional components of their right-of-way. In the 1990s, Amtrak notified the Borough of Elizabethtown that the historic train station building would no longer be required for railroad uses.

Recognizing its historic significance, its importance as a gateway to those arriving in the community by rail, and its economic potential as a transportation hub for the community, the Borough of Elizabethtown acquired the station and began developing plans and raising funds for its rehabilitation. They applied for grants to rehabilitate the train station, but as they were waiting for that funding to come through, the scope (and cost) of the project tripled: the original platform canopy roofs became unsafe and were removed and accessibility requirements changed.

At the station location the railroad right-of-way is



elevated on a berm, with an elevated in-bound platform on one side, and an out-bound platform on the other. Connection between the in-bound and out-bound sides was provided by a pedestrian tunnel below the platforms and tracks, with stairs from the tunnel providing access to the elevated platforms on each side. In order to meet the requirements of the Americans with Disabilities Act (ADA), the Borough would now be required to provide elevators connecting the tunnel level to each platform, build new stairs, and provide new passenger information systems. Additionally the removed platform canopies needed to be reconstructed.

Undaunted by the increased project scope, Elizabethtown continued to work with Amtrak and a team of consultants to make the necessary improvements to this historic transportation facility. Because of their shared vision

and commitment, the project was “shovel ready” when the American Recovery and Reinvestment Act (ARRA) funds became available in 2009. Construction began and was completed in 2011.

Elizabethtown's new transportation hub combines the best of old and new, with the historic train station as its centerpiece. The station was rehabilitated for commercial use, preserving historic details and refinishing many of the original elements while weaving contemporary systems throughout.

In addition to building modern but compatible railroad platforms and elevators to meet ADA requirements, the entire facility was improved as a multi-modal transportation hub. The regional bus system agreed to alter an existing route through Elizabethtown to include a stop at the station; the gravel parking lot was improved with paving, striping, lighting and ADA features to provide a more attractive and functional multi-modal “park-n-ride” facility including secure bicycle parking. Construction activities were coordinated to occur without reducing rail service and minimizing inconvenience to passengers.

After more than 13 years of hard work and perseverance, the Borough of Elizabethtown has achieved its goal of showing travelers and visitors that Elizabethtown respects and values its history.

Construction Project Awards

These awards honor outstanding preservation, restoration or rehabilitation projects (as defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties) and/or pre-construction documentation. Categories are determined by original use of the building or structure.

Residential

FRENS RESIDENCE

511 West Miner Street, West Chester,
Chester County

Honoring: Dale and Susan Frens; Frens and Frens, LLC; Restoration Architects

Restoration Architects Dale and Susan Frens rehabilitated an 1887 single-family twin house designed by T. Rodney Williamson, demonstrating that preserving authenticity can be accomplished hand-in-hand with sustainability. The goal of the project was to strike a balance, achieving LEED Silver standards while still preserving the features that express the house's historic and architectural character.

When they acquired the home in the summer of 2010, the building had been vacant for more than two years. There was no insulation, most of the windows were inoperable, and several leaks had ruined plaster finishes. Additionally, past plumbing work had compromised some of the building's structural components. In compliance with the Secretary of the Interior's Standards for Rehabilitation, the project focused on preserving the building's character defining



features, repairing materials whenever possible, and replacing them to replicate the original features, when necessary.

Rehabilitation is inherently "green," but this project had a particular emphasis on sustainability in order to make it as "green" as possible. Wherever feasible, building materials were retained. Where repair and replacement were required, salvaged materials and features were used. In cases where new replacements were made, systems that were highly efficient and/or environmentally friendly were selected.

A closed-loop geothermal heating and cooling system was installed, as well as a hybrid water heating system, a geothermal preconditioning tank, and a high-efficiency gas-fired Energy Star water heater. Energy Star appliances were used throughout the house; dual-flush toilets and low gallons per minute faucets and shower heads were installed;

and LED and fluorescent lighting were used.

Some of the interior spaces were re-purposed and a rear addition was made to accommodate 21st century living. In the historic house itself, the existing asphalt shingle roof was retained, and castor-oil based foam insulation, a closed-cell insulation that improves air sealing and insulation, was added where accessible without destroying intact historic materials. The cedar siding and masonry were repaired, and existing windows were restored. Inside, damaged plaster was repaired, doors and millwork were restored or replicated, the existing pine floor was refinished, and the metal and flexible ducting was installed in a manner that did not intrude into interior spaces.

While the project was generally designed to LEED Silver standards, it was not certified because one of the LEED criteria was not met: intact historic plaster was not removed from the walls and ceilings in order to insulate interior spaces. The owners felt it was more important to preserve the original materials and details than to check the final box needed to achieve LEED certification. The energy saved with the additional insulation would have been negated by the loss of embodied energy in the existing plaster, and the need for new materials.

Commercial/ Industrial

GRUBER WAGON WORKS

Berks County

Honoring: County of Berks – Parks & Recreation Department; John Milner Architects, Inc.; Keast & Hood Company; Purcell Construction

Located in Bern Township, Berks County, the 1882-1884 (with additions dating through 1911) Gruber Wagon Works is a National Historic Landmark that is recognized as the most complete surviving example of a late 19th/early 20th century wagon manufacturing facility of its kind in the United States. The building and its contents represent rural wagon manufacturing, which was essential to the transportation needs of the Commonwealth's agrarian and early industrial economy. The property was opened as a public museum in 1982.

In 2004, however, the National Park Service considered the property to be an endangered Landmark. In 2006 it



was placed on Preservation Pennsylvania's *Pennsylvania At Risk* after an inspection found that, in addition to needing paint and window repairs, the historic property was in severe structural distress, with the possibility of major concealed decay. The frame of the wood building was wacking. In addition, there was significant damage from animals, and from water infiltration caused by improper roof drainage.

In 2007, the Berks County Parks & Recreation Department received a grant from the Pennsylvania Historical and Museum Commission (PHMC) to help fund a condition assessment that identified existing problems and probable causes, provided prioritized treatment recommendations with cost estimates, and a cyclical maintenance plan. A Keystone Historic Preservation Grant from the PHMC in 2008 kick-started the construction and repairs, that were made possible with additional support from the Berks

County Commissioners, the Department of Conservation and Natural Resources Growing Greener fund, Community Development Block Grant funding, and support from the Society for Preservation of the Gruber Wagon Works. Because various funding came together at one time, all of the needs of the building were able to be addressed as one project, rather than being done in multiple phases that may have allowed for further deterioration.

Work began in October 2010 and was completed in September 2011. The project focused on improving roof and site drainage to keep water out of the building and away from the structure. Once this was resolved, deteriorated historic fabric – including siding, windows, doors and structural elements – was repaired and replaced, as necessary. A handicap-accessible route was also created from the parking area via a gravel pathway and accessible ramps to the east door of the main museum building and the north door of the blacksmith shop.

With the completion of this project last September, Gruber Wagon Works is once more a shining example of a significant historic site that is available to the public as a museum. And with a cyclical maintenance plan in place, it is likely to be sustained as one for many years to come.

