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PENNSYLVANIA

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The Newsletter Dedicated to Preserving Pennsylvania's Historic Places

# Preserving

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

VOLUME 24 ■ ISSUE 3 ■ September - November 2011



## 2011 Pennsylvania Historic Preservation AWARDS

preservation  
PENNSYLVANIA



*Honoring passion  
for the past*

*Applauding achievements  
in the present*



*Inspiring a history-rich  
Commonwealth future*



*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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### Honor Awards

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2011  
 Pennsylvania  
 Historic Preservation  
 AWARDS

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preservation  
 PENNSYLVANIA




Friday, September 30, 2011  
 Historic Gettysburg Hotel  
 One Lincoln Square,  
 Gettysburg, Pennsylvania

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# A Message from Mindy

I'm very excited to invite you to review the outstanding work in historic preservation that has been accomplished in Pennsylvania during the past year. This issue of *Preserving Pennsylvania* gives a brief overview of the 2011 Historic Preservation Award winners presented on September 30, 2011.

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

As you read through the descriptions, I'm sure you will agree that some pretty terrific things are happening even during this time of severe budget cuts to the programs we most value. I think this is encouraging. Heritage funding will increase and many projects that are just waiting for the right funding to be available will move forward.

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, advertisers and patrons who have made this wonderful program possible.

The presentation of the annual Historic Preservation Awards is my very favorite event of the year. During the course of our day to day work, we hear stories of challenges, frustrations and bitter battles to save historic places. Often we feel that we don't make much progress. Too many important resources are lost and sometimes we aren't sure that anyone gets the message. But the award program reminds us that great things ARE happening all around us and that the work we do does result in completed projects that happen, sometimes in spite of very daunting circumstances. We applaud those projects each year and those success stories give us the impetus to keep doing what we do.

Bravo!

*Mindy*



## F. Otto Haas Award

*This award, Preservation Pennsylvania's highest honor, is given in recognition of outstanding achievements in the field of historic preservation.*



### Susan Star Paddock and NO CASINO GETTYSBURG

This award honors noted preservationist and philanthropist F. Otto Haas (1915-1994), as standing recognition of his service

and contributions to historic preservation. He was a founding board member of Preservation Pennsylvania, a two-term Chairman of the Board and a valued advisor to the organization until his death in 1994. This award acknowledges outstanding individual or group achievements in the field of historic preservation.

Preservation battles are not for the faint of heart. They are long, unpleasant and very often, personal. There is no one who understands that better than Susan Star Paddock.

In 2005 and 2006, she put her life on hold while she lead a campaign to oppose a proposed casino to be located less than a mile from the Gettysburg National Military Park. She, along with the group she founded—No Casino Gettysburg—wasted no time. They solicited citizens and groups like Preservation Pennsylvania and the National Trust

for Historic Preservation to testify before the Pennsylvania Gaming Control Board (PGCB). They gathered signatures on petitions, held vigils and rallies, talked to the local colleges and distributed mass quantities of yard signs. At one of the Gaming Control Board hearings, No Casino Gettysburg delivered 65,000 signatures in opposition to the casino license at Gettysburg. Other groups and individuals joined the fight including the Civil War Trust, the National Parks Conservation Association and a number of well-known historians from around the country. On December 20, 2006, the PGCB unanimously rejected the Crossroads Gettysburg application citing local opposition as one of the reasons for the decision. It was a hard-won victory but Susan was able to return to her normal life.

In late 2009, it became apparent that the same investor was trying for a casino again, at a site only a half mile from the park; Susan rose to action and despite the derision and threats she endured during the first battle, she chose to face them all again. This time No Casino Gettysburg, a strong organization during the first round, was a model of grassroots activism. Its members reached out to key stakeholders, used social media to its fullest, organized lobby days in Harrisburg and took the fight to a national level. They secured pro bono professional media help for messaging and testimony before the Pennsylvania Gaming

Control Board, including the participation of dignitaries such as David McCullough, Ken Burns, Sam Waterson and many others who donated their time and name to the cause. Through it all, Susan was a model of professionalism and optimism no matter what she faced.

On April 14, 2011, the Pennsylvania Gaming Control Board again rejected the bid for a casino in Gettysburg. Susan was not surprised. She never lost hope that the Board would make the "right" decision. But what was next for Susan and No Casino Gettysburg? They are now taking action to ensure that the most recent battle will be the last by pursuing legislation that would amend gaming laws to put a permanent protective buffer around the battlefield.

Susan Star Paddock's work and dedication has earned her the Civil War Trust's Preservationist of the Year Award (2007), the Peacemaker of the Year Award (2007) from the Interfaith Center for Peace and Justice in Adams County and the Marjory Stoneman Douglas Award (2007) from the National Parks Conservation Association. No Casino Gettysburg received the Organization of the Year Award from the Civil War Trust in May 2011. Otto Haas would have been proud to know Susan and learn of her unwavering commitment to historic preservation.

*The F. Otto Haas Award is sponsored by the Board and Advisors of Preservation Pennsylvania.*



# Henry A. Jordan Award

*This honor is given in recognition of outstanding historic preservation efforts at the local level.*



## John Andrew Gallery

This award honors Henry A. Jordan, 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 recognizes outstanding historic preservation efforts at the local/regional level. In April 2010, the historic preservation movement in the country, and Preservation Pennsylvania specifically, lost a great friend and supporter with the passing of Henry Jordan. His contribution yielded a legacy that is hard to equal.

Like Henry, John Andrew Gallery also believes that historic preservation efforts at the local level are most effective. He is not afraid to voice his opposition to projects that will threaten an important historic resource through his attendance at public meetings, taking legal

action if necessary or leading a crowd of sign-holding supporters. John is someone you want to have in your corner when you're ready to fight, both for his passion and his experience in the field.

John currently serves as the Executive Director of the Preservation Alliance for Greater Philadelphia, and he has made a tremendous, long-lasting impact on the city. He established the Philadelphia Office of Housing and Community Development and served as Coordinator and Vice President of Development, as well as Consultant to the Mayor on the Philadelphia Bicentennial Commission. In his role as Senior Urban Designer at the Philadelphia City Planning Commission, he was responsible for the final design of Market East.

