



Preservation
PENNSYLVANIA

Protecting the past. Enriching the future.

2025

PENNSYLVANIA AT RISK

Pennsylvania At Risk raises awareness of endangered historic places, sparks local action, and highlights the importance of preservation in communities across the Commonwealth.

preservationpa.org

2025 PENNSYLVANIA AT RISK

MISSION STATEMENT

Preservation Pennsylvania assists communities, organizations, government entities, and individuals statewide in protecting and utilizing our irreplaceable historic and cultural resources. Through legislative advocacy, education, technical expertise, and strategic partnerships, we ensure these treasures continue to shape Pennsylvania's identity and fuel its sustainable growth for future generations.

ABOUT US

Founded in 1982, Preservation Pennsylvania is the Commonwealth's only independent, statewide, nonprofit membership organization dedicated to safeguarding historically and architecturally significant places.

Distinct from any government agency, we rely on member support, private donations, and grants to advance preservation through grassroots and legislative advocacy, technical assistance, and educational programs.

By partnering with communities, government entities, and local heritage organizations, we strengthen efforts to preserve our shared cultural assets, spur economic development, strengthen community identity, and enrich quality of life.

Preservation Pennsylvania hosts the annual Statewide Conference on Heritage and the Pennsylvania Historic Preservation Awards, and publishes "*Pennsylvania At Risk*," an annual list of endangered properties.

With a solid reputation of securing historic tax credits and championing preservation initiatives, we remain a vital force in protecting the Commonwealth's cultural and architectural legacy for future generations.

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On the cover: The former St. Joseph
Roman Catholic Church, Pittsburgh.
*Courtesy of Preservation Pittsburgh Board
Member Melissa McSwigan*

NOTE: Photographs were provided as part
of *Pennsylvania At Risk* nominations, unless
otherwise indicated. *At Risk* profiles are based
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attempted to verify the information provided,
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liability for errors.

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From the Executive Director

Dear Preservation Friend,

Since 1992, *Pennsylvania At Risk* has served as a vital part of Preservation Pennsylvania's mission to identify and elevate the historic places across the Commonwealth that face uncertain futures. These buildings, landmarks and landscapes reflect our shared history – and too often, they are threatened by demolition, neglect or a lack of planning.

The 2025 list highlights four unique sites – from beloved landmarks to overlooked buildings – that reflect the diversity and complexity of our shared heritage. The 2025 listings include a towering Gothic Revival church in Pittsburgh, a monumental high school in Harrisburg, a colonial-era house in Upper Merion Township, Montgomery County and a nationally significant modernist building in Philadelphia. Each one is threatened with demolition.

At first glance, these places may seem very different. Yet they share a common thread: Each still has something to offer. This year's theme? Potential. These places may be endangered, but they're not lost – and with attention and advocacy, they can be preserved, reused and reimaged.

Historic buildings do not need to be pristine to be powerful. Some are worn. Some are complicated. All still have stories to tell.

Preservation Pennsylvania is proud to support local advocates who are fighting for these places and to offer technical assistance, strategic guidance, and a louder voice. We believe that solutions are possible – but only if the urgency is recognized and the work begins now.

Preservation Pennsylvania is a small nonprofit with a big mission: to fight for these places when others can't. From technical assistance to advocacy to public awareness, our work helps communities imagine a future for their past.

Please read the full list, share it with others, and consider making a donation to support our advocacy work.

The future of these places is not yet written because we don't give up. Not on places. Not on people. Not on Pennsylvania.

Thank you for being a part of Pennsylvania's preservation community.

Sincerely,



Mindy Gulden Crawford
Executive Director

Preservation Pennsylvania supports the protection and preservation of historic places through educational outreach, workshops and events, legislative advocacy, advisory and technical assistance in the field, and other special initiatives.

QUESTIONS?

Email info@preservationpa.org

www.preservationpa.org

About the Pennsylvania At Risk Program

Since 1992, Preservation Pennsylvania has published the *Pennsylvania At Risk* list to draw attention to the Commonwealth's most endangered historic resources. The program highlights places that are threatened by demolition, neglect, incompatible development or other challenges.

The goals of *Pennsylvania At Risk* are to:

- Raise public awareness of the value and vulnerability of historic resources
- Build support for site-specific and policy-level solutions
- Offer technical assistance, advocacy tools, and visibility to local preservation efforts

Listing on *Pennsylvania At Risk* is not a designation and carries no regulatory authority. Rather, it is a call to action and a resource for individuals, organizations and communities working to protect places that matter.

HOW YOU CAN HELP

You can make a difference for these historic places:

- **Share Their Stories**

Help spread the word by sharing this publication, posting on social media, or talking to your community leaders.

