

# PRESERVING PENNSYLVANIA

The Newsletter Dedicated to Preserving Pennsylvania's Historic Places

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FALL 2022



**RUBY ANNIVERSARY**



2022  
Pennsylvania  
Historic Preservation  
Awards

[www.preservationpa.org](http://www.preservationpa.org)



**RUBY ANNIVERSARY**



**2022  
Pennsylvania  
Historic Preservation  
Awards**

**TUESDAY, NOVEMBER 15**

**Uptown!**  
Knauer Performing Arts Center  
West Chester, Pennsylvania



*Preservation Pennsylvania gratefully acknowledges our generous individual and corporate sponsors of the 2022 Pennsylvania Historic Preservation Awards. (This list reflects individual and corporate support received as of the printing date.)*



## **HONOR AWARD SPONSORS**

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**JANET S. KLEIN**

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## **LEGEND SPONSORS**



**Thank you to our sponsors, members, donors and all  
of the passionate preservationists who make a difference!**



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## AWARDS SELECTION COMMITTEE

*Thank you to these individuals for their  
service on this year's judging panel:*

**Jennifer Burden**  
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**Melinda Meyer**  
*Preservation Erie*

## MISSION STATEMENT

*Preservation Pennsylvania – through creative  
partnerships, targeted educational and advocacy  
programs, advisory assistance, and special projects –  
assists Pennsylvania communities to protect and utilize the  
historic resources they want to preserve for the future.*

## ABOUT US

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

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

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**Cover:** Overall view of the rotunda of the beautiful Luzerne County  
Courthouse after restoration. The project, as a whole, returned the  
Courthouse to the original 1906 appearance as intended by architect  
Frederick J. Osterling and craftsmen. (Photo credit: © Robert Benson  
Photography)

**Inside Cover:** Preservation Pennsylvania always tries to host the annual  
awards ceremony in a venue we know preservationists will find fascinating  
— whether a vintage hotel, a fraternal order shrine, or a former armory  
that's been transformed into a community hub, such as this year's location!





## FROM THE EXECUTIVE DIRECTOR

The 40<sup>th</sup> anniversary of Preservation Pennsylvania this year has been a welcome opportunity to reflect on all of the wonderful people and remarkable preservation projects we've been so fortunate to be involved with over the years.

We couldn't have done this work without your support, whether through membership or your generous donations. Your belief in our mission and your support of our work mean everything to us. Thank you so much!

We'd like to share a few highlights from the last 40 years, and hope that you'll join us in celebrating what we've been able to achieve together.

*Mindy*

**Mindy G. Crawford, Executive Director**



**Our first logo**

### Preservation Fund of Pennsylvania

With the support of Governor Dick Thornburgh, the Pennsylvania Historical & Museum Commission (PHMC), and the General Assembly, the Preservation Fund of Pennsylvania was established as a statewide revolving fund "to further the preservation of threatened properties."



First joint conference with the PHMC

### F. Otto Haas Award

In 1987, Preservation Pennsylvania established an award to honor their Past Chairman, F. Otto Haas (1915-1994), a noted preservationist and philanthropist. The award is a standing recognition of his service and contributions to historic preservation across the state.

Mr. Haas was a founding board member of Preservation Pennsylvania, served two terms as Chairman of the Board, and was a valuable advisor to the organization until his death in 1994. His dedication to Preservation Pennsylvania and historic preservation in Pennsylvania still inspires us today.

This award honors outstanding individual or group achievements in the field of historic preservation over an extended period. The Chester County Commissioners were the first recipients of the award.



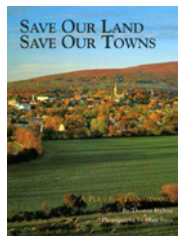
**F. Otto Haas, a founding board member of Preservation Pennsylvania**

### 1988 FIRST HAAS AWARD GOES TO CHESTER COUNTY COMMISSIONERS

Established in 1987 to honor F. Otto Haas, past president of the Preservation Fund, the first Haas Award for Outstanding Achievement in Historic Preservation was presented to the Chester County Commissioners at the awards banquet of the 10th Annual Conference on Historic Preservation in Coatesville on April 29. The Chester County Commissioners were recognized for their efforts to protect both the architectural heritage and scenic rural beauty of their community. Chester County, one of the oldest counties in Pennsylvania, is also a rural community second in the state in agricultural

### Save Our Land, Save Our Towns

This award-winning book by author Tom Hylton was published by Preservation Pennsylvania, raising awareness about the impacts of sprawl and making it a quality-of-life issue for the commonwealth.



1982

1985

1986

1987

1988

1990

1992

1995

Established by the PHMC in 1979, the Historic Preservation Awards program became a program of Preservation Pennsylvania. Since that time, we have honored over 650 individuals, organizations and projects.



### Philadelphia Intervention Fund established

Funded by The Pew Charitable Trust, this grant program awarded 131 grants for a total of \$1,317,807 between 1987 and 2004.



### New name!



New staff member Bill Wright poses with the new change of 12th annual conference

### NEW NAME

The 12th annual Historic Preservation Conference in Scranton this past April saw a name change take place. The change from Preservation Fund of Pennsylvania to Preservation Pennsylvania reflects the organization's growing emphasis on providing preservation education and outreach advocacy rather than acting solely as a revolving fund organization.

The Preservation Fund of Pennsylvania changed its name to Preservation Pennsylvania.

### Pennsylvania At Risk

In 2022, we celebrate the 30th anniversary of the *Pennsylvania At Risk* program, a tool for those working locally to save places they care about. The program draws statewide attention to the plight of Pennsylvania's historic resources, promotes and supports local action to protect historic properties, and encourages funding and legislation that supports preservation activities.

### The first At Risk newsletter





## Pennsylvania Schools At Risk

Preservation Pennsylvania's advocacy efforts, including the publication of *Renovate or Replace*, made the case for restoring older school buildings and resulted in changes to the PA Department of Education's policies on ordinary construction and reimbursement.

### Renovate or Replace publication



### Cover of our 1998 newsletter



Field service funding helped us host events such as this volunteer day at Philadelphia's historic Conkling-Armstrong House.



### Partners in the Field

Funding from the National Trust for Historic Preservation supported staff members dedicated to providing field service assistance throughout the commonwealth's 67 counties.



### Pennsylvania Historic Preservation Tax Credit established

After 16 years of continuous advocacy efforts, Pennsylvania became the 35th state to establish a historic preservation tax credit that enhances the federal credit.

## Work Weekend at Lincoln Motor Court

Volunteers arrived at the Lincoln Motor Court to scrape and paint chairs and window frames and reroof one of the cottages. The property was added to *Pennsylvania At Risk* as the last motor court on the Lincoln Highway still hosting overnight guests.



### Heishman's Mill

Preservation Pennsylvania prepared a successful National Register nomination for Heishman's Mill in Cumberland County. Additionally, we managed the real estate transaction for the mill from the estate of William Foshag to ownership by a new generation of the Heishman family, Randy Heishman. Covenants on the mill protect it in perpetuity, and funding helps with ongoing maintenance and preservation tasks.



1998

1999

2008

2010

2012

2015

2021

2022



## Star Barn Purchased

Preservation Pennsylvania, with the Millport Conservancy, purchased the Star Barn (b. 1872) to prevent demolition. The iconic barn was eventually sold, dismantled, and moved to a new location in 2014.