John's personal list of accomplishments in Philadelphia extends far beyond what has already been mentioned, and these achievements can be classified into four categories: Advocacy that is proactive and undeterred by obstacles or controversy; Neighborhood Preservation which includes practical workshops and outreach efforts to new groups; an African American Initiative which deliberately reaches out to the African American community to diversify the concept of

preservation in Philadelphia; and the creation of a comprehensive preservation plan for Philadelphia, which remains a work in progress, but due to John's diligence, much progress towards this end has already been made.

In addition to all of this, John has found the time to educate the next generation of preservationists; he has been an instructor at the University of Pennsylvania Fells Center, Harvard University and the University of Texas at Austin. He is also the author of several books, including Philadelphia Architecture: A Guide to the City, as well as numerous articles.

Despite this amazing list of career achievements, John's humility is evident. When asked to provide highlights of his proudest accomplishments, John quickly emphasized that these successes were the result of a lot of other people. But John was and is the catalyst behind these efforts. Like our dear friend, Henry, John is a shining example of a true preservationist: someone who sees the task ahead, tackles it and just keeps moving forward. For that reason, John Andrew Gallery is most deserving of this year's Henry A. Jordan Award.

*The Henry A. Jordan Award is sponsored by Barbara McNeil Jordan.*



# 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.*



## The Manchester Family

The Isaac Manchester Farm in Washington County,

Pennsylvania — now known as Manchester-Farms — is a truly special historic place that has been preserved and sustained by the Manchester family for more than 200 years, and it continues to operate as a multi-faceted organic farm today.

What makes Manchester-Farms very unique and tremendously important is the intact collection of original buildings along with the tools, implements, letters and other objects that tell the story of the lives of Isaac Manchester and his descendents. The original buildings on the farm include a brick farmhouse that was built in 1815, a 1773 distillery, an 1800 workshop, an 1803 bank barn, an 1815 granary and chicken house, and an 1818 springhouse and carriage house. There are also a few more recent outbuildings

on the farm that have allowed the property to function as a modern, working organic farm. The historic workshop still contains the tools that were used to build the house and outbuildings on the property. The Manchesters still have the spinning wheel and weaving loom that were used to make fabric from the wool and flax they produced, as well as the handmade dresses (complete with their original patterns) that the Manchester women wore. When a new item was purchased for use on the farm, the object that it replaced was carefully preserved rather than discarded. Each article present on the farm shows the continuum of technology and style over time, all in its original context. Manchester-Farms is an intact collection of buildings, tools, farm equipment and household items used on this farm by the Manchester family over eight generations of life and farming.

But preserving their buildings in addition to their household and agricultural objects is just one area in which the Manchester family has demonstrated wonderful stewardship of this farm. The property is even more important as an example of a working farm that successfully blends modern agricultural techniques with what is cherished of the past. Under the management of Isaac Manchester from

1800 through 1851, the farm specialized in the production of beef cattle. Isaac's son, Col. Asa Manchester, specialized in breeding Merino sheep and producing wool from 1850 through 1896. Asa's daughters continued to manage the farm after their father's passing, focusing on dairying and the production of butter and cheese. After Asa's last daughter Alice passed, she left it to her nephew Eugene Painter, who continued to manage it as a dairy farm until 2005 when Margie Manchester, Isaac's 5th great-granddaughter, and her husband Joe Pagliarulo bought the farm and began operating it as a multi-faceted organic farm, producing old fashioned milk with the cream on top, beef, Berkshire pork, eggs and a variety of fruits and vegetables.

Often, projects are recognized for the completion of a significant rehabilitation or preservation project. In this case, the Manchester family is being honored for their long term commitment to preservation from the very first day of ownership up to the present. The Manchester Family's eight generations of stewardship is an unparalleled example of foresightedness and dedication to protecting a unique sense of place.

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

# Initiative Awards



## Communication

### **HISTORY LOST: OLD CORNWALL SCHOOL** Mt. Gretna, Lebanon County

**Honoring: Pennsylvania Historic Dramas, Brian Kreider, filmmaker**

From 2005 to 2008, the plight of the Cornwall Redbrick Schoolhouse made the front pages of the local press and stirred quite a controversy with public debate between those who pleaded to save the old school, and the opposition who saw its maintenance as a financial drain, fearing any restoration of the old school would mean higher taxes.

Filmmaker Brian Kreider decided to use his talents to call attention to this important historic resource and try to urge a positive outcome. He was influenced by the brochure, *Renovate or Replace: The Case for Restoring and Reusing Older School Buildings*, which was a cooperative undertaking of The Pennsylvania Department of Education, The Pennsylvania School



Boards Association, and the Pennsylvania Chapter of the American Institute of Architects along with the Pennsylvania Historical and Museum Commission and Preservation Pennsylvania.

In the case of the schoolhouse in Cornwall, it was too late to save it. But even as the filmmaking began, while the school was being taken apart brick-by-brick, participants on both sides of the debate wanted to express their views. Local audiences wanted to see the film, and as such, it became a lesson learned. It was a lesson about community

values, a lesson about the importance of local heritage, and it was a lesson about local government rebelling against state and federal guidelines. The film was—and is—an education of how the past was an important part of the character of a community, and in this case, was an important memory to those who were once students.

This 15-minute documentary film, *History Lost: The Old Cornwall Schoolhouse*, was produced in the summer of 2010 and had its first public screening in August of that year at Cornwall Manor's Freeman Auditorium in Cornwall, Pennsylvania. While the final outcome of the Cornwall School's fate is not what Brian or much of the community desired, the film can and should be used as a lesson for others. Historic school buildings are lost every day and the decisions on whether these buildings stay or go is a local one. Brian's excellent film should be shared with every local school board and community who is facing this type of decision.