- **Support Local Advocacy**

Reach out to the individuals and groups championing these places. Your voice and involvement matter.

- **Connect with Preservation Pennsylvania**

We offer assistance with grant applications, preservation tools, and strategic support. Contact us to get started.

- **Make a Contribution**

Donations to Preservation Pennsylvania support our advocacy, technical assistance, and efforts to protect the places on this list and across the Commonwealth.

Together, we can write a better ending for these places in peril.



At Risk Sites – 2025

- **ALLEGHENY COUNTY**

Former St. Joseph Roman Catholic Church, Pittsburgh

Threat: Demolition

- **DAUPHIN COUNTY**

William Penn High School, Harrisburg

Threat: Demolition

- **MONTGOMERY COUNTY**

Moore-Irwin House, Upper Merion Township

Threat: Demolition

- **PHILADELPHIA COUNTY**

Police Administration Building (The Roundhouse), Philadelphia

Threat: Demolition

Thank you to everyone who answered the call – sharing the stories of the places they love and fight to preserve.

Each nomination reminds us of a critical truth: Maintenance is preservation. Simple actions like fixing roofs, painting and securing buildings can mean the difference between survival and loss. Too often, we've seen owners – whether public, nonprofit or private – acquire historic buildings with no plan for care. When upkeep is deferred, buildings deteriorate, and financial concerns become an excuse for demolition.

The sites on this year's *Pennsylvania At Risk* list all face a common challenge: they're seen as no longer useful. But each one holds extraordinary potential – for reuse, for revitalization, and for connection to the past. By saving their craftsmanship and character, we're also saving stories, materials and the irreplaceable presence they bring to our streetscapes.

Preservation begins at the local level. The most effective efforts to save historic places start when community members recognize the value of a building and speak up before it's too late. By identifying at-risk places, asking questions, and starting conversations, you become a powerful force for preservation. Together, we can create a future where Pennsylvania's historic buildings are not just remembered, but respected, reused and reimaged.

Pennsylvania At Risk **UPDATES**

Immaculate Conception Church, Bloomfield (Pittsburgh, Allegheny County)

Original At Risk Listing: 2022

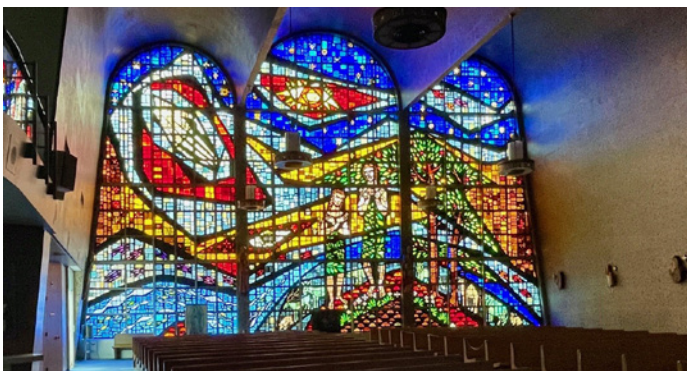
Current Status: Fully demolished following a community campaign for preservation

Recent Developments:

- **Mid-May 2025 demolition.** After community efforts and a review of the building's historic merits, demolition crews demolished the church and attached school buildings.
- **Loss of historic fabric.** Key architectural elements – including stained glass windows and altar mosaics – were not preserved. On-site removal orders led to these artifacts being discarded.
- **Community reaction.** Over 1,000 petition signatures and strong public input failed to deter the Diocese's decision. Local advocates, including a nonprofit Italian language school and State Senator Jay Costa, lobbied to repurpose the property, but were rebuffed.
- **Site future uncertain.** The Diocese is exploring redevelopment or sale of the cleared site; no formal adaptive reuse or memorial measures have been announced.

Preservation Outlook:

Immaculate Conception's demolition marks a significant loss of early 20th-century Bloomfield heritage – and highlights how even mobilized community efforts can fall short when formal protections aren't in place. There is now an urgent need for proactive local advocacy, strengthened municipal preservation policies, and early legal safeguards for historically significant religious buildings across Pennsylvania.



Immaculate Conception prior to demolition. Credit: Gregory Weimerskirch

Western Penitentiary/SCI Pittsburgh, Pittsburgh (Allegheny County)

Original At Risk Listing: 2024 (including warden's house and prison buildings)

Current Status: Still At Risk

Since its 2024 listing, the former prison complex has seen further movement toward demolition. The Pennsylvania Department of General Services (DGS) plans full demolition and environmental remediation through 2027, after which the cleared site will be sold – likely as a commercial or industrial pad.