Commercial/ Industrial

HAWLEY (BELMONTE) SILK MILL Wayne County

*Honoring: Hawley Silk Mill, LLC;
Bohlin Cywinski Jackson*

The property known today as the Hawley Silk Mill was originally built in 1880-1881 by Dexter, Lambert & Company of Patterson, New Jersey. Containing 62,000 square feet, the silk mill was the world's largest building constructed of bluestone. Three hundred women and girls were employed in throwing silk, or twisting individual strands of silk into stronger threads for sewing and weaving.

The property that includes the 1880s silk mill, an 1890s glass factory and the pre-1900 cocoon building, was acquired in 2009 by an investment group committed to rehabilitating these architectural landmarks to help revitalize the local economy. Their goal was to provide a mixed-use facility that showcased innovative and environmentally sound design solutions. They hoped to incorporate space for educational, office and retail uses.

Throughout the construction project, the character defining features of the historic silk mill were preserved.



The mill retains its location above Paupack Falls, which provided electric power to its throwing machines. Its restrained architectural embellishment, namely crenellation at the roofline, remains, although solar panels have been installed on the roof behind them to provide a modern, sustainable source of electricity for the property. The mill's long, narrow, multi-story plan with many large windows for natural light and ventilation still defines the space. And where the large expanses of floor space that once housed machinery and employees had to be divided, divisions were made so that the original character of the building can still be observed. On the first floor, for instance, a unique system of glass walls with custom wood doors that rotate up to create entry canopies form a series of retail spaces.

The mill's original maple floors were sanded and refinished. As part of the silk mill rehabilitation, the entire roof, including all of the large wood trusses, had to be replaced. In order to preserve an understanding of the mill's

original roof design, three of the original trusses were re-installed in the entry area on the third floor. The remainder of the wood trusses and other roof members were re-milled at a local lumber yard to be used as special wall finishes in the building, as well as for custom furniture designed for use elsewhere on the property. The project highlights the successful integration of historic elements with modern features and technologies to create places that benefit from the best of both.

Today the historic silk mill houses a branch campus of Lackawanna College, a variety of professional offices, and other businesses, including a copy shop and mail center, a fitness center, and a salon and spa, among others. Elsewhere on the property, the former O'Connor Glass Factory has been re-purposed as the Ledges Hotel, a boutique establishment that incorporates furniture such as beds and tables built from the recycled silk mill roof trusses. The hotel prides itself on being sensitive to the environment around it, and incorporating artisan touches throughout its design and operation. The historic Cocoon Building is now Cocoon Coffee House & Catering Company. They have coined the term "cocooning," which they refer to as "the practice of kicking back and relaxing in a cozy, enveloping environment – preferably with a steaming cup of Joe and a tasty sandwich."

With the historic silk mill at its heart, this impressive rehabilitation project is sure to achieve its goal of enlivening Hawley's economy while at the same time preserving three architectural landmarks.

Commercial/ Industrial

CAMPUS THEATRE Lewisburg, Union County

Honoring: Campus Theatre, Ltd.;
Bucknell University; Strosser
Architecture and Conservation

The Campus Theater has been a fixture in downtown Lewisburg since its construction in 1941. Designed by architect David Supowitz, its large CAMPUS neon marquee and decorations with athletic and floral motifs in the orange and blue color scheme of Bucknell University have always helped to tie the University to the community. However, the theater closed in 2001. In an effort re-open the venue, Bucknell faculty member Eric Fadden, purchased the building. He created a non-profit organization, Campus Theater, Ltd. in 2006, and transferred the theater to that entity. The theater struggled to continue operating as the interior and infrastructure continued to deteriorate. Fortunately for both the theater and the community, Bucknell University purchased the facility in 2011 as part of its Core Communities Initiative.

Recognizing that the health of Lewisburg's commercial downtown had a dramatic impact on its ability to attract



top students and faculty, Bucknell made a commitment to invest in the area. In addition to the rehabilitation of the theater, they renovated one downtown commercial building into the Campus Bookstore and another into a business incubator. They also relocated their Development department into the vacant upper floors of the community's historic Federal Building. The University's investment in the Campus Theater is the most community-oriented piece of the puzzle, and has attracted the most attention to all of their efforts.

The goal of the Campus Theater project was to maintain it as a single-screen, independent cinema, and to do so in a manner that allowed for flexible use of the space to help maintain its long-term viability. Although Bucknell made it clear that they wanted to preserve the theater, the design team pushed for a higher level of conservation than the University originally asked for in their request for proposals. A professional conservator helped to identify insensitive

modifications, which were peeled away so that the original historic fabric could be conserved: acoustical panels that had been glued to the original decorative wall tiles were removed, as was over-painting on original wall murals. Great care was taken to refurbish the original light fixtures, and historic cinema equipment was preserved in place. Additionally, the concession stand was relocated and new infrastructure – including a fire suppression system, a new sound, projection and IT system, and new HVAC and electrical systems – were sensitively designed and integrated into the facility.

The restored Campus Theater has become an active centerpiece within the community. Bucknell University classes occupy the space by day, and the new sound system and digital projector help attract larger audiences by night. Patronage to nightly cinema events has doubled. The retractable screen also allows small theatrical and musical performances, further enhancing the ability for the theater to sustain itself financially.

The University took ownership of the property at a critical time, and led the rehabilitation project. However, Lewisburg Borough helped significantly, making \$1 million in state funding available for this \$2.5 million project. Bucknell now leases the building to the Campus Theater, Ltd. For \$1 per year, the non-profit group operates the facility. Many Lewisburg residents have a renewed sense of community and regularly attend shows at the Campus, thus helping to support both the project and the downtown.



Construction Project Awards

Public/Institutional

STEELTON HIGH SCHOOL
Dauphin County

*Honoring: Pennrose Properties;
The Architectural Team; Quandel
Construction Group Inc.;*
Keystone Preservation Group

The Steelton High School campus was closed in 2007, leaving 154,000 square feet of vacant historic real estate in the center of a struggling residential neighborhood. Between 2008 and 2012, the project team overcame significant challenges to rehabilitate one of the most important landmarks in Steelton as 85 high-quality, affordable workforce housing units, using both Rehabilitation Investment Tax Credit (RITC) and Low Income Housing Tax Credit (LIHTC) programs.

Of the four large buildings on the site, only the two classroom buildings could be used for residential units. Housing units were installed along the perimeter walls and the central corridors were restored. The apartments retained the school's tall ceilings in the living rooms and bedrooms, exhibit the original wood trim on all perimeter and some interior walls, and creatively use the former classroom cloakrooms for dressing rooms in the bedrooms or vestibules in the kitchens. The auditorium was preserved with continued use of its lobby as management offices and a community lounge for residents on the stage in the auditorium. The gymnasium was rehabilitated into an internal parking garage, which allowed the space to retain its original utilitarian character, while satisfying parking requirements.