Press conference at Star Barn sale

## Henry A. Jordan Award established

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



## ProjectPATH

Preservation Pennsylvania, in partnership with PennDOT, developed an online system to simplify public input in federally funded transportation projects. ProjectPATH was developed, implemented and improved over a period of five years, and was eventually taken over by PennDOT.



## African American Cemetery Stewards Network launched

Preservation Pennsylvania, with partner Pennsylvania Hallowed Grounds, received funding from the National Trust for Historic Preservation to establish a program to assist cemetery stewards with protection and preservation efforts.





# We congratulate the recipients of the 2022 Pennsylvania Historic Preservation Awards!

## HONOR AWARDS

### — F. OTTO HAAS AWARD —

recognizes outstanding achievements in historic preservation

We'd like to take this anniversary opportunity to celebrate the exceptional individuals and organizations who have received this award.

### — HENRY A. JORDAN AWARD —

for outstanding historic preservation efforts at the local level

#### ROYAL SQUARE DEVELOPMENT & CONSTRUCTION

(YORK COUNTY)



### — CHAIRPERSON'S AWARD —

for demonstrated leadership in historic preservation

#### TOM AND HEATHER PAPINCHAK, POLYMATH PARK

(WESTMORELAND COUNTY)



## LEADERSHIP AWARDS

### — PEOPLE SAVING PLACES AWARD —

in honor of Preservation Pennsylvania's 40<sup>th</sup> anniversary

#### FRIENDS OF SHEEPFORD ROAD BRIDGE AND WEST SHORE HISTORICAL SOCIETY

(CUMBERLAND AND YORK COUNTIES)

for excellence in transportation design, preservation and archaeology

#### BRYN MAWR AVENUE BRIDGES REHABILITATION PROJECT

(DELAWARE COUNTY)

### — RALPH MODJESKI AWARD —

### — LOCAL GOVERNMENT —

#### LUZERNE COUNTY COURTHOUSE

(LUZERNE COUNTY)

#### PHILADELPHIA PUBLIC SERVICES BUILDING (PPSB) (Former Philadelphia Inquirer Building)

(PHILADELPHIA COUNTY)



## **LEADERSHIP AWARDS (CONTINUED)**

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### **— PRESERVATION PLANNING —**

#### **BELMONT/DAVID M. MAYER HOUSE**

(LANCASTER COUNTY)

### **— PUBLIC IMPACT —**

for excellence in using a historic building as a catalyst to enrich a community

#### **COLUMBIA MARKET HOUSE**

(LANCASTER COUNTY)

### **— STEWARDSHIP —**

#### **CHRIST CHURCH TOWER AND STEEPLE RESTORATION**

(PHILADELPHIA COUNTY)

## **CONSTRUCTION PROJECT AWARDS – REHABILITATION**

---

#### **300-400 BLOCKS OF WEST 6TH STREET**

(ERIE COUNTY)

#### **ELIZABETH FURNACE**

(LANCASTER COUNTY)

#### **MAIN STREET BRIDGE OVER SEPTA**

(BUCKS COUNTY)

#### **PATH CENTER**

(PHILADELPHIA COUNTY)

#### **ROXIAN THEATRE**

(ALLEGHENY COUNTY)

#### **WILKINSBURG TRAIN STATION**

(ALLEGHENY COUNTY)

## **CONSTRUCTION PROJECT AWARDS – RESTORATION**

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#### **GLORIA DEI (OLD SWEDES') CHURCH**

(PHILADELPHIA COUNTY)

#### **WARFIELD HOUSE**

(ADAMS COUNTY)



## F. OTTO HAAS AWARD

for outstanding achievements in historic preservation

HONOR AWARD

Sponsored by A. Roy Smith (previous F. Otto Haas Award Recipient)



In honor of our 40<sup>th</sup> anniversary, we've invited previous recipients of our most prestigious award to join us for a retrospective of the decades of preservation achievements they represent!



**Top:** Hy Myers (pictured at right when he became president of the Preservation Fund) received the Haas Award in 1992.



**Bottom:** Kurt Zwikl (center) was honored with the award in 1993.

- 2021 **Jeffrey Marshall**
- 2020 **Brenda Barrett**
- 2019 **William Fontana, Pennsylvania Downtown Center**
- 2018 **Natural Lands**
- 2017 **The Progress Fund**
- 2016 **Pennsylvania State Historic Preservation Office**
- 2015 **Thomas B. Hagen**
- 2014 **Paul M. Heberling**
- 2013 **A. Roy Smith**
- 2012 **Janet S. Klein**
- 2011 **Susan Star Paddock and No Casino Gettysburg**
- 2010 **John Milner, FAIA**
- 2009 **Robert and Ruth Bascom, Wharton Esherick Museum**
- 2008 **Partners for Sacred Places**
- 2007 **Rick Sebak**
- 2006 **Caroline E. Boyce**
- 2005 **Pennsylvania Heritage Parks Program, PA Dept. of Conservation & Natural Resources**
- 2004 **Pennsylvania Capitol Preservation Committee**
- 2003 **Charles Peterson FAIA**
- 2002 **John B. Rosenthal & Pennrose Properties**
- 2001 **Arthur P. Ziegler, Jr.**
- 2000 **Thomas Hylton**
- 1999 **Mary Werner DeNadai**
- 1998 **Louis J. Appell, Jr.**
- 1997 **Henry A. Jordan, M.D.**
- 1996 **Steel Industry Heritage Corporation**
- 1995 **Samuel Dornsife**
- 1994 **John Murtha**
- 1993 **Kurt Zwikl**
- 1992 **Hyman Myers**
- 1991 **Pennsylvania Historical & Museum Commission**
- 1990 **The Pew Charitable Trusts, William Penn Foundation, Stockton Rush Bartol Foundation**
- 1989 **First National Bank of Pennsylvania**
- 1988 **Chester County Commissioners**



2021

Jeffrey Marshall



2011

Susan Star Paddock  
and No Casino Gettysburg



2020

Brenda Barrett



2012

Janet S. Klein



2019

William Fontana, Pennsylvania  
Downtown Center



2013

A. Roy Smith



2014

Paul M. Heberling (center)



2018

Natural Lands (Oliver  
Bass accepting)



2017

The Progress Fund (David  
A. Kahley accepting)



2016

Pennsylvania State Historic Preservation Office  
(Andrea MacDonald accepting)



2015

Thomas B. Hagen (right)







## HENRY A. JORDAN AWARD

for outstanding historic preservation efforts at the local level

HONOR AWARD • Sponsored by Mrs. Henry A. Jordan



## ROYAL SQUARE DEVELOPMENT & CONSTRUCTION

(YORK COUNTY)

What makes Royal Square Development & Construction (RSDC) special is that they truly believe in their mission of improving the quality of urban life through strategic and community-minded property acquisition, development and construction. Executive team members Josh Hankey, Dylan Bauer, and Damian Nagle all have deep ties to Central Pennsylvania. RSDC has 18 employees who have expanded Josh's initial renovation of four buildings on East King Street into a regional economic development team that has rehabilitated over 25 buildings in the City of York over the last 14 years. The company's name, Royal Square, derives from its targeted focus on an area downtown bounded by the "royal" intersections: King, Queen, Duke and Princess Streets. Since their neighborhood-focused work began, the district has become a vibrant destination, filled with new apartments, galleries, shops and restaurants.