Despite proposals – from a developer wanting to convert it into a boutique RV-park-and-hostel destination, to plans for a haunted tourist attraction – state and city officials have reaffirmed their commitment to removal over preservation. The site continues to host film productions (“Mayor of Kingstown,” “Mindhunter”) but those are set to leave before demolition begins.

Update Summary:

- DGS confirmed demolition scheduled for 2026–27.
- Community advocates and developers remain hopeful but have yet to shift state decision-making.
- The pending removal underlines the urgent need to explore preservation-minded alternatives before it's too late.
- Advocates must continue to appeal to Governor Shapiro to urge him to accept one of the offers for redevelopment. The funds allocated for demolition could be put toward rehabilitation.

Pennsylvania At Risk continues to support local advocates and will track any new efforts toward adaptive reuse.



Western Penitentiary. Credit: Joel Dickson

UPDATES CONTINUED ...

Leap the Dips, Lakemont Park, Altoona (Blair County)

Original At Risk Listing: 1997

Current Status: Not in operation for the second summer

Leap the Dips, the world's oldest surviving roller coaster, was successfully restored and reopened in 1999 following its 1997 *At Risk* listing. However, after several years of sporadic operation and maintenance challenges, the coaster has remained closed since 2020. A 2024 update from Lakemont Park indicates that Leap the Dips is not expected to operate for the 2025 season, due to its specialized structural needs and the significant costs required to maintain its century-old wooden framework. While not actively threatened with demolition, its continued closure raises concern about long-term sustainability. Preservation Pennsylvania will continue to monitor developments and support efforts that aim to secure the future of this National Historic Landmark.



Leap the Dips

Peebles Homestead (Cumberland County)

Original At Risk Listing: 2022

Current Status: Still At Risk

- **Preservation program active statewide**, with Pennsylvania investing nearly \$12 million in 2023–24 to protect over 3,000 acres of farmland – including in Cumberland County – through agricultural easements.
- **Cumberland County has now preserved over 20,000 acres** since 1989, ranking among the top counties statewide.
- Despite this success, the **Peebles Homestead remains vulnerable**, surrounded by development pressures – particularly proposals for warehouses and industrial parks – in the I-81 corridor.
- **Local awareness is increasing.** The Peebles Homestead recently featured in regional preservation networking events, indicating growing interest, though no formal preservation agreement has been reached.
- **Meeting with property owner planned.** Currently working to arrange a meeting with the property owner to explore options for protection.

Summary:

The statewide momentum behind farmland easement programs is encouraging and provides a pathway for Peebles – but active inclusion in those programs has not yet occurred. Without a targeted preservation approach – including easements or a dedicated stewardship effort – the farm continues to be at risk from warehouse development. Ongoing advocacy and local easement action are key to securing both the agricultural landscape and the historic homestead.



Peebles Homestead. Credit: Brian G. Fritz

Fort Halifax Park – Historic Structures & Archaeological Site (Dauphin County)

Original At Risk Listing: 2021

Current Status: Still At Risk

Active Stewardship and Public Programs:

- Halifax Township owns the 174 acre park (acquired 2006), with land protected by a conservation easement held by Central PA Conservancy.
- The Friends of Fort Halifax Park have completed projects including a colonial herb garden split-rail fence (Dec. 2024) and an ADA-compliant memorial deck (Nov. 2024).
- Archaeological field schools led by Juniata College have uncovered fort foundations and artifacts; a new NPS-funded battlefield survey project began in early 2025 to advance understanding and interpretation.

Historic Building Preservation At Risk:

- The 1800s Schweitzer Bank Barn, farmhouse, Yeager House and other outbuildings – eligible for the National Register since 2020 – remain in need of restoration.
- In late 2024, Halifax Township approved subdividing and potentially selling the historic building envelope (~2 acres), raising concerns over future ownership and stewardship of these resources.

Community Momentum, but Outcome Uncertain:

- Ongoing volunteer efforts, public events (like the annual Colonial Festival) and partnerships with Juniata College, Dauphin County Tech School and veterans groups bolster local engagement
- Yet, without township-led project planning or grant commitments, the historic buildings remain vulnerable and face demolition.

Summary:

Fort Halifax Park has seen tremendous progress in archaeology, public programming and land conservation. However, the future of its historic 19th-century structures hinges on clear stewardship plans and funding. The 2021 *At Risk* designation continues to spotlight these vulnerable resources and encourages Halifax Township to adopt protective measures and ensure adaptive reuse.