Through this transformation, the exterior of the property changed very little. The footprint remains unchanged. The exterior of each of the masonry buildings was restored with gentle cleaning, spot re-pointing and



in-kind repairs to sandstone detailing. The slate roofs were replaced with new material that replicated the appearance of the deteriorated slate, and roof features such as cupolas and dormers were repaired. Although the budget did not allow for the replacement of existing replacement windows with historically appropriate sashes, the only notable exterior alteration was the sensitively located and designed entrance to the indoor parking garage.

While the exterior improvements were relatively simple, the interior work proved to be more challenging. The project team had to work closely with partner agencies and the municipality to find innovative solutions that met the Secretary of the Interior's Standards for Rehabilitation, as required for the RITC along with the Pennsylvania Housing Finance Agency (PHFA)'s energy and sustainability regulations associated with the LIHTC.

Perimeter wall insulation for energy efficiency was a central and significant issue for this rehabilitation. The National Park Service questioned the need for insulated perimeter walls and was concerned about the wall-to-window ratio that would result from increased wall thickness, as well as the loss of significant historic fabric that could occur from the removal and reinstallation of wooden baseboard, wainscot, chair rail and window trim. PHFA was willing to work with the project team on achieving required energy standards. Rather than adopting a complex-wide approach, the design team developed an insulation program based on

the location, profile, and qualities of the historic spaces. Working with PHFA and the NPS, the design team developed a plan to identify specific places where insulation was required and how to avoid creating deep window pockets where none existed before.

Efficiency requirements were met by installing insulation where such material would be minimally visible. Super insulation (R-40 and above) was installed throughout the roofs, basements and other non-visible building cavities to minimize the amount needed elsewhere, thereby reducing the thickness of the perimeter walls. The perimeter apartment walls and lower third of the auditorium walls were insulated, while the perimeter corridor walls, stair tower walls, and auditorium lobby walls were not.

The project architects developed a new wall assembly that was thin, breathable and reversible. This assembly involved a thin membrane of rigid insulation at the masonry wall over which metal studs and interstitial batt insulation were installed. The wall thickness was kept to a minimum, and humidity and temperature sensors were installed to monitor environmental levels in both insulated and un-insulated walls to ensure that masonry or mold issues do not develop.

Another important aspect of this project was hazard abatement for the trim in the buildings. All trim was marked with "SIP" for strip in place or "RCS" for remove, catalog, strip (for those walls that were being insulated). Removed trim was labeled with a code tied to its location, photographed, stripped, primed, bundled and stored for re-installation. Because of the careful work of the carpenters and the diligence of the project contractor to minimize errors, all historic trim could be salvaged and reinstalled in its original location.

This project demonstrates that while there can be challenges associated with combining financial incentives with rehabilitation project, the benefits of using those programs outweigh the extra investment, and result in projects that achieve a healthy balance of preservation, environmental and human concerns.

Preservation Pennsylvania most sincerely appreciates our generous individual sponsors of the 2012 Pennsylvania Historic Preservation Awards!

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Fieldstone 1793 Foundation/Mrs. Henry A. Jordan

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Louis J. Appell, Jr., Carole Haas Gravagno, John A. Martine, A. Roy Smith

Caroline E. Boyce, Olga Herbert, Janet S. and Lew Klein



Construction Project Awards

Public/Institutional

**GEORGE A. WEISS PAVILION at
FRANKLIN FIELD**
University of Pennsylvania, Philadelphia

*Honoring: University of Pennsylvania;
Crawford Architects*

The 55,000 square foot George A. Weiss Pavilion adaptive re-use project built an athletic training facility for students at the University of Pennsylvania inside the archways that form the stadium's outer shell. Thanks to diligent research and creative thinking by the design team, what was originally envisioned as a less than ideal 20-foot by 400-foot weight room, was completed as a much more desirable and useful project.

The University of Pennsylvania's venerable football stadium, Franklin Field, was originally designed by Charles Klauder in the 1920s. The original documentation of the building revealed – much to the surprise of those who know the structure today – that shortly after construction, the building's lower level had been filled in and the adjacent Marston Street had been abandoned. The grade next to the building rose by approximately 20 feet over time.



With original drawings and historic photographs in hand, the design team studied the existing structure to learn that the stadium's concourse was actually a suspended structure. Thus, it was possible to excavate beneath it to create a much wider lower level that could better accommodate the desired strength and conditioning facility.

With temporary structural supports in place, they embarked on the “big dig,” expanding into the original street level, and removing fill outside to lower the grade to the base of the masonry arches. As a result of this downward expansion, the facility was able to accommodate not only the intercollegiate strength and conditioning center, but also a general fitness center, space for several retail outlets, and

more than 8,000 square feet of space that is available for future programming. And rather than being an uncomfortable 20 feet wide and 400 feet long, the strength and conditioning center is 50 feet wide, and is able to include 60 weight lifting stations and as many treadmills, spin bikes and other fitness machines, as well as a pair of sprint tracks, and a flexible kick boxing area.

A steel and glass curtain wall system was installed within the masonry arches that form the exterior of Franklin Field, juxtaposing a very contemporary window system into the original arches and making it very apparent that the windows are not a restored portion of the building, but a new insertion. The steel was placed inside and adjacent to the arched openings with the glazing recessed so that the full depth of the historic brick arches was maintained to the exterior. Glass bullet paving was used in the sidewalk adjacent to the building, bringing natural light into the recovered lower level of the building. At night, light from below shines through the glass pavers.

As the final phase of the project, interior and exterior historic masonry was cleaned and restored to its original condition. In December of 2011, this project was awarded a LEED Gold certification, making it what is believed to be the nation's first Gold certified historic sports facility.

Special Historic Properties

CALHOUN STREET TOLL-SUPPORTED BRIDGE
Bucks County

*Honoring: Delaware River Joint Toll
Bridge Commission; TransSystems; AECOM*

The Calhoun Street Toll-Supported Bridge is the oldest existing vehicular bridge in continuous use between New Jersey and Pennsylvania, and the second oldest bridge in operation over the Delaware River. This 1884 seven-span Pratt truss bridge is technologically distinguished as an early example of a truss with patented Phoenix column compression members. The Phoenix column consists of wrought iron segmental channels riveted together to form a circular tube of great compressive strength. It was developed in 1864 by the Phoenix Bridge Company in Phoenixville, Pennsylvania. A sidewalk is cantilevered from the north side of the bridge.

The goals of the Calhoun Street bridge project were to improve the poor physical condition, increase the low structural capacity, and upgrade the safety features of the



bridge at this important river crossing in order to eliminate the need for major repairs and long-term lane closures during the next 15 years. Through intensive study and alternatives analysis, it was determined that this 125-year old bridge could continue to serve the travelling public's needs while satisfying the project goals. Once rehabilitation was found to be a prudent and feasible option, replacement options were not fully investigated due to a long history of local opposition.

The project was very successful in the way that the project team interacted with the locals. Through extensive public involvement, the Delaware River Joint Toll Bridge Commission determined that the best course of action was to close the bridge entirely and complete the work in an

uninterrupted stretch from May to September, when business at each end of the bridge was slowest. In order to address what was anticipated to be a high level of anxiety regarding the bridge closure, a project hotline was set up to address community concerns. The project received kudos from the community for the quality of these outreach efforts.