Their success stories demonstrate how incremental development can reinvigorate neighborhoods and commercial corridors by identifying projects with potential, creating the means for new businesses to succeed, and connecting with professionals and agencies in the city's real estate network.

One of the early projects was 105 South Duke Street, occupied by a bar with a bad reputation. After a two-year effort to put together funding, RSDC worked with the Redevelopment Authority of the City of York to purchase the building. Using his own construction team, Josh rehabbed the building and converted it to mixed-use, with a restaurant on the first floor and apartments on the upper two floors.

In 2018, RSDC purchased the Rupp Building at 2 West Market Street. With awkward layouts and a 20% occupancy rate, the building was underutilized and hampered by a multi-level first floor and problems upstairs. Dylan lured an anchor tenant, which now operates a cafe from 7 AM – 7 PM, seven days a week. Now 100% leased, the existing tenant consolidated its law offices on the third floor, the second and fourth floors became incubator spaces, and the fifth floor became offices.





A challenging project (recipient of a Construction Award from Preservation Pennsylvania) was the Weinbrom Building at 56 West Market Street. The building's structural condition was unsound and did not meet building codes. RSDC's transformation reconstructed the northwest corner's structural deficiencies, repaired missing transoms for the seven retail storefronts (where no two entries or display windows were the same size), and subdivided the former nightclub into loft-style apartments.

RSDC has also been able to purchase buildings, clean out the debris, stabilize the roof or put on a new roof, and then sell the building to a new owner. They have taken buildings that had poor tenant space and code violations and made them a valuable part of the urban streetscape. With RSDC's commitment to downtown York, they have worked hand-in-hand with the City of York, the Redevelopment Authority of York County, and the York County Economic Alliance to steadily improve and provide a new synergy within downtown York.

A sampling of their successful projects to date include: Bond Building, first project (134 East King Street); Woolworth Building (44-50 West Market Street); Zakies (25-27 West Market Street); Weinbrom Building (56-58 West Market Street); Former Police Heritage Museum (52-54 West Market Street); RSDC offices (29 South Duke Street); Haines Building (101 East Market Street); Doll Building (337 West Market Street); Rupp Building (2 West Market Street); three row houses at 136, 138 and 140 South Beaver Street; and the corner commercial building at 153 South Beaver Street.

Despite the effects of the pandemic, resulting in a need to rebuild staff after layoffs and in delayed starts on several projects, RSDC continues to work in the Royal Square and Market Street districts to carry out their mission to improve the quality of urban life throughout the entire City of York.

Their success stories demonstrate how incremental development can reinvigorate neighborhoods



**Overleaf left:** The executive team of Royal Square Development & Construction (l-r): Josh Hankey, President and CEO; Damian Nagle, President of Construction; and Dylan Bauer, President of Development

**Above:** Before, in progress, and after. Transformations like this project at 120-122 East King Street from November 2014 to June 2015 have incrementally revitalized downtown York.





## CHAIRPERSON'S AWARD

for demonstrated leadership in historic preservation

HONOR AWARD • Sponsored by Margaret B. Wallis



## TOM AND HEATHER PAPINCHAK

Polymath Park

(WESTMORELAND COUNTY)

It all started with a "for sale" sign: 130 acres of prime real estate with views of Chestnut Ridge in the Allegheny Mountains. In the early 1960s, the Balter and Blum families built two vacation homes on this land. The buildings were designed by Peter Berndtson, who studied at Frank Lloyd Wright's Taliesin Fellowship, where he worked on projects that included the Guggenheim Museum.

To protect the Berndtson-designed homes and land from potential development, Tom and Heather Papinchak, who owned a modern home nearby, purchased the property in 2003. They worked on restoring the Balter and Blum homes and considered someday possibly inviting people in for tours. Little did they know what was in store.

Today, Polymath Park features the two original Berndtson homes as well as two Frank Lloyd Wright residences that were saved from demolition. In 2006, Tom and Heather acquired the dismantled Donald and Elizabeth Duncan House from Lisle, Illinois, and painstakingly reconstructed the giant jigsaw puzzle over nine months with a four-person crew. The Papinchak's dream of sharing the houses with the public launched in 2007, when they began

offering tours and welcoming overnight guests. (Visitors from Tel Aviv were the first to arrive.)

In 2016, they acquired the Mäntylä house (Cloquet, Minnesota), built in 1952 for the Lindholm family. While the name is Finnish for "house among the pines," unfortunately, the surroundings had turned into strip malls and big-box stores. Peter McKinney, grandson of the original owner, spent a decade trying to sell the house and was concerned it would be demolished. (Visit our website for the link to the heartwarming CBS Sunday Morning segment that chronicles the story of its move to Polymath Park.) Tom Papinchak traveled over 1,000 miles with his team to dismantle the home and bring it back to Pennsylvania.

"I've always had this inner stirring to make a difference," Tom has said. Polymath Park is only a short trip from the iconic Fallingwater and nearby Kentuck Knob, two of Wright's designs that are open to the public as house museums. Tom and Heather Papinchak have created an opportunity for Wright's fans from around the globe to have a domestic experience of his design ideas that many consider a dream come true.



"I've always had this inner stirring to make a difference," Tom has said.

**Top right:** Tom and Heather Papinchak

**Above:** The Frank Lloyd Wright-designed Mäntylä in its new setting and (below) the master bedroom. (Photo credit: Polymath Park)



# PEOPLE SAVING PLACES AWARD

In honor of Preservation Pennsylvania's 40<sup>th</sup> anniversary

LEADERSHIP AWARD



## FRIENDS OF SHEEPFORD ROAD BRIDGE AND WEST SHORE HISTORICAL SOCIETY

Lower Allen and Fairview Townships

(CUMBERLAND AND YORK COUNTIES)

The Sheepford Road Bridge was built in 1887 to span the Yellow Breeches Creek and connect Lower Allen and Fairview Townships. Its Pratt through truss design is significant for its use of Phoenix columns, a technology that was in use for a short period before being replaced with a more cost-effective type. HistoricBridges.org explains “Any bridge that survives today with Phoenix columns is rare and should be given the highest possible preservation priority.”

In 2020, the bridge was deemed unsafe and closed to vehicular traffic. Demolition seemed the likely outcome, until Janice Lynx and Joan Lenker joined forces and created Friends of Sheepford Road Bridge, part of the West Shore Historical Society (WSHS) since March 2021.

The Friends’ grassroots efforts included knocking on doors with a petition, a website, lawn signs, and a bridge banner

to raise awareness, engagement with officials at the local, state and federal levels, special events and media coverage, and building a coalition of supporters that included reaching out to local preservation organizations like the Cumberland County Historical Society and Preservation Pennsylvania for advice and letters of support.

In 2022, the WSHS announced that York County was awarded \$1.4 million in PennDOT Transportation Alternatives Set-Aside (TASA) funding for the restoration of the Sheepford Road Bridge. When the project is completed, the WSHS will become the new owners of the bridge, which will be limited to pedestrian use.