Fort Halifax house and outbuildings. Credit: Vicki Vitolo

Hanby Farmhouse (aka Salkeld Larkin House) (Delaware County)

Original At Risk Listing: 2022

Current Status: Partial save: House moved, property being developed

- **Historic relocation successful.** In late 2024, Upper Chichester Township executed a careful, community-supported move of the Hanby Farmhouse to a new location within municipal property. The short video announcement highlights a seamless move, ensuring the historic structure was lifted, transported and placed on a prepared historic site foundation.
- **Preservation secured – but site remains incomplete.** The move rescued the structure from imminent demolition and reflects strong local commitment to its survival. However, no official plans have yet been released for restoration, community use or site interpretation at its new setting.
- **Next steps.** Township staff and local advocates are now exploring funding sources – through grants or community partnerships – to stabilize, restore and reactivate the building. A clear reuse vision, combined with secured funding, will be essential to ensure that the relocation becomes a successful preservation outcome, rather than just a structural save.

UPDATES CONTINUED ...

Hanby Farmhouse (aka Salkeld Larkin House) (Delaware County) *(continued)*

Summary:

Moving the Hanby Farmhouse was a critical preservation milestone, and the *At Risk* listing played a key role in drawing attention and support. Now, with the building safely relocated, the next phase must focus on restoration and sustainable reuse. *Pennsylvania At Risk* will continue to support advocacy efforts aimed at activating the site and ensuring the house serves as a meaningful community resource.



Hanby Farmhouse move. Credit: Upper Chichester Township Facebook page

Airy Street Prison/Old Montgomery County Prison, Norristown (Montgomery County)

Original *At Risk* Listing: 2024

Current Status: Potential redevelopment and reuse

- **Demolition plan paused.** In mid-2024, Montgomery County withdrew its demolition contract and permit after strong community opposition and preservation efforts successfully intervened.
- **RFEI issued.** The county issued a Request for Expression of Interest – developers had until April 15, 2025 (later extended to May 15) to submit proposals prioritizing preservation-informed reuse alongside county needs.
- **Community engagement is active.** Public surveys, neighborhood input sessions and planning outreach



Airy Street Prison, 2009. Credit: Russell Rubert

have begun to shape potential redevelopment in alignment with local character and walkability.

- **Next steps.** A developer team (or public-private partnership) will be selected to collaborate with the county. The goal is adaptive reuse that preserves the prison's historic features while delivering new civic or economically productive functions.

Summary:

The 2024 *At Risk* designation appears to have influenced a positive pivot – from demolition toward collaborative redevelopment. The property is no longer on the fast track for removal, and stakeholders are working toward a future that honors its heritage. However, until a reuse plan is finalized, the site remains vulnerable to neglect.

Monongahela City Trust Company Building (Washington County)

Original *At Risk* Listing: 2025, but not listed due to positive change in ownership

Current Status: New ownership

- **Significant architectural anchor.** Built in 1927 and designed by the New York firm Morgan, French & Co., the Monongahela City Trust Company Building is a Classical Revival landmark that anchors the city's historic downtown. With its limestone façade, monumental arched windows and detailed Classical ornamentation, the building has long been seen as a linchpin to revitalization efforts along West Main Street.
- **Decades of vacancy and decline.** Following the bank's closure during the Great Depression, the building was largely vacant or underutilized for over 90 years. Despite periods of adaptive reuse – from a tire retreading factory to a haunted house attraction – the building lacked a compatible long-term use. Roof leaks and neglect accelerated the loss of historic interior features, prompting its nomination to *Pennsylvania At Risk* in early 2025.
- **New owner, new vision.** While the review committee initially recommended listing the building as *At Risk*, a late-breaking development changed the outlook. The property was purchased in early 2025 by preservation-minded new owner. In a detailed discussion with the nominator, the new owner expressed a commitment to appropriate



City Trust interior

reuse, including plans for first-floor retail, mid-level offices and a banquet or dining space on the third floor. He recognizes the building's architectural integrity, the feasibility of window repair and the unsuitability of apartment conversion due to its original construction methods.

- **Preservation outlook improved.** With this new ownership and realistic, preservation-focused vision, the building's future looks more hopeful than it has in decades. It will not be officially listed as *At Risk*, but it remains a high-priority site that requires community support and investment to realize its full potential as a revitalizing presence in downtown Monongahela.

Summary:

Once emblematic of economic collapse, the Monongahela City Trust Company Building is poised for a new chapter. Its nomination helped generate critical attention at a key moment – just as a new, preservation-minded owner stepped in. While not officially listed in 2025, this prominent building remains a vital piece of Monongahela's architectural legacy and Main Street future. Preservation Pennsylvania will continue to watch and support its progress, celebrating this as a promising model of how visibility and timing can help save significant places.