Additionally, the project utilized creative engineering to address the challenges of integrating modern structural components with historic bridge materials and features, when historic elements had to be replaced. In order to ensure long-term durability and reduce future maintenance, a high strength galvanized steel floor system was installed, and rusted truss struts were replaced by new tube members resembling the profile and section of the original Phoenix strut members. Historic bridge members previously struck by vehicles were saved through the use of specialized methods that applied controlled heat and force, rather than replacement. To improve safety, new vehicular and pedestrian railings were designed to current standards, yet have an appearance appropriate to the historic structure. The repaired trusses were blasted and painted, and the concrete caps of the substructure were repaired and coated. Period-appropriate lighting was installed, along with a new electronic security system to prevent overweight vehicle access.



Construction Project Awards

Special Historic Properties

MEDALLION GARDEN, LAUREL HILL CEMETERY
Philadelphia County

Honoring: Laurel Hill Cemetery Company; KSK Architects, Planners, Historians, Inc.; Menke & Menke Landscape Architects & Planners; Friends of Laurel Hill Cemetery

The first designed landscape of its kind, Laurel Hill Cemetery was America's original "garden" cemetery and the first cemetery in the United States to be designated as a National Historic Landmark. The cemetery was an early answer to the effects of urbanization, and served as a model for our nation's great public parks, representing an important phase in the evolution of public space throughout the nation. It was intended to be as much a scenic retreat for the living as it was a bucolic resting place for the dead.

The section of the cemetery originally known as Laurel Hill's "Shrubbery," later acquired the Medallion Garden nickname because of its circular plan with winding gravel walkways. The Medallion Garden was not originally intended for burials, but was meant to be a formal garden for cemetery visitors. However, even before Laurel Hill's official opening, lots within this section were in demand, and it received the cemetery's first burial in October 1836. Laurel Hill was expanded to the south in 1848 and again in 1861 yet the demand for burial plots and pastoral space



for the living continued to out-pace its available land. The establishment of Fairmount Park in 1855 was partly meant to divert the recreational element away from Laurel Hill, which had increasing difficulty managing its heavy flow of visitors – 140,000 in one year alone. The founding of its sister cemetery, West Laurel Hill, in 1869 was intended to meet the demand for burials.

Laurel Hill's early success proved to be a double-edged sword. Because its available plots were taken and the cemetery's opportunities for expansion had been exhausted, sales slowed. So did interest, and eventually, profit. The site underwent a period of decline and decay that lasted through most of the 20th century. This deterioration included the Medallion Garden, whose former gravel pathways and distinctive plantings had all but disappeared. Many of the trees and shrubs originally installed in this premier garden were first discovered and collected by Philadelphians John and William Bartram; several of these species are now missing not only from this garden, but from Laurel Hill's landscape.

Following the successful restoration of the Old Mortality sculpture area in 2010, the Friends of Laurel Hill received a \$100,000 challenge grant from the Hamilton

Family Foundation to begin the landscape restoration. Supported by additional grants from the William B. Dietrick Foundation, the Wyncote Foundation and the McLean Contributorship, the project sprung to life in 2011. The design team revised and updated a plan for restoration of the garden that had been prepared in the late 1970s. To ease maintenance requirements and accommodate visitor accessibility, while providing an historically appropriate interpretation of the walkways, a stabilized soil and gravel mixture was proposed in lieu of the original loose gravel. New plantings restored the distinctive evergreen tree focus of the early garden, and shrub and vine species from the 19th century cemetery planting lists completed the design. Historic marble monuments and gravestones within the section were cleaned, reset and repaired as needed.

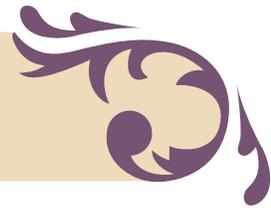
After six months of onsite preparation and work, the Medallion Garden was publicly rededicated on June 7, 2011. The project was celebrated in combination with the additional planting of 175 new specimen trees throughout the original northern tract of Laurel Hill to mark its 175th anniversary.

We Appreciate the Support of Our Corporate Sponsors

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Special Focus Awards



Sustainability in Historic Preservation

For the continued use and sustainable rehabilitation of an existing building; one that has conserved materials and energy; prevented environmental, social and economic impacts of demolition; and taken into consideration embodied energy.

MARKET SQUARE PLACE Pittsburgh, Allegheny County

**Honoring: Millcraft Industries; STRADA, LLC;
Atlantic Engineering Services**

Market Square Place demonstrates the value of preserving existing buildings as part of a strategy of urban regeneration and sustainability. By combining seven distinct historic structures on a single city block into one project, this rehabilitation retained the individuality of each façade, encouraged downtown living, and reinforced the density and diversity of Pittsburgh's urban core. As a result, Market Square Place earned a LEED Gold certification shortly after completion and has a renewed role as an epicenter of downtown activity.

The central challenge of this project was to join and reconfigure seven buildings of different heights, styles and materials. To achieve this, the design team arranged connections between buildings with floor plates of varying heights, navigating a maze of code requirements associated with different construction types. The resulting large, flexible spaces attracted a multi-level YMCA fitness center, a key tenant for the project's viability. On upper floors, the new building connections facilitated circulation for 46 market-rate apartments and a shared outdoor terrace. At street level, the joining of properties meant that the owner could offer flexibility to retail tenants in subdividing interiors; the ability to attract a broad range of tenants supports sustainability.

While the interior of Market Square Place is successful because of new connections and complete reconfiguration, the exterior shines because of faithfulness to what existed before. Pedestrians still experience a variety of distinct storefronts as they have in past decades. Among the seven buildings, the oldest is a rare cast iron building dating from the 1890s, while the most recent one dates from 1931-1932. The project team focused on the 1930s as the period of significance for façade restoration, which guided decisions throughout the process. For example, the former "Candy-Rama" store on the corner of Fifth Avenue and McMasters Way was a Pittsburgh icon for decades. The store's large, colorful signs would not disappear without some protest. However, these signs were part of a post-WWII outbreak of bold retail graphics that superseded original building details, so the store's signage was removed



and the brick and windows beneath were restored. Other façades in the project shed unfortunate additions, fire escapes and the like, making way for the restoration of stone and metal elements and the re-creation of long-missing features such as wood cornices and tin panels. The resulting façades attractively frame new stores and restaurants while reinforcing the rich architectural history of downtown.

The forward-thinking concept behind the Market Square Place project resulted in an overall sustainable project. According to the Pennsylvania Department of Environmental Protection, construction and demolition waste makes up approximately 17.5% of our municipal waste stream. Saving seven multi-story buildings from the landfill is a big step in preventing unnecessary demolition and construction waste. In fact, in this project, 93% of the building envelope, 87% of the existing structure, and 85% of the floor area were reused. Where it was generated, construction waste was carefully managed: just 1,377 of the 27,421 tons (or approximately 5%) of waste generated by the project went to the landfill; the remaining 95% was recycled off site. Several architectural components were recycled on site.

For instance, old store signage was repurposed as light fixtures, metal railings were reused in the residential units, and commercial casework was restored to become shelving in a living space.