This advocacy work was about energy, passion, and building connections to save a beloved local landmark — an inspiring example of people saving places!

*Above: People turned out to support preservation of the Sheepford Road Bridge at a ceremony to celebrate its listing on the Cumberland County Register of Historic Places.*





# RALPH MODJESKI AWARD

for excellence in transportation design, preservation and archaeology

LEADERSHIP AWARD • Sponsored by Historic Erie Restorations, LLC



## BRYN MAWR AVENUE BRIDGES REHABILITATION PROJECT

Radnor Township

(DELAWARE COUNTY)

HONORING

PENNDOT DISTRICT 6-0 / TRANSYSTEMS / LOFTUS CONSTRUCTION

The three Bryn Mawr Avenue bridges are important as a grouping that form a distinctive landscape characteristic along Bryn Mawr Avenue. All three bridges were gifted to Radnor Township in 1905 by George W. C. Drexel, whose estate was nearby. Drexel was a banker, philanthropist, and newspaper owner and editor. The *Philadelphia Public Ledger* was Philadelphia's premier newspaper at the turn of the century, with investigations of war profiteering and monopolies.

The bridges are located in close proximity and share decorative details, such as similar ornamental brick and stone parapets. The rehabilitation program scope of work included in-kind reconstruction of the decorative brick, stone, and cast stone parapets at all three bridges to match existing architectural dimensions. The parapets were reconstructed around reinforced concrete cores tied to moment slabs. All existing bridge date stones, plaques, and medallions were salvaged, conserved and reset. Cleaning and repair of stone and brick masonry was also included.

At the Doom Run Culvert, the stone masonry headwall was reconstructed around a pipe culvert replacement. At the Meadowbrook Run bridge, the arched bricked fascias were reconstructed on both sides, and the brick ringstones were rebuilt to match the original construction of the bridge. The scope of work also included stone masonry abutment repairs, brick arch repairs (for the bridges over a tributary to Meadowbrook Run and Doom Run), scour repairs, and steel beam cleaning and painting (for the bridge over Meadowbrook Run).

Ensuring that the bridge rehabilitation project maintained the historic character of the three Bryn Mawr Avenue Bridges by meeting The Secretary of the Interior's Standards for the Treatment of Historic Properties was a critical design requirement. This was accomplished by good engineering and design that respected the original character of the bridges.

*Top: Before and after views of the Meadowbrook upstream parapet.*





# LOCAL GOVERNMENT

LEADERSHIP AWARD



## LUZERNE COUNTY COURTHOUSE

200 N. River Street, Wilkes-Barre

(LUZERNE COUNTY)

HONORING

LUZERNE COUNTY / JOHN CANNING & CO., LTD / A+E GROUP JV

In the heart of Wilkes-Barre sits the Luzerne County Courthouse, a neoclassical structure designed in the cruciform style with a central dome by Frederick J. Osterling in 1906. The decorative detail utilizes a variety of materials including elegant botticino marble and white Italian marble, bronze, murals, simulated mosaics, and gilding that make it one of the most ornate county courthouses in Pennsylvania.

Decades of water damage, mold, mildew, and incompatible localized attempts at repairs made an impact on much of the historic fabric, and the preservation of the finishes was a high priority.

As Phase I of the Courthouse's preservation goals, the project focused on the rotunda dome, rotunda proper, third floor corridors, and south lobby. A thorough assessment and analysis of the finishes and artwork took place to determine the conditions and conservation treatments of each mural and establish the original historic color palette.

Unfortunately, in some places where conservators expected to find murals and decoration, the original finishes had been sanded off and painted over. The lunette murals and laurel and wreath artwork at the upper walls of the lobby had been overpainted and lost over time. With archival research and peer review, new murals were designed and installed to complete the restoration.

In all, 125 murals were carefully assessed, documented and conserved throughout the rotunda proper and third floor corridors. Deteriorated areas of flat and ornamental plaster moldings were restored using the same plaster materials originally utilized. The historic color palette was reinstated. The marble features and flooring were carefully cleaned, conserved and repaired where joints had deteriorated.

Bronze torchieres, railings, and ornamental features were conserved and cleaned to reestablish their original finish.

The project to conserve and restore all aspects of the courthouse's historic fabric (marble, metal, plaster, paint, wood and artwork) took place in a six-month period without closing or delaying any of the day-to-day operations of the courthouse. The restoration project revealed details lost to time and brought back the exquisiteness to this amazing historic landmark for the Luzerne County community to enjoy the courthouse's great art and architecture.

**Top left:** Rotunda atrium and dome before restoration. Netting had been installed years before to catch falling plaster. Water damage at the four pendentive murals was visible from the ground level. (Photo credit: © John Canning & Co.)

**Top right:** The dome is comprised of 96 coffers containing artwork attributed to Vincent Aderente. The 36 pictorial panels were executed on canvas and a Greek key motif painted directly onto the plaster substrate. Over the years, water infiltration damaged the artwork and murals throughout the dome, and the condition of each mural varied based on its location. The challenge of restoring the dome to its original 1906 appearance was in identifying the condition of each individual mural and establishing an appropriate conservation solution. (Photo credit: © Robert Benson Photography)





# LOCAL GOVERNMENT

LEADERSHIP AWARD



## PHILADELPHIA PUBLIC SERVICES BUILDING (PPSB) (Former *Philadelphia Inquirer* Building) 400 N. Broad Street, Philadelphia (PHILADELPHIA COUNTY)

HONORING

TOWER INVESTMENTS, INC. / POWERS & COMPANY, INC. / O'DONNELL & NACCARATO

The recent completion of the Philadelphia Public Services Building, now home to the city's police department, is a significant milestone in Philadelphia's preservation history. Built in 1924 as the headquarters of the *Philadelphia Inquirer*, one of the city's largest newspapers at the time and the only surviving major paper today, the 18-story building is a landmark of Philadelphia's early 20th-century skyline.

Designed by the local firm of Rankin, Kellogg & Crane, the building consists of two major components: the tower fronting on Broad Street, which once housed all of the newspaper offices, and the four-story wing that extends west to 15th Street that historically housed the production facility where the newspaper was printed daily. The building's basic composition is influenced by Beaux Arts classicism, but its sharp geometric massing, vertical emphasis, and use of simple ornamentation mark it as a major achievement in the push toward a more modern expression of skyscraper form during this period.

Vacated in 2012 when the *Inquirer* moved its operations, the City of Philadelphia saw an opportunity to relocate its police department and consolidate its scattered operations into a single large facility. Construction on the project began in early 2018 and was largely complete by the middle of 2021.

The insertion of the police department's complex array of uses into the historic building was one of the most challenging aspects of this project, particularly with the need to balance functionality with historical concerns. Most of the administrative offices were best suited to the tower, where the original ceiling treatments, consisting of plaster-coated concrete beams, were left exposed wherever possible. Other uses, such as the 911 call center, were appropriately located in the larger volumes found within the former production wing. In most cases, certain uses that required all new finishes, such as the autopsy room and sensitive IT

functions were located toward the center of the large floorplate, where the need to preserve original treatments was not as critical.

No less attention was paid to the exterior of the building. Notably, decades worth of paint

was removed from the building's historic terra cotta and brick facades. Now, subtle surface textures and ornamental details that were completely obscured by paint can be seen anew, and the building looks as good as it did in the 1920s. At the top of the tower, the four-sided clock has been restored to operation and once again serves as a beacon up and down North Broad Street.