*Copies of the film may be purchased through [www.pahistoricdramas.org](http://www.pahistoricdramas.org) by clicking "CONTACTS" and emailing Brian Kreider.*

## Community Involvement

### **BLUE STREAK, CONNEAUT LAKE PARK** Conneaut Lake, Crawford County

**Honoring: Trustees of Conneaut Lake Park; Structural Technologies, Inc.**

Conneaut Lake Park (CLP) in Crawford County is a very special place to many people. The 119-year-old park is an important attraction for Conneaut Lake, a popular summer destination. Much of the park has been preserved including the 1925 Tumble Bug, the 1968 Devil's Den, the 1910 Carousel, and the 1938 Blue Streak.

The Blue Streak rollercoaster had its last run in 2006. CLP battled financial hardships, an arson that stole the Dreamland Ballroom, and years of neglect and debt. It didn't open in 2007 or 2008. Most often, when an amusement park closes, its fate is sealed. Not so for this historic Park. A new Board of Trustees worked tirelessly during those closed years and was able to get the Park open in 2009, albeit without its signature ride, the



Blue Streak. The coaster needed major work in order to pass inspection to run. Much like the Blue Streak's first hill, the ticket to ride was very steep, at an estimated \$125,000.

Knowing that the future of the Park, in large part, depended upon the operation of the Blue Streak, CLP launched a fundraising campaign in the winter of 2010. Structural Technologies, a coaster contractor, developed plans for repairs that would allow the coaster to pass safety inspections. Funding came from the community and the American Coaster Enthusiasts. In July 2010, CLP was entered into the Pepsi Refresh Everything grant contest. Daily votes from the public would determine the winners, and only 10 projects would be awarded a grant in the \$50,000

category. This was the time to reach out to all those who believed in CLP and demonstrate the progress that could be made if the support was there.

The promotion for the Pepsi Blue Streak project extended to every corner of the country. Through the Park's Facebook page and e-mail newsletters, current supporters were asked to spread the word. Media releases went to outlets in the surrounding areas prompting radio, TV and newspaper interviews. The Pittsburgh office of the Associated Press even ran an article about the project. Groups of supporters were contacted because of their association with coasters, amusement parks or history interests. Alumni groups from schools in the area, whose graduates spent many years at CLP, were also contacted.

All of CLP's outreach efforts worked. The Blue Streak project won a \$50,000 grant, and on September 2, 2010 the Blue Streak reopened. Operating only on weekends in the post season of the Park, the Blue Streak gave an amazing 20,056 rides!

The Blue Streak rollercoaster demonstrates the physics lesson of potential and kinetic energy. Conneaut Lake Park supporters demonstrate the lesson of a different form of energy—the kind that unites generations to prove that preservation of this historic park is their call to action.

# Community Involvement - Certificate of Merit

## LITTLE ABINGTON MEETINGHOUSE Jenkintown, Montgomery County

**Honoring: Abington Township;  
Abington Art Center Committee;  
Paul Macht Architects;  
Calfayan Construction Associates**

In 2006, a committee of concerned community leaders came together to revive an abandoned Quaker meetinghouse in Montgomery County, Pennsylvania. The Little Abington Meetinghouse was built in 1836 as an Orthodox Meetinghouse. After the meeting house was closed in 1972, the building remained vacant until 2005.

The committee began rehabilitation by sealing the building envelope, restoring the original architectural elements and finishes that remained and replacing those lost to its 35 years of neglect. The committee created work



plans, set priorities and began fundraising for the adaptive reuse. The restoration was funded in part by a \$72,000 Keystone Historic Preservation matching grant from the Pennsylvania Historical Museum Commission and included a new cedar shake roof; rebuilt chimneys; custom milled cornice molding, doors and gable vents; restoration of the windows, shutters and columns; interior plaster repair and lime wash; installation of heart pine flooring; and bench repair.

In the summer of 2009, construction began on the meetinghouse site outbuilding. The outbuilding was designed

to have a roofline similar to the original warming shed and was built within the existing stonewalls. Reclaimed materials were gathered including roof beams from a local demo site, wide wood panels from Penn State Abington, blue stone from Abington Art Center, a sink from Fairmount Park Trust and a mirror from a committee member's basement. Over nearly 10 weekend days in July, August and September 2009, crews of volunteers, including several teens from the neighborhood, gathered at the Little Abington Meetinghouse to help construct the outbuilding. The summer workdays started with a "pointing party" to stabilize the existing stone wall and continued with piecing together the blue stone slab floor. The weekends of framing were no different from the other "Barn Raising" days with volunteers pitching in to lift the beams and posts. The meetinghouse restoration and site revitalization was truly a community affair.

In 2010, the site work, outbuilding construction and meetinghouse restoration were completed and the Little Abington Meetinghouse welcomed neighbors, friends and supporters. Since the building opened, it has become a seasonal venue for public programs, community meetings, arts events and weddings. Overall, the committee's dreams are being realized—the Little Abington Meetinghouse is becoming a cultural venue and a gathering place for the community.

# Stewardship

## HARES HILL BRIDGE East Pikeland Township, Chester County

**Honoring: PennDOT, Engineering  
District 6-0; Mackin Engineering  
Company; Road-Con, Inc.**

In 1869, Thomas William Moseley of Moseley Iron Bridge and Roof Company constructed a patented structure to replace the ford crossing French Creek, connecting the Village of Kimberton to Spring City in East Pikeland Township, Chester County, Pennsylvania. Historically known as Thomas Moseley's "Wrought Iron Lattice Girder Bridge," the Hares Hill Road Bridge carries State Route 1045 over French Creek. The structure is thought to be the only surviving example of Thomas Moseley's unique design. The bridge has been detailed and recorded by the Historic American Engineering Record, and it was also listed on the National Register of Historic Places in 1978. In addition, French Creek is a Pennsylvania Scenic River and is also listed on the Nationwide Rivers Inventory.

The 103-foot, single-span, one-lane structure consisted of a timber floor system and wrought-iron riveted arch girders with lattice webbing. Three major rehabilitations



were performed on the structure. In 1880, the timber joists were replaced with iron girders, diagonal tie-rods were added and the structure was braced and strengthened. Intermediate floor beams and queen post trussing were added in 1933; and the timber deck was replaced with an open-grid steel deck in 1958. The challenge with preserving this one-of-a-kind structure was how to maintain the integrity of the existing structure's historical features, while increasing its load capacity and functional use.