In addition to the material conservation of this project, the building's energy performance was improved by 39%, and its water usage was reduced by 34.5%. At least 31% of the building materials were extracted or recovered and manufactured within 500 miles of the project site. Its location in the densest part of the city also contributes to the project's sustainability.

The reinvention of this group of seven buildings follows the maxim that the greenest buildings are the ones that already exist, and supports the kinship between historic preservation and sustainability. Market Square Place suggests a process for combinative renewal that preservationists and planners could repeat on other city blocks where the whole would prove to be greater than the sum of its historic parts.

*The Sustainability Award is sponsored
by STRADA, LLC.*

Special Focus Awards



Ralph Modjeski Award for Excellence in Transportation Design, Historic Preservation or Archaeology

The Ralph Modjeski Award for Excellence in Transportation Design, Historic Preservation or Archaeology honors an exceptional effort within the transportation field that results in an improvement in transportation systems while respecting and preserving the best practices of compatible design and historic preservation principles.

CHARLES DAVIES & HENRY BERMAN PennDOT District 6-0, Montgomery County

Most people do not associate the Pennsylvania Department of Transportation (PennDOT) or its engineers with historic preservation. But in PennDOT District 6-0, there are two engineers who have been proactively rehabilitating bridges and influencing statewide policy within PennDOT. Together, Charles "Chuck" Davies and Henry Berman go above and beyond what is required of them, doing the "right thing" even when they don't have to.

PennDOT District 6-0 Assistant Engineer for Design Chuck Davies, P.E., has been with PennDOT for over 25 years and is in charge of highway and bridge engineering, capital planning and programming, environmental compliance and contract preparation for the District. Chuck is a registered professional engineer and a dedicated public servant who has always combined sound engineering decisions and practical, context sensitive solutions. He is an approachable, open-minded person who is always willing to listen to new ideas.

Bridge Engineer Henry Berman is responsible for the bridges in PennDOT District 6-0. He has been with PennDOT for 20 years, and is responsible for many of the District's bridge design, rehabilitation and inspection programs. Mr. Berman's extensive education and solid background in engineering principals has allowed him to think outside the box for engineering solutions. He is a broad-minded engineer who considers the social and environmental implications of his engineering decisions.

PennDOT District 6-0 faces perhaps the biggest bridge management challenge in the Commonwealth: it has a large number of bridges, and a relatively old bridge population; the region is already highly developed, with increasing development pressure and high-density traffic; it also has a vocal, preservation-minded public that is passionate and knowledgeable about its history, architecture, landscapes, and bridges. Saddled with an overwhelming inventory of structurally deficient bridges, PennDOT District 6-0 has long



sought a means to streamline the project delivery process, and by doing the "right thing" it is achieving this goal.

With the involvement of Chuck and Henry, District 6-0 began with Project Keystone, which developed a Stone Arch Bridge Management Plan that won Preservation Pennsylvania's Initiative Award for Communication in 2008. Chuck and Henry then spearheaded the Masonry Arch Rehabilitation Initiative, a program that provided for an expedited design process and a cost effective repair methodology for historic masonry arch bridges, while preserving and renewing the cultural legacy that these structures bring to the region. This Masonry Arch Rehabilitation Initiative received the Modjeski Award in 2011.

Over the past year, Chuck Davies and Henry Berman have continued to implement these award winning arch rehabilitation plans: together they managed rehabilitation plans for over 20 masonry arch bridges, which have been awarded for construction in three packages using the streamlined process they developed. Following the leadership

of these two engineers, District 6-0 has rehabilitated significant "historic" bridges, as well as several bridges that are not eligible for or listed on the National Register of Historic Places, and were not required to be rehabilitated.

Based on the success of Chuck and Henry's Masonry Arch Rehabilitation Initiative, PennDOT is now looking to extend this plan to other bridge types. They are currently developing a statewide Historic Metal Truss Bridge Management Plan, which utilizes the concept adopted by Henry and Chuck that historic bridges deserve special consideration in determining whether or not it is prudent to rehabilitate a bridge for continued vehicular use. Their foresight has benefitted the citizens in District 6-0 and serves as a model for bridge preservation throughout Pennsylvania.

The Ralph Modjeski Award is sponsored by TranSystems.



Certificates of Merit

While only one Modjeski Award can be given each year, Preservation Pennsylvania wants to recognize three transportation projects that are particularly good examples of forward thinking as it relates to transportation design and historic preservation by awarding them Certificates of Merit.

RAPPS DAM ROAD COVERED BRIDGE East Pikeland Township, Chester County

Honoring: PennDOT District 6-0;
Charles H. Davies, PE and Henry M.
Berman, PE; Pennoni Associates, Inc.

The Rapps Dam Road covered bridge is a wooden Burr Arch Truss spanning 106 feet over French Creek in East Pikeland Township, Chester County. The National Register-listed bridge was originally constructed in 1868, and was rehabilitated in 1977. The structure was rehabilitated again in 2011 in a manner that made the historic bridge capable of safely supporting modern traffic loads, significantly improving the local transportation system while preserving the rich historic character of the bridge.

Historic wooden structural elements of the bridge, such as the lower truss chord, were repaired wherever possible, and replaced in kind when necessary. Wood features, including the cedar shake roof, roof sheathing, redwood



siding and trim, floor planks, decking, and curbs, were all removed and replaced in kind, as were selected wood framing members, including roof rafters, ceiling joists, knee bracing and siding studs. A clear fire retardant wood preservative was applied to the structure, and the portals were repainted.

The existing limited capacity steel beam superstructure, which replaced the original wood floor beams in 1977, was replaced with a new steel plate girder superstructure capable of supporting modern traffic loads. The new steel

superstructure is concealed by the redwood siding, and is not visible in elevation.

To stabilize the existing stone masonry abutments and safely support the new steel superstructure, a reinforced concrete jacket was constructed over the back face of each abutment. The new reinforced concrete jackets are located below the roadway surface, and are hidden from view. Selective repointing was completed as necessary on the abutments and wing walls.

Minor roadway work, including paving, drainage and safety improvements was also completed as part of the rehabilitation. Local stakeholders and the Pennsylvania Historical and Museum Commission were consulted throughout the project.

Despite significant work to upgrade the structural capacity of the bridge, the 2011 rehabilitation did not alter its appearance or historic character. This project significantly improved the local transportation system while preserving the rich historic character of the bridge and surrounding area.

HENRY AVENUE BRIDGE Lincoln Drive, Philadelphia County

Honoring: PennDOT District 6-0;
Charles H. Davies, PE and Henry M.
Berman, PE; Modjeski and Masters, Inc.

Designed in the late 1920s by Ralph Modjeski and opened to traffic in 1932, the National Register-listed Henry Avenue Bridge (Wissahickon Memorial Bridge) is a late example of a masonry-clad reinforced concrete arch bridge, with a 288-foot main span arch with open spandrel columns and arches.