Monongahela City Trust

Former St. Joseph Roman Catholic Church

**2025
PA At Risk Site**

**THREAT:
DEMOLITION**

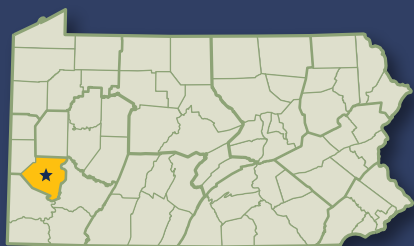


Towering above the historic streets of Manchester for more than 125 years, the former St. Joseph Roman Catholic Church is a commanding symbol of faith, craftsmanship and community identity.

Designed by noted German-American architect Frederick Sauer in the popular Gothic Revival style, the structure reflects the aspirations of a growing German Catholic parish at the turn of the 20th century. Its stone façade, tall bell tower and richly detailed design have long made it a visual anchor in the neighborhood and a touchstone of local pride.

St. Joseph Parish was established in 1867 to serve Pittsburgh's growing German Catholic population. The current church building, completed in 1898, replaced an earlier structure and reflected both the parish's growth and the city's architectural ambitions. Sauer's design and East Liberty contractor Frank McGillick's construction work resulted in a grand, durable sanctuary that cost an estimated \$46,000 – a substantial investment for the era. The parish complex expanded in the early 20th century with a rectory and school, reinforcing the church's central role in community life. Though the school closed in 1978 and the church followed in 1987, the building

Credit: Preservation Pittsburgh Board Member Melissa McSwigan



1250 LIVERPOOL STREET, PITTSBURGH, ALLEGHENY COUNTY

Year Built: 1897–1898

Architect: Frederick C. Sauer

Style: Gothic Revival

Credit: Pawsburgh Photography, www.pawsburgh.com



remained a landmark within the Manchester Historic District – recognized on both the National Register and by the City of Pittsburgh.

Today, however, the future of this significant building hangs in the balance. Now owned by the Manchester Educational Foundation – home to the well-regarded Manchester Academic Charter School (MACS) – the church faces potential demolition. In 2024, a permit request to remove the top 45 feet of the bell tower raised alarms. More recently, preservation advocates learned of intentions to raze the entire structure. While MACS is a valued and trusted presence in the community, concerns have been raised that the demolition proposal may stem from limited awareness of potential reuse strategies, preservation funding and the building's protections under historic designation.

The building's vulnerability has galvanized community members, preservation organizations and the Manchester Historic Society, who are working together to explore alternatives. These advocates believe that a collaborative solution is possible – one that allows MACS to meet its operational needs while preserving this architectural and cultural treasure. The building's location within one of Pittsburgh's earliest preservation success stories – the Manchester Historic District – adds another layer of meaning. It was here in the 1960s that the Pittsburgh History & Landmarks Foundation helped pioneer a national model for community-led preservation and neighborhood revitalization.

Adding St. Joseph to the *Pennsylvania At Risk* list shines a light on the broader issues facing historic properties today: the need for thoughtful stewardship, realistic planning and creative

partnerships. Maintenance is preservation, and buildings like St. Joseph – crafted with skill, designed with intent, and woven into the fabric of a neighborhood – deserve every opportunity to be reimaged, not erased.

UPDATE:

In May, Pittsburgh's Historic Review Commission tabled the demolition request, offering time for continued dialogue and exploration of alternatives. Local advocates and preservationists are actively engaged, expressing strong interest in saving the building and identifying viable new uses – if the charter school owner is willing to sell. The high cost of demolition has prompted new conversations about redirecting those funds toward rehabilitation instead. Discussions among community stakeholders, the charter school, and city officials remain active, with hopes for a preservation outcome that serves both community and educational goals.

William Penn High School

**2025
PA At Risk Site**

**THREAT:
DEMOLITION**



Standing proudly above Italian Lake on Harrisburg's North 3rd Street, the former William Penn High School is a monumental example of Neoclassical civic architecture and a cornerstone of the city's early 20th-century City Beautiful movement.



Designed in 1926 by prolific local architect Charles Howard Lloyd, the building's commanding columned façade, formal courtyards, and grand auditorium reflect a vision of education rooted in dignity, progress and community pride.

The school was constructed to meet the demands of Harrisburg's growing population and modern educational aspirations. Alongside the John Harris High School in the city's eastern section, William Penn was part of a major civic investment in new, state-of-the-art learning environments. Its design followed the era's latest thinking in campus planning, offering expansive vocational spaces, recreational grounds, and a setting that merged architecture with landscape. The school's proximity to Italian Lake – an important component of Warren Manning's landscape plan for Harrisburg – further integrated it into the city's network of public parks and civic beautification efforts. Nearby historic landmarks such as the Dauphin County Civil War monument and the Zembo Shrine Center help define the school's unique cultural and geographic context.