The PennDOT project team met with the Pennsylvania Historical and Museum Commission to come to an understanding as to how much could be done to the structure without affecting its character defining features. A field load testing program was then conducted by the Center for

Advanced Technology for Large Structural Systems (ATLSS) at Lehigh University and a 3-dimensional finite element model of the structure was developed. Each structural member was analyzed to determine the weakest links. Members were systematically replaced, strengthened, or added where it was cost effective. After a certain point comprehensive repair would have required disassembly of the entire structure. This was deemed economically infeasible due to the labor intensive effort of removing and replacing thousands of rivets. In the end, the load carrying capacity was increased from 7 tons to 15 tons at a reasonable cost.

Prior to being painted yellow in the 1970s, the bridge was known as the "Silver Bridge." In agreement with the PHMC, the Township Historic Committee selected silver as the proposed color that mostly resembled the long standing appearance of the structure. A local bicycle group expressed safety concerns about crossing the steel grid deck. After some discussion, it was agreed upon to place a 4' wide concrete strip down the center of the structure for bicyclists to safely cross the structure. The PHMC concurred that the concrete strip would not detract from the bridge's historic features.

Construction was completed in December 2010. This restoration effort will allow Moseley's "Wrought Iron Lattice Girder Bridge" to continue connecting neighboring communities while preserving the one-of-a-kind structure for future generations.



# Construction Project Awards

## Single Family Residential

### THE JAYNE HOUSE

Philadelphia, Philadelphia County

**Honoring: John Milner Architects, Inc.;**  
**Eberlein Design Consultants, Ltd.;**  
**Cherokee Construction;**  
**Charles Hess Landscape Architects;**  
**Thornton Tomasetti, Inc.;**  
**Grenald Waldron Associates, Inc.;**  
**Milner + Carr Conservation, LLC**

Architect Frank Furness designed the Jayne House as the home of his niece, Caroline Furness Jayne, and her husband, Dr. Horace Jayne, in 1895. Located in Philadelphia's Rittenhouse Square neighborhood, the house has a long history including its sale and significant remodeling by Jacob Lit (of department store fame) in the 1920s; its conversion to a synagogue in the 1940s, which resulted in significant gutting of the north side for a worship space,



and its adaption and use as various offices from the 1950s to the 1980s. When the property was sold in 2007, the new owners made plans to restore the building to its former grandeur and original use as a single family residence.

Despite the years of modifications, many original features survived including the two-and-a-half-story oak paneled central hall crowned by a leaded-glass skylight. After removing a maze of 1980s office partitions, John Milner Architects reinterpreted the new floor plans based on the original configuration.

In adapting the 19th century residence to a 21st century family, the designers introduced a first floor kitchen into the location of an original rear parlor that was gutted in the 1940s. Moving eastward through a new, large pair of pocket doors, a small library was formed on axis with the original curved bay window at the location of an original ante room. Next, a formal parlor was restored to the north-east corner of the building anchored by a restored and reinterpreted fireplace. Between the parlor and library a new, transparent partition was created featuring tall Corinthian columns sitting atop low bookcases with leaded glass doors. This creates an interpretive break between the two rooms, while keeping the spaces open and light-filled.

The comprehensive rehabilitation of the exterior included a new terracotta tile roof, full masonry restoration, conservation of Karl Bitter designed sculptural elements, a new roof deck, a new bluestone parking courtyard with a custom engineered drop-down garage door, and ironwork restoration throughout.

After this complex three-year project, this landmark residence once again houses an active, modern family and is now ready for its next 115 years.

## Multiple Family Residential

### PRESSER HOME FOR RETIRED MUSIC TEACHERS

Philadelphia, Philadelphia County

**Honoring: Presser Senior Apartments;**  
**Nolen Properties; JKR Partners, LLC**

Originally commissioned by sheet music publisher and philanthropist Theodore Presser, the Presser Home for Retired Music Teachers is a grand 52,248 square foot building that once housed those who dedicated their lives to music. The original Presser Home building was designed by the Philadelphia architectural firm, Seymour & Davis, and completed in 1914.

Unfortunately the building became vacant in 2002, suffered significant deterioration and was a candidate for demolition through plans of prior owners. A coalition of community groups formed to prevent the demolition, and



in 2005 they succeeded in adding the Presser Home to the National Register of Historic Places. Nolen Properties acquired the property in 2006 with the promise to restore it to the original beauty and keep its historic integrity, while finding a compatible use in the neighborhood

Architects JKR Partners led the \$13 million interior and exterior rehabilitation funded jointly through private, city, state and federal stimulus money. Retaining the original

floor plan and historic features, 86 rooms were converted to 45 affordable senior apartments that now serve as the Presser Senior Apartments. The renovation of the exterior maintained the historic fabric of the original building, restoring the original smooth buff roman brick, limestone, and terra cotta trim, all in the Italian Renaissance style. The building's interior renovation design maintained and restored or replicated all the original hallways, including the 10 foot wide corridors, 12 foot high ceilings, and original trim. The former Recital Hall has been carefully and accurately restored with its original warm oak floors for use during colder weather.

The success of this project has now spurred the rehabilitation of the adjacent Nugent Building (the former Nugent Home for Baptist Ministers).

The revitalization of Presser is significant because it maintains the historic integrity of Johnson Street, respects the interests of the community, fills a gap in affordable housing for seniors and preserves a cornerstone building in the Mt. Airy Neighborhood Plan created in 2004 by the Philadelphia City Planning Commission.



## *Institutional*

### **SMITH MEMORIAL PLAYGROUND AND PLAYHOUSE Philadelphia, Philadelphia County**

**Honoring: Smith Memorial Playground  
and Playhouse; Mark B. Thompson  
Associates; BHG Consulting**

In 1899, the Smith Memorial Playground and Playhouse opened in East Fairmount Park, fulfilling the vision of its founders, Richard and Sarah Smith, to provide a beautiful and peaceful place for the children of Philadelphia to engage in free play. Today, Smith remains a beloved landmark in Philadelphia with a mission to provide children 10 and under from diverse backgrounds with free and accessible one-of-a-kind play experiences that meet their physical, behavioral and developmental needs. Over 140,000 children and adults visit Smith each year—free of charge—to play on three floors of activities in the Playhouse, the 106-year old Ann Newman Giant Wooden Slide and other equipment



to inspire imagination, creativity and social interaction.