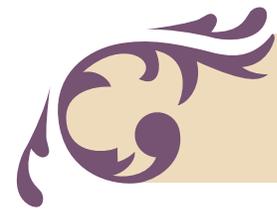
The rehabilitation of this large, significant bridge involved repairs to the reinforced concrete structure, significant repairs to the bridge abutments, deck surface repairs, new deck joints, sidewalk replacement, cleaning and painting of the exposed steel superstructure, and updated highway lighting. Another key element of this project was pigeon-proofing: prior to the rehabilitation, pigeons accessed the inside of the bridge through elliptical openings in the interior spandrel walls and left corrosive waste on vital components of the bridge. As part of the rehabilitation, the bridge received pathogenic cleaning, and a non-intrusive system was installed over the elliptical openings to pigeon-proof the bridge and protect it from future damage. The project successfully rehabilitated the historic bridge,

maintaining its structural and historic integrity and extending its useful service life.

In addition to appropriate design of the rehabilitation, this project is notable for its consideration of impacts beyond the limits of the bridge itself. Coordination with State and Federal agencies and consulting parties was undertaken to ensure that the historic integrity of the bridge and adjacent historic district were not compromised by the rehabilitation work. Rehabilitation was staged in order to maintain both vehicular and pedestrian traffic on the bridge and minimize disruptions to the surrounding community. Traffic control systems were used to efficiently construct the project. All existing driveways were maintained at all times during construction, and right-of-way coordination and acquisition was limited to temporary easements during construction. The project included measures to avoid impacts to the National Register-listed Fairmount Park Historic District and ensure uninterrupted safe use of its trails that pass below the bridge. Temporary netting was installed above the trails to shield pedestrians from falling debris, and the trails were shrouded from the work by protective fencing on both sides of each trail.

The Henry Avenue Bridge rehabilitation did more than just preserve the important features of this historic bridge; it also preserved the utility and character of the surrounding area.





Certificates of Merit

COPE'S BRIDGE

East Bradford Township, Chester County

*Honoring: PennDOT District 6-0;
Charles H. Davies, PE and Henry M.
Berman, PE; Johnson, Mirmiran &
Thompson (JMT, Inc.)*

The Cope's Bridge rehabilitation project involved the rehabilitation of a structurally deficient three-span, 171' long stone masonry arch bridge that was originally constructed in 1807. The structure, which carries West Strasburg Road (S.R. 0162) over the East Branch of Brandywine Creek in East Bradford Township, Chester County, is listed in the National Register of Historic Places as a contributing element of the rural Taylor-Cope Historic District. The bridge's spandrel walls and pier pilasters were re-built in 1927, and further modifications were made during repairs in 1992 and 2002. The bridge was posted with a 15-ton weight restriction in 2010 as a result of structural deficiencies.

The goal of the project was to: 1) strengthen the arch to increase its load bearing capacity; 2) strengthen the bridge and roadway barrier walls to improve safety; and 3) do so while maintaining the aesthetic and historic integrity of the structure. The design team was challenged to develop a cost-effective, innovative technique to achieve the project goal, and worked collaboratively with East Bradford Township, the East Bradford Township Historical Commission and the public to arrive at an acceptable solution.

The engineers designed an internal strengthening method to strengthen the historic masonry arch. Masonry repairs, including partial reconstruction of some sections,



crack repairs, replacement of missing stones, and repointing were made to the stone arch. The existing fill above the arch barrel was removed, and a reinforced concrete "saddle arch" placed on top of the existing arch barrel. Flowable concrete fill was then poured from the saddle arch up to within one foot of the finished roadway surface, and a full-width concrete slab was poured on top. The reinforced concrete saddle arch now carries all loads applied to the structure, but it is not visible above the original stone arch.

New barrier walls were also designed for the bridge and adjacent roadway. The existing walls were carefully dismantled and the stones were salvaged. New reinforced concrete barrier walls were poured, and the salvaged stones were cut and reset on the face of the concrete barrier walls to closely resemble the historic appearance. This reinforced core allows the barriers to withstand modern impacts

thereby improving safety on the bridge, but the appearance of the barriers has not changed significantly. To accommodate a request made by the East Bradford Township Historical Commission, the project also involved the removal, restoration, and resetting of the marble identification plaque in the bridge's barrier wall.

In the end, the project team exceeded the expectations of PennDOT and the stakeholders by developing an innovative design solution that increased the load carrying capacity of the arch and strengthened the bridge and roadway barriers while preserving the historic integrity of the bridge and surrounding historic district. With the structural improvements contained within the shell of the historic bridge, the resulting bridge can now exist and function for generations, with both its historic integrity and aesthetic intact.

Call For Nominations

Pennsylvania's endangered historic properties are a priority for Preservation Pennsylvania's efforts. The purpose of this program is to help people protect and preserve the places that matter to them by drawing attention to the issues that threaten them, and focusing our efforts on helping to address the challenges that they face.

2012 Pennsylvania At Risk

To be considered for inclusion in *Pennsylvania At Risk*, properties must have been designated as historic, and be faced with an imminent, recognized threat either from overt action, neglect, incompatible use or loss of context.

Nominations for this year's *Pennsylvania At Risk* list will be accepted until 5 pm on **Friday, October 26th**.

If you are aware of a historic property that is endangered, please contact Erin Hammerstedt at (814) 571-2444 or ehammerstedt@preservationpa.org.

Special Focus Awards



Grassroots Advocacy Award

For grassroots advocacy efforts to help communities protect and preserve the historic places that matter to them

DUTCH CORNER HISTORICAL SOCIETY Bedford County

The group now organized as the Dutch Corner Historical Society has demonstrated an amazing grassroots effort to protect their rural environment from industrial wind development. As a result of their cunning and perseverance for more than seven years, Iberdrola Renewables announced earlier this year that they have cancelled the project that would have placed 24 405-foot wind turbines on the top of the ridge that surrounds the historic district on three sides, causing irreparable damage to both the cultural and natural resources that characterize the distinctive historic community known as Dutch Corner. Using the tools and resources available, they worked within (rather than against) the regulatory system to effect change and protect what matters to them.

Dutch Corner, a small cove bounded by the curve of Evitt's Mountain, was named for members of Pennsylvania Dutch speaking Germanic settlers that settled in this otherwise dominantly English area. Historically, this was an agriculture-based community, with related cottage industries and community facilities present to support its residents. Today the area is still mainly farmland; no substantial residential, commercial or industrial developments are present. No roads traverse the mountain that surrounds Dutch Corner.

In 2005, Bedford County residents learned that absentee landowners had leased much of the mountaintop in Dutch Corner to Iberdrola Renewables for industrial wind development. The top of the mountain is very narrow and steep in places, so the developer planned a huge cut-and-fill project to construct a ledge wide enough to accommodate the development of two dozen 405-foot wind turbines and the necessary access roads and support facilities. Concerned by the potential adverse impacts of industrial development of this scale in Dutch Corner, a group of residents set to work to protect their community and environment. (This group, which came to be known as the Oppenheimer Run Group, later organized as the Dutch Corner Historical Society. DCHS was established in 2009 and received its 501(c)3 status in 2011.)