Top: Credit: Public Domain

Middle: Credit: Historic Harrisburg Association

Bottom: Credit: Public Domain (Postcard c. 1950)



2915 NORTH 3RD STREET, HARRISBURG,
DAUPHIN COUNTY

Year Built: 1926

Architect: Charles Howard Lloyd

Style: Neoclassical

Owner: Harrisburg
School District

William Penn served generations of students and helped shape the educational and civic identity of Harrisburg's northern neighborhoods. Beyond its architectural merit, the school is remembered for its role in community events, student life, and as a formative institution for many local leaders and residents. It stands today not only as a symbol of educational ideals but also as an enduring expression of Harrisburg's City Beautiful legacy.

Despite its historical and architectural significance – and a formal Determination of Eligibility for the National Register – the building has stood vacant for over a decade. The Harrisburg School District had previously proposed demolition, but community outcry led to a pause in those plans and the formation of a William Penn Task Force. A \$2.4 million cleanup and asbestos removal project was undertaken in early 2024, and two unsolicited reuse proposals have since been received. However, without an official RFP process, broader engagement with preservation-minded developers has been limited.

Vacancy continues to expose the building to deterioration, vandalism and fire risk. Advocates, including the Historic Harrisburg Association, stress the urgent need for public dialogue, strategic planning, and transparent reuse efforts. Listing William Penn High School on *Pennsylvania At Risk* shines a spotlight on this iconic structure's fragile future and calls on civic leaders to work with the community in charting a sustainable, preservation-oriented path forward.



Credit: Google Earth

UPDATE:

Harrisburg School District has received three adaptive reuse proposals for the historic school, but none have been accepted. The district may pursue site clearance, potentially leaving only the front pillars – a symbolic loss rather than true preservation. A local task force met with school officials, but no viable preservation plan has emerged. The school anchors a neighborhood rich in historic resources, including the Zembo Shrine and Italian Lake, and may warrant consideration as a historic district. With a new superintendent in place as of late June, Preservation Pennsylvania and Historic Harrisburg are planning a joint meeting to advocate for adaptive reuse and a more visionary approach to preservation.

Moore-Irwin House

2025
PA At Risk Site

THREAT:
DEMOLITION



Nestled along Trout Creek within a rare pocket of green in bustling King of Prussia, the Moore-Irwin House reflects more than 250 years of American history.

Believed to have begun as a Quaker-built log home around 1750, the structure evolved over time into a stately residence marked by a rare series of additions designed by celebrated Colonial Revival architect Richardson Brognard Okie in 1932 and 1946. Despite its deep historic roots, architectural pedigree and community significance, the house now stands at risk – threatened not by active opposition but by passive neglect and a lack of preservation planning.

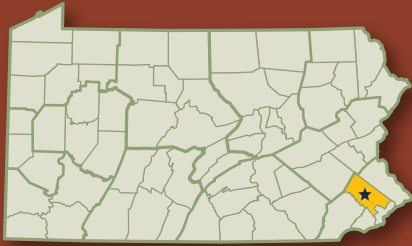
The earliest section of the Moore-Irwin House is believed to be a one-story log structure built by John and Jane Moore, Quaker settlers whose home possibly served as military quarters during the Valley Forge encampment. Notably, George Washington's own diary records a visit to Jane Moore's during the summer of 1787 with Gouverneur Morris, highlighting the family's ongoing connection to the Revolution. While only the fireplace wall of the original dwelling remains, this fragment offers a tangible link to early American life in the region.

In the early 20th century, the property took on new life when purchased by Alexander Irwin, a Philadelphia businessman and co-owner of Irwin & Leighton Construction. Irwin hired Okie – best known for his work on the Betsy Ross House and Pennsbury Manor – to transform the home into a refined country estate. Okie's signature details remain visible throughout the house: arched passageways, hand-carved mantels, dormers that break the roofline, and extensive custom cabinetry. These renovations, carried out in Okie's additive style, not only elevated the property's architectural significance but also connected it to Pennsylvania's broader Colonial Revival legacy.



Top: Additive style. The NW side of the house in winter: additive style is clearly visible. Credit: David Montalvo

Above: SE side of the house in winter. Credit: David Montalvo



700 MOORE ROAD, UPPER MERION TOWNSHIP, MONTGOMERY COUNTY

Approximate Date of Origin:
c. 1750 (log structure);
expanded c. 1810–1946
Architect (additions):
Richardson Brognard Okie

Style: Vernacular Colonial/
Colonial Revival
Owner: Upper Merion
Township

The house and surrounding acreage were eventually sold to a developer, but in an unusual twist of fortune, the house was spared. It passed into public ownership in 1972 and became home to the township's Cultural Center and Parks & Recreation Department for several decades, earning a cherished place in community memory. Today, the site is the only municipally owned historic structure in Upper Merion Township.