In 2004, Smith's board of directors launched an ambitious capital campaign to invest in the organization's unique facility, including rebuilding the playground and restoring the exterior and roof of the Playhouse. Smith's porches and interior were in serious need of attention after welcoming literally millions of visitors over a 111 year period. With support from a PHMC Keystone Historic Preservation Grant, the 1772 Foundation and the Redevelopment

Assistance Capital Program, Smith worked with a team of architects, contractors and craftspeople to rebuild two large side porches, renovate two bathrooms, revive plaster and wood finishes and replace lighting fixtures. The goal of the project was to celebrate the building's historical significance and to prepare it for another century of play by an audience that continues to grow year after year.

The success of this project was the many partnerships that formed between professionals, apprentices and volunteers on each aspect of the work. All of these different crews worked harmoniously on Smith's restoration project. Each brought a particular skill to the team, and the beauty of the finished project reflects their talent and cooperation. Most importantly, since this historic property is used by an average of 500 visitors every day—most of them children under the age of 10—the restoration project is completely appropriate to the needs and uses of the building today. The first floor of Smith Memorial Playhouse looks as beautiful as it did when it opened to the public in 1899 ... and it is ready to welcome many more generations of Philadelphians for physical, creative and imaginative play for years to come.

## *Public*

### **PHILADELPHIA MAIN POST OFFICE Philadelphia**

**Honoring: Brandywine Realty Trust;  
Bohlin Cywinski Jackson;  
Keating Development;  
Robert Powers, Powers & Co., Inc.;  
BNIM Architects; Jacobs Engineering;  
PHY Engineers Inc.; Thornton Tomasetti  
Group; Pennoni Associates, Inc.;  
Keating Construction Company;  
Grenald Waldron Associates;  
J. Brough Schamp Photography**

The Philadelphia Post Office construction project began in 1931 and was finished in 1935 on Market Street just west of Center City. It was paired in a gateway position with its fraternal twin, the neoclassical style 30th Street Train Station. With intertwining transportation operations (most mail was shipped by rail at that time), the two buildings were intended to be the centerpiece of a major mixed-use commercial district.

In 2006, after the Post Office announced plans to relocate its main regional distribution center, Philadelphia was faced with the prospect of a 926,000 square foot vacant building on a main thoroughfare. A private developer, Brandywine Realty Trust, and a team of federal, state and



city agencies stepped in to rehabilitate the exterior and interior historic features of this five-story structure and create a comfortable, modern office building. With rehabilitation costs of \$252 million, it was one of the largest historic tax credit projects in Pennsylvania history

The project reversed 70 years of exterior deterioration with the cleaning and pointing of the limestone exterior. The original bronze window frames were restored and, through the use of innovative technologies, now meet both thermal and blast-security criteria without the removal of any historic fabric. The ornate public lobby, featuring two entry rotundas with mosaic domes decorated in a Mayan motif, was fully restored. The domes, each covered with 99,816 pieces of glass tiles in nine different shades of green and blue with 128 reflectors, were refreshed to reveal their original brilliance. The character of the original 1930s public

lobby depended on illumination by a then state-of-the-art electric lighting system. Interior restoration focused not only on the lobby's spectacular finishes (such as nickel-plated detailing, travertine marble, wood ceiling), but also on an energy-efficient recreation of the extraordinary 1930s lighting effects.

The magnificently restored Main Post Office is now home to nearly 5,000 federal employees, a day care center, credit union and large cafeteria. The activity brought by the employees working in the Main Post Office building has created greater vitality, business opportunities and security in the area. The impact of these participants on the immediate community was pivotal; the success of the project offers profound benefit to Philadelphia.



# Construction Project Awards

## Commercial

### LANCASTER CENTRAL MARKET Lancaster, Lancaster County

**Honoring: The City of Lancaster;  
Hammel Associates Architects, LLC**

The Lancaster Central Market has been the heart of downtown Lancaster for many years. As early as 1730, a market has been located on this site; the current market building dates to 1889 and was designed by architect James Warner. The Market has been—and continues to be—a significant cultural and community resource for residents and visitors to Lancaster County. It was named one of ten Great Public Spaces in America in 2009 by the American Planning Association.

The City of Lancaster has been committed to the preservation of the market for many years and has undertaken numerous renovations. In 2007-2009, a preservation and development plan for the market was completed by Community Heritage Partners, LLC that led the way for future work on this important structure. The Market, constructed of locally-produced red brick with a rusticated



brownstone base, features a front façade with twin pyramidal roof towers flanking a major gable.

Inside, the roof is carried on 20 wood pillars creating an impressive clear span space. Large timber brackets spring from each column to support giant cross beams, which support wood framing and steel rod trusses. There are five types of trusses framing the roof, with Howe trusses as the primary trusses. The market stands are arranged in a dense grid pattern with five north-south aisles and six cross aisles.

The recently-completed rehabilitation project focused

on rehabilitation of existing and original building components. Original windows and doors were repaired and earlier modifications that affected their operation were reversed. The original masonry was repointed with a custom-mixed mortar, and damaged bricks were replaced. Interior rehabilitation included removing the canopies of the original market stands to recreate the original open atmosphere.

Modifications to the functional space within the Market Hall focused on recreating the original layout of the Market to the extent possible, while still providing the necessary service spaces for an operational market; these modifications included the removal of four vestibules along the primary south façade, installed in the 1970s, that blocked light, obscured exquisite detail in the transom windows and made the perimeter of the market very congested. The existing lighting system, consisting of more than 500 inefficient individual fixtures, was replaced with a new lighting system of 39 pendant down lights, whose design complements the utilitarian function of the building.

The Lancaster Central Market continues to be a meeting place, tourist destination and shopping mecca for Lancaster, and with its newly restored features and rehabilitated spaces, it is ready to serve into the future.