People who had never been involved in local government started attending Township meetings, and volunteered to work with Bedford Township supervisors to develop a wind ordinance to protect Dutch Corner from inappropriate

development. The Township adopted an ordinance that did not prohibit wind development, but required that any improvements be set back at least 2,000 feet from any historic resource.

Next, the group worked to raise funds to hire a consultant to seek historic designation for the area, as a means of protecting it from the proposed wind development. In 2007 they hired a historic consultant, who prepared a Pennsylvania Historic Resource Survey form, which the Pennsylvania Historical and

Museum Commission's Bureau for Historic Preservation (BHP) used to determine that the rural area was eligible for inclusion in the National Register of Historic Places as a historic district. As originally approved, the district boundary extended to the top of Evitt's Mountain. Thus, all of Dutch Corner had been designated as a "historic resource," and per Township ordinance, wind development could not occur within 2,000 feet of the district boundary.

Unfortunately, the developer used political connections to persuade the BHP to move the boundary to the bottom of the mountain, so that the development would be permitted. In 2009, members of the DCHS submitted more information to prove that the mountain was an historically significant part of the Dutch Corner Historic District. After consulting with the National Park Service, the BHP moved the boundary back to the top of Evitt's Mountain.

As soon as that hurdle had been cleared, another appeared. A new slate of Township supervisors, sympathetic to wind development, changed the 2,000 foot setback to apply only to historic buildings rather than historic resources, removing protection for the Dutch Corner Historic District.

In 2009, the DCHS partnered with the Juniata Valley Audubon Society to obtain and utilize a grant from the BHP to conduct a comprehensive survey of the historic resources in Bedford Township. They raised matching funds and managed the grant project, which identified over 125 properties in Dutch Corner, 107 of which were determined to be contributing elements of the Dutch Corner Historic District.



With an inventory already in hand, they now hope to obtain another grant to hire a consultant to complete a National Register nomination for the eligible district.

Preservation Pennsylvania recognized the threat from development issues by listing the Dutch Corner Rural Historic District in *Pennsylvania At Risk* in 2010. Not feeling that their rural community and its environment were adequately protected, members of DCHS filed a caveat with the Board of Property in Harrisburg in 2010, disputing a former survey of property boundaries on Evitt's Mountain. Because the property boundaries were disputed, the wind developer could not obtain a construction permit from the Department of Environmental Protection.

In May 2012, officials from Iberdrola Renewables announced that they had terminated the proposed wind project in Dutch Corner. Although the poor economy was an important factor in their decision, all of the delays in the project and associated financial burdens undoubtedly had a significant impact on the prevention of the project. DCHS's exemplary grassroots campaign to delay the project as a means of protecting their cultural landscape and environment was successful. And as an added benefit, members have formed a strong community, learned more than they ever hoped to know about wind development and government processes, and are proud of their progress toward listing the area on the National Register. They have demonstrated that it really does take a community of committed citizens to make a difference.

Special Focus Awards



Leadership in State Government and State Issues Award

This award honors individual or group leadership in a campaign that results in a statewide impact on preservation policies.

**SENATOR LLOYD SMUCKER &
REPRESENTATIVE ROBERT FREEMAN**
Lancaster County & Northampton County



Senator
Lloyd Smucker



Representative
Robert Freeman

Anyone working in the field of historic preservation in Pennsylvania during the last 16 years is certainly aware of the efforts to establish a state tax incentive for historic properties. Efforts to establish this credit in Pennsylvania began in 1996 under the leadership of former State Representative Tom Tangretti, D-Westmoreland, who worked for the passage of this program until his retirement in 2008. Many groups and individuals advocated for the passage of this program during the last 16 years. As each two-year legislative session opened, a version of this tax incentive program was introduced, primarily in the House, and often passed unanimously early in the session. During

the remainder of that session, work centered on passing this legislation in the Senate. After Tom Tangretti's retirement, Representative Bob Freeman, D-Northampton, continued the effort. Unfortunately, the legislation did not pass the Senate.

In 2010, Senator Lloyd Smucker, R-Lancaster, took the lead in the Senate and introduced a new version of the program while Representative Freeman introduced a similar version in the House. Both versions moved into committees and advocacy efforts began in both chambers. A series of amendments to the Senate bill resulted in a proposed program that would closely mirror the Federal version of the historic tax credit and would work as a companion bill.

On July 2, 2012, Pennsylvania became the 30th state in the country to offer a state historic tax credit when Governor Tom Corbett signed HB 761 (an amendment to the Tax Reform Code) and Act 85 that established the Historic Preservation Incentive Act. This program will offer a 25% state tax credit for the rehabilitation of qualified income-producing buildings that are also using the federal tax credit. By leveraging the existing 20% federal tax credit with an additional 25% state credit, the program will help lure investment into Pennsylvania. Data shows that states with state tax credits tend to have an advantage over states that do not have tax credits in attracting investment in historic rehabilitation.

Well-deserved credit for moving this effort goes to Senator Smucker, who introduced the legislation and continued championing for it throughout budget negotiations and Representative Freeman who advocated for this legislation in the House and helped to move it to the finish line. In the end, this program was established as part of the Commonwealth Budget in the Tax Reform Code.

What made the difference this time? Senator Smucker reflects, "A state historic tax credit will be an important tool to help our cities and boroughs better compete for investment capital. Renewing historic structures is a tried and tested way to not only attract investment, but also preserve the character of our communities."

"This idea has been kicked around for more than a decade, but the tough competition for investment dollars with other states helped give legislators the final push to see this measure signed into law this year. A number of states offer similar programs to rehabilitate historic structures, so Pennsylvania municipalities were at a disadvantage in competing for investment capital. In approving this program, we have given our urban areas an important tool to entice developers to invest in our communities. By focusing on historic structures that can be renovated for commercial use, we can also ensure these rehabilitation projects help improve the local economy."



*Helping people protect and preserve
the historic places that matter to them.*

ABOUT US

Preservation Pennsylvania is the Commonwealth's only statewide, private nonprofit membership organization dedicated to the protection of historically and architecturally significant properties. Our organization was created by the Pennsylvania General Assembly in 1982 as the Preservation Fund of Pennsylvania, a statewide revolving fund to assist in the acquisition and rehabilitation of historic properties. Since we were incorporated, the organization has grown in capacity and now annually sponsors the Statewide Conference on Heritage, the Pennsylvania Historic Preservation Awards, educational programs and advocacy initiatives. We also offer free, on-site technical assistance to individuals, organizations, municipalities and corporations in all regions of the Commonwealth.

JOIN US!

Your support through membership is important to all of Preservation Pennsylvania's statewide historic preservation efforts; individuals, nonprofit organizations, municipalities and corporations are invited to join us. Please visit our website at www.preservationpa.org for more information or contact us by phone at (717) 234-2310.