**Before and after:** Removal of decades of paint layers revealed surface textures and ornamental details.





# PRESERVATION PLANNING

LEADERSHIP AWARD



RES. OF DAVID M. MAYER.  
MANHEIM TP. LANCASTER CO. PENN.

## BELMONT/DAVID M. MAYER HOUSE

1580 Fruitville Pike, Manheim Township

(LANCASTER COUNTY)

### HONORING

DELTA DEVELOPMENT GROUP, INC. / HISTORIC PRESERVATION TRUST OF LANCASTER COUNTY / MANBEL DEVCO I, LIMITED PARTNERSHIP / RGS ASSOCIATES, INC. / AMES CONSTRUCTION / EBY EXTERIORS / BERNARDON / BELMONT INVESTORS, LLC / HAMMEL ASSOCIATES ARCHITECTS, LLC / WOHLSEN CONSTRUCTION

The David M. Mayer House, as it was originally called, was designed by noted Philadelphia-based architect Samuel Sloan. It was constructed in two sections: a two-story vernacular original house (1867) and a three-story, Italianate style main house (ca. 1868). The Mayer family lived in the property until 1894. After several successive owners, the Hess family purchased the home in 1925, renamed it Belmont, and leased the house and property until 2015, when the agricultural land associated with the house was converted into a shopping center and a hotel.

Prior to redevelopment of the agricultural land, the Hess family worked with the Historic Preservation Trust of Lancaster County to document the large barn before it was dismantled and reconstructed elsewhere. Due to the demolition of the tenant house and the impact to the historic lime kilns and wetlands, the Pennsylvania Historical & Museum Commission (PHMC) determined that there was an adverse effect to the site. As part of the Memorandum of Agreement between the U.S. Army Corps of Engineers, Pennsylvania Historical & Museum Commission, and

Preservation Pennsylvania, the developers of the Shoppes at Belmont were required to list the David M. Mayer House on the National Register of Historic Places and to undertake an exterior rehabilitation that included replacing the windows with aluminum-clad wood windows, repairing the porch, and repointing the masonry. Also included was the removal of the badly deteriorated handicap ramp and one-story rear additions.

After the property subdivision, the new owners, Belmont Investors, LLC, used preservation tax credits to convert the former residence to offices. In addition to interior work, the rehabilitation included construction of a new exterior elevator/fire stair tower, reconstruction of a handicap ramp, and installation of new systems within the building. The rehabilitation work was undertaken between March 2019

and October 2020, and the final Part 3 certified rehabilitation was obtained from the NPS in November 2020.



**Top:** Progress changed Belmont's setting, but the house was saved from demolition by a planning process that included historic tax credits and regulatory actions such as 106 review. (Pen and ink drawing, Everts & Stewart, Combination Atlas Map of Lancaster County, Pennsylvania, 1875, page 103. (Photo credit: Randy Harris)

**Left:** Modern Belmont now serves as office space. (Photo credit: Randy Harris)





## PUBLIC IMPACT

for excellence in using a historic building as a catalyst to enrich a community

LEADERSHIP AWARD



## COLUMBIA MARKET HOUSE

15 S. 3rd Street, Columbia

(LANCASTER COUNTY)

HONORING

BOROUGH OF COLUMBIA / HAMMEL ASSOCIATES ARCHITECTS, LLC /  
MOORE ENGINEERING COMPANY

The Columbia Market House was designed by Philadelphia architect Samuel Sloan and built in 1869 on the site of an open-air market. Its distinctive barrel-shaped roof with arched Howe wood trusses allows for a uniquely large interior space that was uncommon in 1860's buildings. At a time when market buildings were most commonly private projects, the Columbia Borough funded construction of its Market House. Its closure in 2017 after 150 years created a void in downtown Columbia.

Thanks to a public-private partnership, the municipally-owned building was reborn when a local community partner proposed bringing healthy fresh food options to local residents within walking distance of their homes. The vision was to create a unique blend of market, restaurant, event space, lecture hall, and neighborhood hub. Community outreach surveys ensured that the market would offer products and opening times that were most attractive to customers. The Market House now features 22 market stands of various sizes and a restaurant as an anchor tenant within the 8,500-square-foot space.

The original brick floor was removed for safety and cleanliness, salvaged, and selectively reinstalled in

prominent areas. New market stands were constructed, inspired by details of the originals. All new HVAC systems and building upgrades ensure a comfortable, energy-efficient environment and full ADA and building code compliance.

Exterior restoration included the reconstruction of the original timber frame roof overhang on the north facade, masonry restoration, window and door repairs, roof repairs, new lighting and signage. The roof overhang will provide a covered area for outdoor stands when the market extends outside during special events.

More important than the physical attributes of this project, the Market was designed with a focus on flexibility, creating a low cost of entry for prospective stand holders and balancing the needs of the shopper, tenant, and local community to create a truly sustainable market. In addition to welcoming shoppers and diners, the revitalized Market House also serves as an incubator for small business entrepreneurs, hosted COVID vaccine clinics, community receptions, and special events. The Borough is exploring additional amenities such as a shared community kitchen, and will hire a full time manager.

*The revitalized Market House welcomes shoppers, hosts special events, and offers incubator space to local entrepreneurs.*



# STEWARDSHIP

LEADERSHIP AWARD



## CHRIST CHURCH TOWER AND STEEPLE RESTORATION

20 N. American Street, Philadelphia

(PHILADELPHIA COUNTY)

HONORING

CHRIST CHURCH PROJECT COMMITTEE / JOHN MILNER ARCHITECTS /  
HAVERSTICK-BORTHWICK COMPANY / KEAST & HOOD

Construction of Christ Church, the first parish of the Church of England in Pennsylvania and birthplace of the American Episcopal Church, began in 1727 and was completed in 1744. In 1753, Robert Smith, a Scottish-born master builder, designed the soaring 200-foot steeple, with its 80' high masonry base topped by the wooden steeple rising another 120' to the top of the bishop's miter weathervane. It was one of the tallest structures in Philadelphia until 1810. Architect Thomas U. Walter completed significant and controversial alterations in the 1830s. The Christ Church Preservation Trust was created in 1965 to manage the visitors program, while ensuring the preservation and maintenance of the church and nearby Neighborhood House and Burial Ground. Christ Church currently has 250,000 visitors a year, and an active, modern congregation. The building is listed on the Philadelphia Register of Historic Places and is a National Historic Landmark.

In 2019, restoration of the brick and wooden steeple was completed. Laser scans revealed that the 200' high structure had been leaning almost two feet at its peak due to rotting timbers and unstable load-bearing columns. As a result of the current project, the steeple

was restored and structurally stabilized in place. Restoration work was undertaken on the Flemish bond brick exterior walls, broad wood modillioned cornices, four flaming urns that decorate the top of the brick tower, steeple sheathed in wood tongue-and-groove boards and cedar shingles. Metalwork included lead and copper flashing along with the painting and regilding of the Bishop's miter weathervane at the top.