## Special Historic Property - Conservation

### OLD MORTALITY AND HIS PONY SCULPTURE Laurel Hill Cemetery, Philadelphia

**Honoring: Laurel Hill Cemetery Company;  
Friends of Laurel Hill Cemetery;  
Kreilick Conservation, LLC; I:1:6, Inc.;  
Norton Art Conservation, Inc.;  
Dan Lepore; Anthony Biddle  
Contractors, Inc.**

Laurel Hill Cemetery, in north Philadelphia, was established in 1836 to be not only a restful and tranquil burial ground, but a place that offered a scenic, riverside sanctuary for the living outside of the crowded city. The founders of the cemetery were seeking a memorial sculpture to serve as a prominent landmark within the cemetery. The board learned of the work, *Old Mortality and His Pony* by James Thom, a



self-taught Scottish sculptor. Based on Sir Walter Scott's novel by the same name, the sculptural group depicts the pious peasant who made it his life's work to travel the Scottish countryside re-cutting the faded epitaphs of martyrs upon their tombstones in an ongoing effort to keep their memories alive. Thom had carved the figures of the itinerant and his pony in Britain before bringing them to America for exhibition. The cemetery board purchased the work with the proviso that Thom add a statue of Sir Walter Scott to the pair. A portrait bust of the sculptor himself was later added to complete the group. Laurel Hill architect, John Notman, designed the Gothic Revival enclosure.

By the early 21st century, *Old Mortality's* restoration needs were visibly apparent. The stone, wood and plaster components of the individual sculptures comprising the group, as well as the enclosure protecting them, were actively deteriorating. Several conservation assessments were completed and the Friends of the Laurel Hill Cemetery applied for and received two Keystone Historic Preservation Grants for two phases of its restoration.

Under the continued oversight of Kreilick Conservation, LLC, both phases were completed by September 2010, and included these major stages: thorough conservation of the individual sculptural figures comprising *Old Mortality*, which included their consolidation, desalination, cleaning and selective compensation; repair of the enclosure's lead coated copper roof; the restoration and/or replication and installation of the original rooftop elements (turrets, urn, finial); conservation of the sculpture bust and its pedestal, and replication and installation of a duplicate bust for display; and interior and exterior masonry to the sculptures' historic enclosure.

*Old Mortality and His Pony* was officially rededicated in a public ceremony and lighting on September 29, 2010. Laurel Hill Cemetery is celebrating 175 years in 2011.



# Construction Project Awards

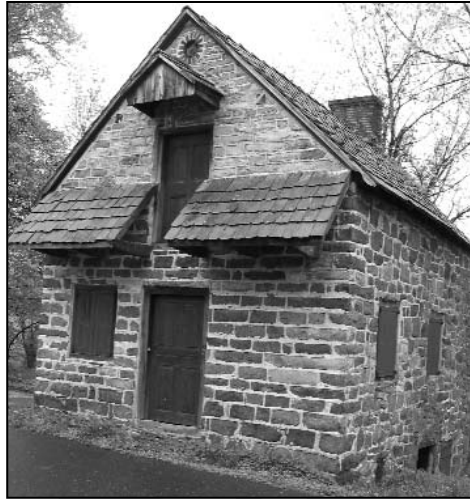
## Special Historic Property - Restoration

### JOHAN DETURK HOUSE Oley, Berks County

**Honoring: William Gotwals and Historic Preservation Trust of Berks County; Ortega Consulting – Structural Engineers**

Johan and Deborah DeTurk constructed a banked stone ancillary building in 1767, creating a multi-purpose structure to serve as retirement living quarters for the couple's older years on the main (or "upbank") level as well as granary storage in the garret and vaulted root cellar and outkitchen rooms on the basement (or "downbank") level. This structure is a part of a larger historic homestead complex that also includes a c. 1741 main dwelling, a relatively large bakehouse probably built in the late 1700s, and various farm buildings.

The Historic Preservation Trust of Berks County obtained a 99-year lease on the Oley Township building and



its small plot of ground in 1967. A volunteer effort coordinated by the National Trust for Historic Preservation successfully nominated the entire area of Oley Township to the National Register of Historic Places in 1983, becoming the first rural municipality in the nation to be listed in its entirety. The township's cultural landscape is considered remarkable for its intact representation of its eighteenth- and nineteenth-century vernacular architecture and land-use patterns. With its red tile roof, its primary façade built with straight ribbon pointing to approximate the appearance of cut or ashlar stonework, and its apparently original painted

embellishments—tulips and roses on the main floor window shutters, fanciful birds on the basement door—the building presented a seemingly intentional picturesque aspect that was richly evocative of the tendency toward more ornate or colorful decoration that characterized the vernacular German tradition.

A series of inspections conducted during 2008-2009 identified numerous structural defects in bearing masonry segments and timber framing. Resources and experienced craftsmanship focused on achieving sustainable structural integrity and on retention and reinforcement of original components. Particular emphasis was directed toward consolidating and reinforcing historic early-period features and structural elements of the building. Reconstruction of regionally characteristic architectural details (e.g., clay-tiled kitchen-door hood and its supporting outlookers) was based on an original in-situ mortised anchoring header between floor joists and significance of the feature to the distinctive architectural character of the building.

The DeTurk ancillary is a key contributing property associated with early Pennsylvania German culture. The greater Oley Valley presents a significant concentration of surviving examples of this type of structure; however, DeTurk is among the most outstanding for its range of details and its intact character.

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EXPERIENCE | Transportation



# Special Focus Awards



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

For 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.

### **MASONRY ARCH REHABILITATION INITIATIVE Montgomery, Bucks, Chester, Delaware, and Philadelphia Counties**

#### **Honoring: PennDOT Engineering District 6-0; TranSystems**

Faced with an increasing number of structural failures to its masonry arch bridge population, the Pennsylvania Department of Transportation developed a repair program that not only provided for an expedited design process and a cost effective repair methodology, but also preserved and renewed the cultural legacy that these structures bring to the region.

Stone arch bridge technology accounts for the earliest extant bridge type in the Commonwealth. Remaining examples in the five county Philadelphia area that makes up District 6-0, date from 1697 through the early 20th century, and represent the largest collection of stone arch bridges in the Commonwealth and one of the largest in the nation.