Special Focus Awards



PHMC Theme Award

For an innovative project, program or initiative that focuses on the 2011 Pennsylvania Historical and Museum Commission theme: William Penn's Legacy, Religious and Spiritual Diversity

THE STEEPLES PROJECT

Jennerstown, Somerset County

Honoring: 1901 Church, Inc.;
Partners for Sacred Places; Save Our Steeples; Johnstown Area Heritage Association

The Cambria City Historic District in Johnstown (Cambria County) contains approximately 200 contributing buildings constructed between 1890 and 1920, in the wake of the 1889 Johnstown Flood. Reflecting the city's rich, diverse immigrant history, this 30-block area contained 10 churches founded by a variety of ethnic and religious groups. Almost all of these churches continued to function 100 years later; but by the first decade of the 21st century, with negative demographic trends such as out-migration, declining church attendance and priest scarcity, some of the churches began to close.

In 2003, St. Emerich church, the historic home of Cambria City's Hungarian Roman Catholics, was demolished three years after that parish had merged with the Polish Parish of St. Casimir. In 2008, the Catholic Diocese of Altoona-Johnstown announced that its five Cambria City parishes would be consolidated into one. With the loss of St. Emerich still fresh in their minds, the community reacted by forming a grassroots group called "Save Our Steeples" (SOS), to appeal to the Diocese for reconsideration. By year's end, however, it was announced that the 1907 Hungarian and Polish St. Casimir, the 1908 German Immaculate Conception, and 1915 Irish St. Columbia churches would be closed. This parish consolidation took place in July 2009.

By the summer of 2010, SOS had shifted its mission from trying to save the parishes to attempting to preserve the historic buildings that they used to occupy. The fledgling organization looked to the well-established Johnstown Area Historical Association (JAHA) for help. Together, they secured funding to hire Partners for Sacred Places (PSP), a Philadelphia-based non-profit that specializes in working with local organizations to develop strategies to sustain older and historic church buildings. Working through PSP's established community decision-making process, they decided to schedule a public visioning exercise to consider what could be done with these three significant historic churches. A three-day charette held in November 2010 generated widespread



community interest, significant public participation, and a number of ideas for the re-use of the three church buildings.

While community members and officials were working to determine how these three churches might be re-used, the newly consolidated Resurrection Parish and the Catholic Diocese informed the community that they could no longer afford to maintain the three vacant buildings. They gave the community until October 2011 to take possession of the properties, or they would remove and sell assets within the buildings, such as light fixtures and stained glass, and list the buildings for sale. Not only would the buildings be stripped of many character-defining historic and architectural features, but maintenance of the buildings would likely be terminated.

As the community explored potential uses for the historic buildings, SOS and JAHA formed a strong relationship with 1901 Church, Inc., a non-profit organization that had formed to save a historic church in Jennerstown and now operates the Mountain Playhouse theater in the building. 1901 Church, Inc. expanded their mission and incorporated Johnstown activists on their board as it became clear that they were the community's best hope of acquiring and

saving the historic buildings. After working with the Cambria County Board of Assessment to reduce the properties' assessed valuation (and the associated tax burden), and with the Diocese to negotiate a reasonable sale price and a Diocese-financed mortgage, 1901 Church, Inc. acquired the three historic churches on December 30, 2011.

The buildings are now safe and are being well maintained. 1901 Church and their partners, including SOS and JAHA, among others, are moving forward with plans to re-use the churches in a way that maintains the rich culture and diversity of Cambria City, and supports the City's efforts to develop the area as a major attraction for heritage tourism. Current efforts are focused on making the necessary improvements to open Immaculate Conception as a reception and music hall. This will generate revenue to help support the re-development of St. Columbia as a theater for dramatic arts, which will stage a historical production of Johnstown's immigration experience as a summer-season tourism attraction, and St. Casimir as the home of a culinary program for a local community college, and restaurant.

Special Focus Awards



Visionary in Historic Preservation

The Visionary in Historic Preservation Award is given at the discretion of the Executive Director of the Pennsylvania Historical and Museum Commission who serves as the State Historic Preservation Officer for the Commonwealth. The award recognizes an individual or organization that has proven leadership in helping Pennsylvania communities develop a vision which promotes sound community development and strong preservation values and honors their contribution to stewardship efforts that have demonstrated extraordinary effort and innovation in education and planning for the future of Pennsylvania's cultural and historic resources.

IRA BECKERMAN,
Ph.D., RPA, PennDOT,
Dauphin County



Many people may be surprised that an employee of the Pennsylvania Department of Transportation (PennDOT), a state agency that is probably better known for its road building than its cultural resources management program, is receiving an award for contributions to the stewardship of the Commonwealth's historic properties. But it's true.

Ira Beckerman is the Cultural Resources Unit Head in the Bureau of Project Delivery, Environmental Policy and Development Section at PennDOT. To quote Dr. Beckerman, he remembers in 1996 when "the cultural resource program at PennDOT consisted of three-overworked archaeologists thinking of a career change." Now, thanks to Beckerman's vision for historic preservation and his diligence in promoting its importance to transportation planning, the PennDOT Cultural Resources Unit includes a staff of 17 historic preservation specialists in Harrisburg as well as district offices around the state.

While at PennDOT, Ira has presided over numerous innovative historic preservation programs and cooperative efforts that range from a statewide Programmatic Agreement to technological advances. The results of his

vision have contributed to significantly improved tools and processes for preserving the Commonwealth's historic properties while enhancing on-time project delivery and cost containment.

For example, and two years in the making, Ira initiated the development of a statewide Programmatic Agreement among the State Historic Preservation Office, the Federal Highway Administration, PennDOT and the Advisory Council for Historic Preservation. This agreement has been a tool for implementing approaches that do not follow the normal Section 106 process of the National Historic Preservation Act and marks a significant breakthrough in terms of interagency cooperation at both the state and federal levels. It has been successful in streamlining and enhancing historic preservation and transportation project delivery efforts and includes a very robust public involvement component.

The transparency built into this Programmatic Agreement through the development of ProjectPATH, an electronic system that connects people with transportation projects that matter to them, has helped to make potentially controversial projects less problematic because of this unique internet-based public involvement component. ProjectPATH has improved the agency's approach to identifying consulting parties and encourages public participation in transportation projects from their initiation.

Ira's support for the development of historic

contexts for property types, such as farms relating to Pennsylvania's extremely important agricultural industry, have helped in making decisions about historic significance and eligibility for listing on the National Register of Historic Places.

Ira has also been a strong advocate for the annual statewide historic preservation conference which brings people together to develop solutions to thorny historic preservation problems. These presentations and discussions have led to better informed and equipped historic preservation ambassadors.

Ira's involvement and leadership in the creation of the Cultural Resources Geographic Information System, a comprehensive database available online to all state agencies and the public, has helped reduce project review time and made it possible to consider and plan for cultural resources much earlier in the development and review process.

Space limits a thorough recounting of all of Ira's accomplishments during his cultural resources management career in Pennsylvania, but be assured that all of his contributions have led to improved processes and relationships that are incredibly important to planning and decision-making about the preservation of the Commonwealth's historic properties.

Ira's vision, advocacy, patience and persistence, layered with new tools, supplemental staffing and good faith, have demonstrated how a state can strengthen its partnerships and information systems so that its cultural resources can be best evaluated and, therefore, protected.



257 North Street
Harrisburg, PA 17101

www.preservationpa.org

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