Despite its significance, the Moore-Irwin House has suffered decades of deferred maintenance. Structural issues have worsened in recent years, and while the surrounding arboretum remains accessible, the house itself is fenced off, its future uncertain. Community advocates, led by the King of Prussia Historical Society, have worked tirelessly to raise awareness, share historical research, and propose viable reuse plans. However, township leadership has

expressed skepticism about the building's value, and some have floated ideas for its removal. Vandalism, roof failure and foot-dragging on stabilization only increase the urgency.

The *Pennsylvania At Risk* designation elevates Moore-Irwin's plight to a statewide platform, underscoring its architectural and historical value, as well as the danger posed by inaction. With strategic planning, grant support and public engagement, this irreplaceable site could again serve as a vibrant public resource – one that honors its Revolutionary past, Okie's architectural legacy and its decades of civic use.

UPDATE:

The King of Prussia Historical Society continues to lead advocacy efforts, working closely with Upper Merion Township officials to explore a preservation-sensitive reuse of the municipally owned Moore-Irwin House. A potential partnership with an interested business that has experience with historic venues has sparked interest in adaptively reusing the property. The proposal includes shared use with the township, contingent on restoration.

Top right: Fireplace wall. This is the wall that would have been shared between the 1810 section of the house and the original log dwelling. Credit: David Montalvo

Right: Delamination of the stucco. The original stone and whitewash can be seen. Credit: David Montalvo



Police Administration Building (The Roundhouse)

2025
PA At Risk Site

THREAT:
DEMOLITION



Few buildings in Pennsylvania inspire as much architectural debate and cultural reflection as Philadelphia's former Police Administration Building – widely known as “The Roundhouse.”

Completed in 1962 and designed by the trailblazing firm Geddes, Brecher, Qualls & Cunningham, the building is a nationally significant example of postwar modernism. It is celebrated for its expressive curving concrete form, innovative use of precast construction, and for embodying the ambition of a modern civic identity.

Commissioned at a time when Philadelphia was embracing urban renewal and civic modernization, the Roundhouse stood out for its forward-looking design. Brutalist architecture was still emerging in the United States, and this building's bold curves and poured-in-place concrete façade marked it as a unique expression of the movement. It was hailed as both technically sophisticated and stylistically daring – qualities that garnered it widespread attention in architectural circles, as well as a place in national journals and exhibitions.

Yet the building also holds deep and complex meaning in the city's social history. For many Philadelphians, the Roundhouse is associated with the fraught legacy of mid-20th-century policing,

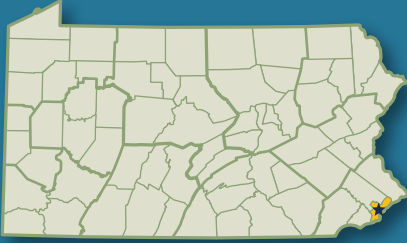


particularly during periods of civil unrest and systemic tension. Its looming presence at the edge of Chinatown and its use as the headquarters for law enforcement during controversial decades expands its significance beyond architecture – it is a civic symbol tied to both progress and pain.

The Roundhouse has been vacant since 2022, when the Philadelphia Police Department relocated. Although its architectural importance is widely acknowledged by preservationists and historians, the building lacks protective designation. The City of Philadelphia has initiated planning efforts for redevelopment of the site, but thus far has not committed to preserving the structure. Demolition remains a very real possibility.

Top: Credit: Pete Woodall

Above: Credit: The Athenaeum of Philadelphia, Lawrence S. William Collection



700-34 RACE STREET, PHILADELPHIA, PHILADELPHIA COUNTY

Year Built: 1959–1962

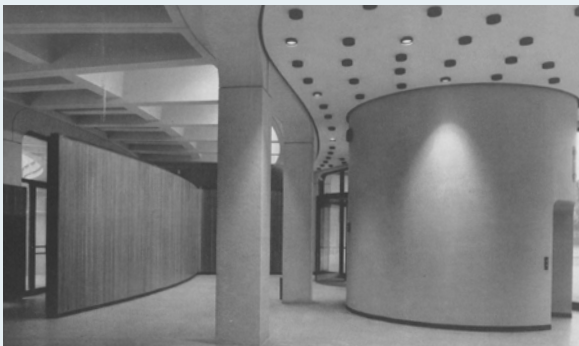
Architects: Geddes, Brecher,
Qualls & Cunningham

Style: Modernist/Brutalist

Owner: City of Philadelphia



A growing coalition of advocates – including local historians, architects, community leaders and preservation groups – are urging the city to pause and conduct a transparent, inclusive public dialogue about the Roundhouse’s future. The *Pennsylvania At Risk* listing reinforces that call. Reuse is possible, and examples from across the country demonstrate that even emotionally complex buildings can be thoughtfully reimaged to reflect new civic values while respecting the past.