Although simple in form and function, masonry arch structures offer many challenges for engineers when evaluating rehabilitation options. Effective repair measures require a complete understanding of the causes of deterioration as well as the mechanics of masonry arches. Arches are one of the oldest types of bridges and their means and methods of repair are often made more intricate by the need to maintain historic and aesthetic



integrity. Successful projects reach consensus through early partnering and frequent coordination with all interested parties to merge the needs of cultural preservation and modern engineering demands.

Over the past year, rehabilitation plans for approximately 20 masonry arch bridges have been completed and awarded for construction using a streamlined project delivery process. The Masonry Arch Bridge Rehabilitation Initiative focused on improving design efficiency, correcting common causes of masonry arch deterioration and developing cost effective repair measures.

This initiative allowed projects to be done more efficiently and without the multiple step process usually undertaken. Under normal circumstances the replacement

process can take from 5-10 years. To make this design process take less than 12 months required a systematic comprehensive team approach with an emphasis on agile engineering solutions, pro-active partnering, grouping projects of similar types, and strong communication. The Masonry Arch Initiative is a successful pairing of forward thinking and flexibility in design and partnerships and has resulted in successful rehabilitation of some of Pennsylvania's most significant stone arch bridges.

# Sustainability in Historic Preservation Award

*For the continual 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.*

## **WAGNER FREE INSTITUTE OF SCIENCE Philadelphia, Philadelphia County**

**Honoring: Wagner Free Institute of  
Science; Landmark Facilities Group;  
Aegis Property Group**

Most visitors to the Wagner Free Institute of Science may never know about the exemplary preservation project undertaken there recently. The Institute has completed an impressive re-engineering of their heating system to achieve environmental responsibility while being sensitive to the historic features of the equipment.

The early 20th-century steam vapor heating system was state-of-the-art in its day. Patented in 1906, the Broomell Vapor system became one of the most extensively used heating systems for residential, commercial and institutional buildings. A 1915 publication on heating emphasizes its simplicity of operation, fuel efficiency and the absence of steam leakage: a critical issue for a museum building with sensitive collections. The Institute was outfitted with a Broomell heating plant in 1907, and it may be one



of the earliest surviving buildings with this technology still operational.

Since its installation, however, a series of modifications has adversely affected the system's performance. These changes caused leaking valves, radiators that wouldn't drain properly and complete system shut-downs. Following a boiler room fire in 2009, the Institute engaged Landmark Facilities Group, Inc. to analyze the situation. It was revealed that the system's flaws were the result of incompatible changes over the years, not the system itself.

So instead of replacing the system, the Institute decided to undertake rehabilitation. The goal was to optimize this historically innovative heating system by restoring it to original design specifications and wedding it to 21st-century high-performance, high-efficiency boilers and controls. The hybrid system preserves and utilizes existing infrastructure—the pipes and radiators that are integral to the building's interior—to provide contemporary standards of environmental regulation. Key elements included replacing the single steam boiler with four smaller, high-efficiency gas-fired units—a return to the original four boiler design, albeit using a cleaner fuel source.

The results of the Wagner's project demonstrates that these systems can be adapted—without disruptive removal of original pipes and radiators where these are integral components of building fabric—and that in the end, the most historically sensitive solution can be environmentally responsible as well.

# Pennsylvania Historical & Museum Commission Annual Theme Award

*For an innovative project, program or initiative that focuses on the 2010 Pennsylvania Historical and Museum Commission theme: Black History in Pennsylvania – Communities in Common*

## **PENNSYLVANIA GRAND REVIEW/ HALLOWED GROUNDS PROJECT**

In 2010, a reenactment of the Grand Review of US Colored Troops (an event that originally took place in Harrisburg, Pennsylvania in November 1865) was presented by a group of organizations with the leadership and support of Lenwood Sloan and the Tourism Office of the Department of Community and Economic Development (DCED). As part of the research for the event, Penn State Harrisburg students, under the direction of Dr. Michael Barton, identified 100 US Colored Troop (USCT) veterans from the Pennsylvania Civil War Muster Rolls and began researching their stories. Young African American men from across the state were recruited as 100 Voices Cadets to help track down information about each of the 100 men, locate descendants and portray these individuals at programs and events statewide. An effort to locate the grave sites of USCT veterans was also conducted by historians Caleb Jackson and Barbara Barksdale. Forty-two burial sites of USCT were identified, investigated and many were found to be in disrepair and



poor condition. The resulting Hallowed Grounds project to preserve these cemeteries and commemorate USCT soldiers was led by Robert Welsh of Jump Street and James Dougherty of IUP. The Dauphin County Historical Society served as fiscal agent for funds received from DCED, ARC and Comcast.

Robert Welsh, working closely with Lenwood Sloan, developed a stewardship model that recruited teams to clean and preserve cemeteries with USCT graves and provide long term stewardship by raising visibility and enlisting local support. The model identified lead organizations in each community, assigned 100 Voices Cadets to work with them and offered training in conservation and preservation provided by Larry Knudson of Penn Trails, Dr. Steven Burg of Shippensburg, Bob Jaeger of Partners for Sacred Places, Sam Cooper of the Pennsylvania Bar Association and Scott Doyle of the Pennsylvania Historical and Museum Commission. Volunteers were recruited from Rite Aid employees and United Way to work in each community to develop a two-year plan for both conservation and commemoration.

The project is a model of grassroots involvement, volunteer effort and sound scholarship that worked in tandem to preserve these important places that document the contributions of US Colored Troops to the American Civil War and our national history.

# Special Focus Awards



## Pennsylvania Historical and Museum Commission Visionary in Historic Preservation

Given by the Pennsylvania Historical and Museum Commission for leadership and visionary thinking

### A. ROBERT JAEGER



In 1989, when Bob Jaeger and Diane Cohen conceived the idea of an organization that would help congregations tell their unique stories and bring to light the strong role that sacred places play in our communities, they weren't sure they would realize their vision. But thankfully more than 20 years later, that organization, Partners for Sacred Places, is a successful organization with a vital role in the historic preservation movement.