A hands-on exterior survey was performed, materials were probed with hand tools, and existing conditions were documented. Structural work included reinforcing 18th-century heavy timbers and replacing sections of diagonal bracing throughout the center section of the steeple and reinforcing it with steel. The 18th-century "X" bracing and "V" bracing were also repaired and stabilized.



**Top right:** Wood dutchmen repairs can be seen within the historic timber framing. Generations of contractors and repairmen have written their names and dates on the framing, which serves as a unique record of those who have come and gone over time. (Photo credit: Jeffrey Totaro, Architectural Photographer)

**Top left:** View of the restored steeple looking northwest. Exterior restoration work included replacement of failing wood shingles, consolidation and patching of deteriorated original wood trim, masonry restoration, and repainting. (Photo credit: Jeffrey Totaro, Architectural Photographer)

**Inset:** Technicians perform a hands-on inspection of the spire, noting the condition of various architectural materials. Laser scans would reveal the 200' high structure had been leaning almost two feet at its peak due to rotting timbers and unstable load-bearing columns. (Photo credit: Jeffrey Totaro, Architectural Photographer)





# REHABILITATION

## CONSTRUCTION PROJECT AWARD

These awards honor outstanding preservation, restoration or rehabilitation projects and/or pre-construction documentation (e.g., historic structure reports), technical innovation and achievement. (Please note: Awards are given to the project, not to individual architects/engineers/consultants.)



## 300-400 BLOCKS OF WEST 6TH STREET

(ERIE COUNTY)

HONORING

HISTORIC ERIE RESTORATIONS, LCC / DELTA DEVELOPMENT GROUP, INC /  
KIDDER ARCHITECTS, LLC / KIDDER JEFFERYS CONSTRUCTION, LLC /  
JEFFERYS ENGINEERING, LCC

Located within the 300 and 400 blocks of West 6th Street in Erie, in the West Sixth Street Historic District, are six residences that were rehabilitated by Historic Erie Restorations (HER). West Sixth Street was once home to Erie industrialists, and the street was locally referred to as "Millionaires Row."

Collectively, these houses were constructed between 1872 and ca. 1919 in a variety of architectural styles that include Second Empire, Victorian Eclectic, and Craftsman.

With the passage of time and due to their large size, the houses were sold and converted to either apartments or offices. As time progressed, the condition of the houses began to decline, presenting a dilapidated appearance along West 6th Street. Whether it was rehabilitation, restoration, or in one instance, reconstruction, all of the work that was undertaken to each of the six buildings has allowed the former residential buildings and their outbuildings to be maintained and

preserved for future generations of Erie residents.

In order to maintain the integrity of the West Sixth Street Historic District, and to ensure the longevity of the buildings within the Historic District, HER was organized in September 2018 by prominent Erie businessman Thomas

B. Hagen, philanthropist, preservationist, Chairman of the Board of Erie Insurance Group (and a previous F. Otto Haas Award recipient).

Pictured are before and after photographs that illustrate the transformation of these properties. Historical research and physical documentation guided the rehabilitation projects.



**Addison Leech House, 462 West 6th Street:** The removal of the paint on the exterior allowed for a greater contrast between the red brick and the trim color.

**Canalside:** The overall purpose of the renovation work on the two identical duplexes at 332-334 and 328-330 West 6th Street was to restore the exterior of each building to its original configuration.

**Selden House, 318 West 6th Street:** Being built on infill from the Erie Extension Canal resulted in significant settlement issues for Selden House, including cracking and distortion of exterior masonry walls.



## ELIZABETH FURNACE

2121 Furnace Hills Pike, Elizabeth Township  
(LANCASTER COUNTY)

### HONORING

EFP, LLC (CRAIG AND BRUCE COLEMAN) / DELTA DEVELOPMENT GROUP, INC. /  
BUBBDESIGN / CITADEL DCA, LLC / STABLE HOLLOW CONSTRUCTION

Elizabeth Furnace is located on 33 acres north of the village of Brickerville and surrounded by the forested Furnace Hills and the Middle Creek Wildlife Management Preserve. Listed as the Stiegel-Coleman House in the National Register of Historic Places in 1966, nine generations of the Coleman family have called this National Historic Landmark property home. It is nationally significant for its association with two 18th-century Pennsylvania industrialists: Henry William Stiegel and Robert Coleman, who both operated iron furnaces in the pre- and post-Revolutionary War years. The private Stiegel-Coleman House (residence) is part of the larger Elizabeth Furnace complex, consisting of nine buildings, five landscape features, and unknown archaeological resources related to the iron furnace.

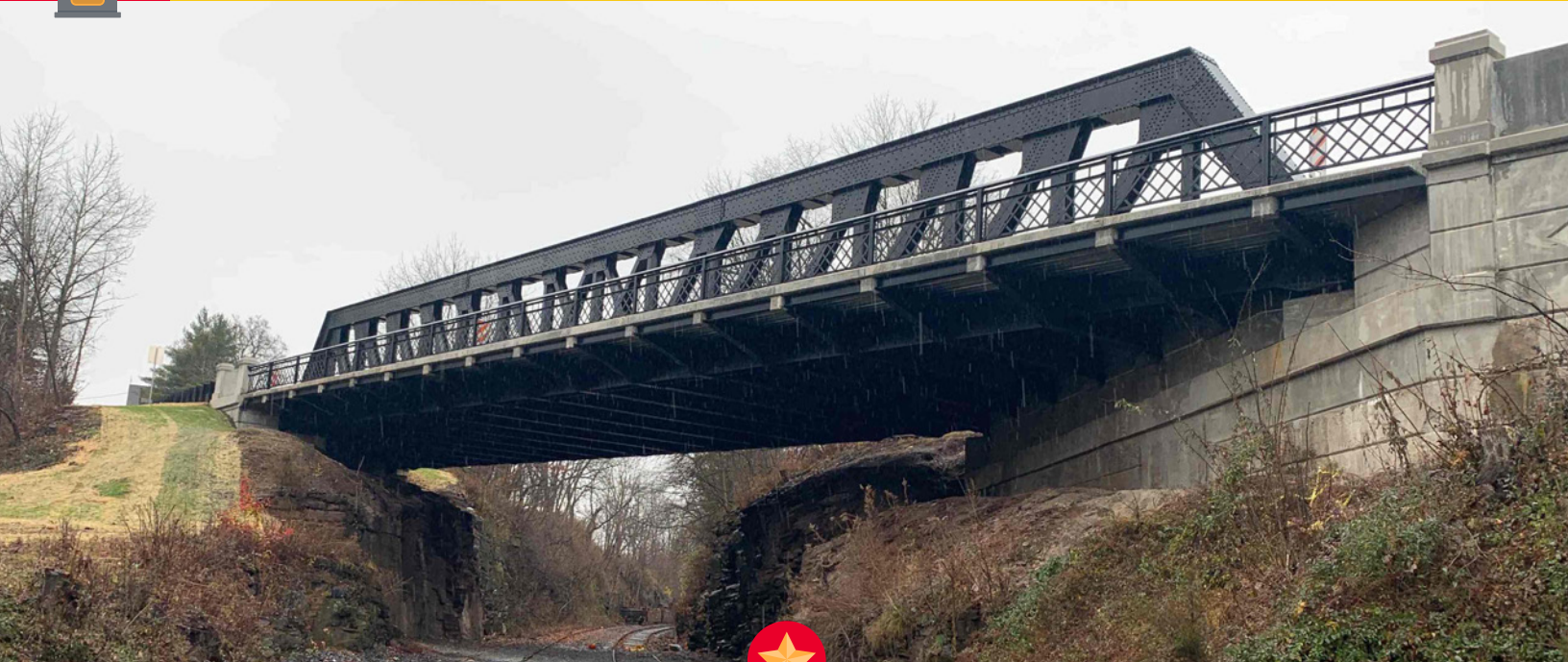
Using federal and state historic preservation tax credits, non-residential buildings were rehabilitated or restored to

create an event venue. Larger events may use the Formal Garden and Folly, Stable (ca. 1755 – 1757), Ice House, Privy (both ca. 1755 – 1757), and Tenant House, with smaller events staged in the Charcoal Barn (ca. 1750). The Formal Garden was replanted to create an idyllic setting for weddings.