The Roundhouse is more than concrete curves. It is a monument to an era of optimism and upheaval, a physical record of the contradictions that shaped postwar Philadelphia. Preserving it invites a deeper conversation about how we honor complicated histories – and how we design cities that remember.

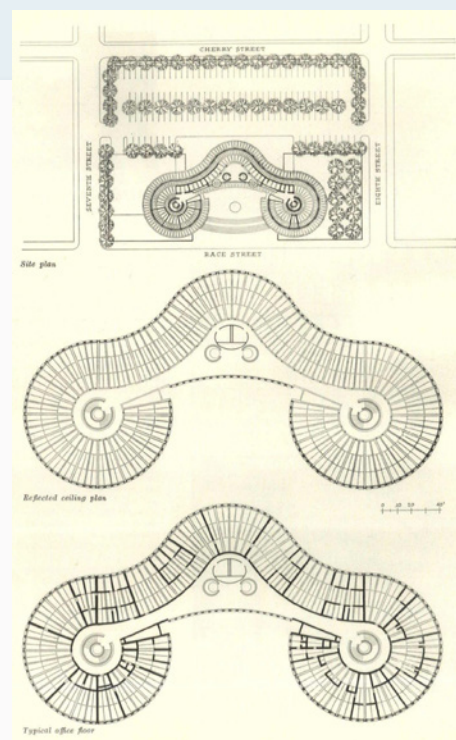
Top left: Credit: The Athenaeum of Philadelphia, Peter Olson Collection

Bottom left: Credit: Architectural Forum Magazine, “Circling the Square,” February 1963

Below: Credit: Architectural Forum Magazine, “Circling the Square,” February 1963

UPDATE:

The City of Philadelphia continues internal master planning for the greater East Market neighborhood, where the Roundhouse site is seen as a key real estate parcel. The building still faces a significant threat of demolition. No RFP has been issued to solicit redevelopment proposals. DOCOMOMO and the Preservation Alliance for Greater Philadelphia will host “Roundhouse Reimagined,” a public convening in October 2025. A call for proposals will be released this summer, with 4–6 ideas selected to reimagine the site’s future. The rear parking area offers space for new housing or compatible infill development, while retaining the iconic curving concrete structure.



SAVE THE DATE



2025 Pennsylvania Historic Preservation Awards Sponsorship Opportunities

Event Date: Thursday, October 16, 2025

Time: 3:00 PM

Location: Carrie Blast Furnaces National Historic Landmark, Pittsburgh, Pa.

Celebrate the Power of Preservation

Each year, the Pennsylvania Historic Preservation Awards honor excellence, innovation and resilience in preservation across the Commonwealth. The 2025 Awards will be held at the iconic Carrie Blast Furnaces – a powerful symbol of Pennsylvania’s industrial past and its ongoing reinvention.

From small town success stories to large-scale revitalization efforts, the Awards bring together community advocates, professionals and leaders who believe that preserving our past strengthens our future.

How to Stay Informed

As these situations develop, we'll share updates on our website, our e-news and social media. We'll let you know how you can become involved and take action for the preservation of these places and all the others listed on *Pennsylvania At Risk*!

♥ Follow us on Facebook and Instagram for updates, advocacy alerts, and preservation events.

♥ Sign up for our monthly e-news at our website www.preservationpa.org and receive information about grant funding, advocacy alerts and upcoming events. Each year we put out a call for nominations to *Pennsylvania At Risk* and the Pennsylvania Historic Preservation Awards.

♥ Donate to Preservation Pennsylvania or become a member to benefit our 2025-2026 work with these *At Risk* sites.

♥ Be a good citizen. Participate in your government. Attend local municipal meetings. Research electoral candidates and vote.

If you're working to save a historic building in your community, visit www.preservationpa.org/resources/expertise and download our guide "How to Protect and Preserve the Historic Places That Matter to You."



How to Protect and Preserve the Historic Places That Matter to You



DONATE OR BECOME A MEMBER



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Please donate to help change the future for these At Risk places!
Online: Donate or become a member at www.preservationpa.org/give-join or
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Help change the future of *Pennsylvania At Risk* places!



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