Bob is very proud of a number of successes in Pennsylvania that he, along with his dedicated staff, have accomplished. These include:

- The development and pioneering of the acclaimed New Dollars/New Partners for Your Sacred Place training program, which has helped hundreds of congregations (in Philadelphia, Reading, Pittsburgh and elsewhere across the state) learn how to raise capital funds by articulating the historical and community value of their buildings.
- The launching of the Philadelphia Regional Fund for Sacred Places, which has provided over \$2.25 million in capital grants to over 20 congregations.
- The recent introduction of the Making Homes for the Arts in Sacred Places program, which is helping congregations and performing arts groups share space in ways that support the preservation of historic sacred places.
- The launching of two important public policy research initiatives, starting in Pennsylvania, documenting the larger "public value" of sacred places. The first, Sacred Places at Risk, has influenced the way that philanthropy and the public sector view the community purpose of older/historic churches, synagogues and meetinghouses. The second, underway now, is documenting the Economic Halo Effect of Sacred Places, including the value of capital projects, spending by visitors, and green space, and is expected to revolutionize the way civic leaders see and support the active use of sacred places.

Prior to co-founding Partners for Sacred Places in 1989, Bob worked with the Philadelphia Historic Preservation Corporation as Senior Vice President for the Historic Religious Properties Program. He is the co-author of *Sacred Places at Risk* (1998) and *Strategies for Stewardship and Active Use of Older and Historic Religious Properties* (1996); author of *Sacred Places in Transition* (1994); and editor (from 1985 to 1989) of *Inspired*, a bi-monthly magazine with news and technical articles on religious property preservation, and, in the Spring 2011 issue of *Pennsylvania Heritage* magazine, "Sacred Places in Pennsylvania: Signs of Religious Freedom and Diversity." Bob holds a Master's degree in preservation planning from Cornell University and an MBA from the University of Michigan.

Bob is truly a visionary, taking an idea that he once thought was just a "niche" and developing it into a national concept. Sacred places are not just buildings that serve their congregations; they are valuable assets to cities, towns and neighborhoods providing significant services to all of the community, whatever their denomination or faith tradition.

# Special Focus Awards



## Grassroots Advocacy Award

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

### ROBERT S. PFAFFMANN



For a decade, Robert S. Pfaffmann has led, on a pro bono basis, the effort to repurpose Pittsburgh's historic Civic Arena and thereby save it from the wrecking ball. Rob Pfaffmann, AIA, AICP is an architect and preservation planner with over 30 years of experience leading the design of major architecture, preservation and planning projects in the Pittsburgh region.

Designed by the architecture firm of Mitchell & Ritchey and the engineering firm of Ammann & Whitney, the Civic Arena opened in 1961—literally. The Modernist arena contains the world's only retractable dome, allowing

the building to be open to the sky at the push of a button. Measuring 415 feet across and 136 feet high, the dome encloses almost four acres of space—presenting multiple opportunities for reuse—and featuring a dramatic view of the city's central business district when the roof is open.

Like many residents and visitors of Pittsburgh, Rob was intrigued by the Igloo™ (as locals—especially hockey fans—affectionately call the building) because of its unique design. However, his passions run deeper and are more contextual: firmly rooted in sustainability, planning and community preservation.

When in the late 1990s the Pittsburgh Penguins and their public landlord, the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA), began to discuss plans for a new downtown arena, Rob provided drawings and analyses showing that it would be feasible to enlarge and rehabilitate the existing Civic Arena to meet all of these needs. However, when it became clear that Pittsburgh's SEA intended to construct a new arena on an adjacent downtown site and then demolish the Arena, Rob immediately took action. He founded Reuse the Igloo ([www.reusetheigloo.org](http://www.reusetheigloo.org)) and has contributed an enormous amount of time to advocate on behalf of this iconic structure.

During Rob's initial advocacy efforts in 2001, the building was determined by the Pennsylvania Historical and Museum Commission to be eligible for listing in the National

Register of Historic Places, when it was only 41 years old. Sadly, the city of Pittsburgh's Historic Review Commission has twice denied the Civic Arena a recommendation for designation as a local historic structure.

Rob has worked tirelessly coordinating expert witnesses to testify on behalf of the Arena, organizing and maintaining a variety of social media outlets to keep supporters informed, writing and speaking about the reuse of the structure, leading community forums and coordinating the necessary documents to show the economic feasibility of reusing the structure. Working with Preservation Pittsburgh and other local, state and national preservation organizations, Rob Pfaffmann's energy and vision for the reuse of the Civic Arena have inspired many. He persists in his commitment to find a sustainable use for the structure that will benefit the entire community. If the Civic Arena remains, it will stand in large part due to the strength of Rob's indefatigable advocacy and appreciation for this remarkable building—a building designed as a symbol of Pittsburgh.

*Preservation Pennsylvania most sincerely appreciates  
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**Barbara McNeil Jordan; Mr. & Mrs. Louis J. Appell, Jr.;  
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*Helping people protect and  
preserve the historic places  
that matter to them.*

## Upcoming 2011 Historical and Architectural Review Board (HARB) Trainings

Preservation Pennsylvania and the Pennsylvania Historical and Museum Commission will be holding workshops around the Commonwealth to work with Historical and Architectural Review Boards and others interested in preservation priorities. These day-long trainings will serve to remind people why preservation matters in each community and equip attendees with strategies for helping their communities reap the benefits of preservation efforts.

### WORKSHOPS WILL BE HELD:

**Saturday, October 8th,**  
Mechanicsburg, Cumberland County

**Wednesday, October 12th,**  
Moon Township, Allegheny County

**Saturday, November 5th,**  
Hollidaysburg, Blair County

**Tuesday, October 11th,**  
Stroudsburg, Monroe County

**Monday, October 17th,**  
Allentown, Lehigh County

**Join us!**  
Contact Erin Hammerstedt at  
[ehammerstedt@preservationpa.org](mailto:ehammerstedt@preservationpa.org)  
for more information.

Workshop series funded in part by the National Trust for Historic Preservation's Henry A. Jordan, M.D. Preservation Excellence Fund and a Technical Assistance Grant from the Pennsylvania Historical and Museum Commission.

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