In order to separate guests from the private residence, a small addition was added onto the north elevation of the stable, and a new road and parking area were constructed within the forest behind the formal garden. Overall, eight buildings on the property were either restored or rehabilitated. The income from events on the property will help fund annual upkeep and preserve the property for future generations of the Coleman family.

*Top: Aerial view of the Elizabeth Furnace property.*





## MAIN STREET BRIDGE OVER SEPTA

Main Street, Sellersville

(BUCKS COUNTY)

HONORING

PENNDOT DISTRICT 6-0 / HDR, INC. / LOFTUS CONSTRUCTION

This project involved the rehabilitation of a 1927 single-span Pratt pony truss bridge located in Sellersville Borough, a contributing resource within the National Register-eligible Sellersville Historic District. The truss type is technologically significant for its early use of equally dimensioned H-sections rather than built-up vertical and diagonal members. It is also an early Pennsylvania example of the use of rolled H-sections (no taper on the flanges) instead of built-up verticals and diagonals. The character-defining features are the truss form and the use of equally dimensioned rolled sections on the vertical and diagonal members.

By 2013, the bridge had deteriorated substantially, threatening its ability to safely serve the community. The bridge was recommended for replacement, but through the Section 106 consulting process, the Pennsylvania State Historic

Preservation Office (SHPO) and the local community supported saving the bridge as a gateway to the Borough's historic district. PennDOT District 6-0 agreed with the community's desire to save the bridge and designed the project to rehabilitate rather than replace the bridge.

The rehabilitation included strengthening the truss members, repairing and replacing floor beams, replacing the existing sidewalks and deck, repairing and painting the original sidewalk railings, installing new PA Type 10M barrier between the truss and the roadway, replacing portions of the abutments, and painting the entire structure.

The project was able to meet many challenges in design and construction that successfully preserved the bridge's historic character while upgrading the structure to serve modern transportation needs and the community.



*The bridge is the gateway to the community and was considered a preservation priority. (Photo credit: HDR, Inc.)*



## PATH CENTER

1919 Cottman Avenue, Philadelphia

(PHILADELPHIA COUNTY)

HONORING

PATH (PEOPLE ACTING TO HELP), INC. / POWERS & COMPANY /  
BLOOMFIELD AND ASSOCIATES ARCHITECTS /  
BRUCE E. BROOKS & ASSOCIATES / W.S. CUMBY CONSTRUCTION

This project has successfully rehabilitated a landmark of mid-century modern architecture in Northeast Philadelphia into a comprehensive mental and behavioral health care facility. Designed by the firm of Thalheimer & Weitz and built in 1957, the former First Federal Savings & Loan Association of Philadelphia was one of the most prominent community banks and mortgage lenders in the Northeastern region of the city as it underwent rapid post-World War II development. Emblematic of the era, the bank's home showcased the latest in modern architecture during the 1950s, featuring a sharp, geometric form and a curtain wall of stainless steel mullions with porcelain enamel spandrel panels.

First Federal, now known as Firsttrust Bank, remained in the building until just a few years ago. Once closed, a local nonprofit organization, one of the largest mental health care providers in Northeast Philadelphia, saw an opportunity to create a welcoming, modern home for their growing staff and patient populations. The rehabilitation of the former Firsttrust Bank has successfully adapted this

historic building for a critically needed new human services use while preserving its mid-century design quality.

A restoration of the character-defining curtain wall brings a new shine to this landmark of Northeast Philadelphia's Modern architecture. Inside, the building was sensitively converted into shared and private offices, meeting areas, classrooms, computer labs, and staff training rooms for maximum flexibility and efficiency.

A key component of the project was the construction of a four-story addition to the existing building as well as a separate new building dedicated to services for children and adolescents. The additional square footage was critical to meeting the organization's operational needs and future growth. In accordance with the requirements of the Federal Historic Tax Credit program, which the project benefited from, the new construction was sensitively designed to be compatible with but differentiated from the historic building. This compatible addition now serves as a model for how mid-century buildings can be expanded in a historically appropriate way.

*A key component of the project was the construction of a four-story addition (at left) to the existing building as well as a separate new building dedicated to services for children and adolescents. The additional square footage was critical to meeting the organization's operational needs and future growth. The new construction is an outstanding example of sensitive design that is compatible with but differentiated from the historic building. (Photo Credit: Kevin Crawford Imagery, LLC)*





## ROXIAN THEATRE

425 Chartiers Avenue, McKees Rocks  
(ALLEGHENY COUNTY)

### HONORING

ROXIAN LIVE, LLC / PWWG ARCHITECTS / CJL ENGINEERING /  
SCHNEIDER ENGINEERING, LLC / BABICHACOUSTICS

The Roxian Theatre opened as an elegant 1929 Art Deco vaudeville venue and quickly became the cultural hub of downtown McKees Rocks, then a vibrant manufacturing river town just six miles from downtown Pittsburgh. As the town suffered economic upheaval in the 1970s and 80s, the population shrank, and the theatre became a banquet facility, nightclub, and duckpin bowling alley. It was abandoned in 1999 and remained a vacant and deteriorating presence in the business district for the next 16 years.

The McKees Rocks Community Development Corporation acquired the Roxian in 2011 and, over five years, gathered funds to complete basic maintenance. In 2017, it sold the still-vacant building to Roxian Live, LLC. The project team wanted to adapt the theatre for live music, with ambitious goals for design and community impact.

A hybrid rehabilitation approach blending selective restoration with modern updates resulted in a one-of-a-kind heritage theatre. The layout uses the existing spatial features of the historic theatre, creating three different atmospheres to experience live music. The first-floor general admission area is the largest, incorporating the

expansive floor under the balcony, sound booth, a large bar, and a standing area in front of the stage. Existing balconies on the second floor were outfitted with new fixed seating for 400. The third floor offers a standing view and access to a private bar and restrooms. With the original proportions of the house intact, even the furthest seat feels surprisingly close to the performers.

For the exterior, the architects had a single historic black-and-white photo to suggest what might be hidden behind a 1970's retrofit façade. Terra cotta reliefs and bands on the façade, buried in stucco since the 1970s, were unveiled and restored. The marquee and two-story blade sign with art deco letters were reconstructed. Without evidence of original colors, the design team was free to introduce a vibrant palette for lighting.

Since it reopened in May 2019, the theatre has hosted artists that have typically bypassed Pittsburgh for lack of a suitable venue and has brought tens of thousands of patrons to McKees Rocks. The Roxian has emerged as a place that embraces its history while forging a new future with imagination and creativity.

*Restored exterior of the Roxian Theatre with blade sign. (Photo credit: David Heath/Lofty Views)*



## WILKINSBURG TRAIN STATION

Hay Street at Ross Avenue, Wilkinsburg  
(ALLEGHENY COUNTY)

HONORING

WILKINSBURG COMMUNITY DEVELOPMENT CORPORATION / POWERS & COMPANY /  
MCF ARCHITECTURE / SOTA CONSTRUCTION SERVICES

Built for the Pennsylvania Railroad, the Beaux Arts-style Wilkinsburg Train Station opened to the public during a multi-day celebration in 1916. For decades, this landmark building served as a gateway to and from Wilkinsburg, a once prosperous and bustling suburb east of Pittsburgh. In the mid-1970s, Amtrak discontinued passenger service to Wilkinsburg due to declining ridership, and the building fell into disrepair. Although the building was individually listed on the National Register of Historic Places in 1985, it sat vacant for nearly 50 years. In 2015, the train station was acquired by the Wilkinsburg Community Development Corporation (WCDC), which sought to restore and reactivate this architectural landmark as a new community resource for the town.

Working with an expert team of architects, preservationists and craftspeople, the WCDC spent the next six years carefully bringing the building back to life. Some of the project's most significant preservation achievements include the cleaning and repair of the historic brick and limestone façade, the reconstruction of the historic clock that crowns the building, the installation of new, historically accurate windows, and the masterful restoration of numerous significant interior features and finishes, most notably the terrazzo and mosaic floors, a large skylight above the main waiting room, and extensive, highly ornate plasterwork. With this impressive, highly sensitive project, the waiting room is now ready to serve as a restaurant, a use that will allow the public to once again experience this striking interior space after a nearly half-century absence.

The restoration of the Wilkinsburg Train Station was in large part a grassroots effort. The WCDC benefitted from generous contributions from foundations and corporations, as well as state and federal historic tax credits. However, a significant portion of the \$7.5 million budget consisted of donations from local residents, demonstrating their belief in its potential.



**Top:** Before and after views of the exterior of the Wilkinsburg Train Station.  
(Photo credits: Before: Wikimedia Commons. After: Jason Cohn)

**Above:** After sitting vacant for more than 50 years, the station interior had significant deterioration, but has been transformed by the efforts of the WCDC and the design team.  
(Photo credits: Before: Jeff Lovett. After: Greg Sciuilli)





## RESTORATION

CONSTRUCTION PROJECT AWARD



### GLORIA DEI (OLD SWEDES') CHURCH

916 S. Swanson Street, Philadelphia

(PHILADELPHIA COUNTY)

HONORING

HISTORIC GLORIA DEI PRESERVATION CORPORATION /  
MATERIALS CONSERVATION CO., LLC

Gloria Dei (Old Swedes') Church was built between 1698 and 1700 and is the oldest church in Pennsylvania and the second oldest Swedish church in the United States. The church's vestry and entranceway were added in 1703 to buttress the walls, which had begun to buckle under the weight of the roof. The tower was added c. 1733, and interior alterations were made in 1845, designed by Samuel Sloan. The church was designated a National Historic Site on November 17, 1942 and is an affiliated area of the National Park Service under Independence National Historical Park. It was listed on the National Register of Historic Places in 1966.

The Gloria Dei (Old Swedes') Church campus developed during the 17th and 18th centuries when wood and brick were standard materials used in construction. While the brick surfaces endured, nearly every wooden surface – from the top of the steeple to the base of each door – was severely damaged.

In 2019, Historic Gloria Dei Preservation Corporation received a Commonwealth of Pennsylvania Keystone Grant to address much-needed repairs to two of the buildings on

the grounds: the church (1700) and the parish hall (1863). The project entailed patching, repairing, replacing and painting the exterior wooden surfaces on the sanctuary and parish hall, as well as painting and repairing the first-floor interior of the sanctuary.

Initial investigations revealed significant wood decay. During stained glass window repair, conservators discovered that only layers of old paint held the window in place. Damaged window sashes were repaired or replaced and the old glass reused.

About 20 years ago, the Philadelphia Historical Commission helped identify the exact paint colors that were used when the church building was repaired and expanded in 1845. Water damage evident on plaster walls was repaired and repainted, and wainscoting was sanded and painted.

As the church stewards note, "While we cannot point to modern innovations for this project, we feel that we offer a view of permanence and what that may mean to future generations. As we live in an ever-changing world, we think there is great comfort to the community that some things last for centuries."

*Gloria Dei (Old Swedes') Church being painted by Materials Conservation Co., LLC*



## RESTORATION

CONSTRUCTION PROJECT AWARD



## WARFIELD HOUSE

Gettysburg National Military Park, Millerstown Road, Gettysburg

(ADAMS COUNTY)

HONORING

THE NATIONAL PARK SERVICE / THE GETTYSBURG NATIONAL MILITARY PARK STRUCTURES  
PRESERVATION BRANCH / PAGE / SILMAN

The Warfield House, an 1850s vernacular farmhouse located south of the village of Gettysburg, survived the Civil War battle in 1863, but was significantly altered in the 160 intervening years. The National Park Service took possession of the previously privately-owned property and, in 2020, initiated the process of restoring the building to regain the visual integrity of the battlefield. Reclaiming the historic appearance also offers an opportunity to share the story of James Warfield and his family, free people of color who were part of a thriving community of African Americans in Gettysburg, a story that will be added to the interpretation of the battle, the Civil War, and 19th-century America.

As a vernacular structure, there were no construction drawings of the farmhouse, and after 140 years of additions and alterations, significant areas of the 19th century house had been removed, and much of the surviving historic building fabric was hidden. Initial investigations relied on a

selective removal program to reveal critical elements of the surviving 19th-century construction and help the design team document the post-1863 materials that would need to be removed before the house could be restored. The team developed demolition documents that included stabilization of the masonry walls to remain and a phased removal process to protect the surviving historic building fabric. The restoration documentation relied on the evidence that was exposed during the demolition and studies of similar vernacular stone farmhouses that had survived in the Gettysburg area.

The reconstruction was executed by the Gettysburg National Military Park's Structures Preservation Branch, (SPB), who are trained in traditional construction techniques and materials. They performed a restoration that contributes to an accurate and nuanced understanding of life in July 1863.

*The Warfield House was privately owned until 2003 and had been significantly altered. The masonry walls are the only visible 19th-century elements in this photo. (Photo credit: EYP)*

*After carefully removing the construction that was added after 1863, the missing components were reconstructed using traditional materials and techniques. (Photo credit: Jason Sandy, Angle Eye Photography)*





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## HANDMADE HISTORY



### RUBY ANNIVERSARY



Each year, our Honor Awards are handcrafted at the historic Tileworks of Bucks County, a National Historic Landmark. You can tour the Tileworks and adjacent Fonhill, the home of Henry Chapman Mercer. Mercer was an American archaeologist, artifact collector, tile maker, and designer of three distinctive poured-concrete structures in Doylestown: his home, Fonhill, the Tileworks, and the Mercer Museum.