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2025

PENNSYLVANIA HISTORIC PRESERVATION AWARDS





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With deepest gratitude to our sponsors for making the Pennsylvania Historic Preservation Awards – and our work throughout the year – possible.

Your support allows us to honor extraordinary achievements while ensuring that communities (large and small) across the Commonwealth can continue to protect the places that matter most. Together, we are preserving Pennsylvania's past and shaping its future.

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Pittsburgh, Pennsylvania

2025 Award Review Committee

Each year, the Pennsylvania Historic Preservation Awards nominations that are submitted by the public are evaluated and discussed by an independent panel of preservation professionals, who then select the award recipients.

We'd like to thank this year's reviewers for graciously offering to share their time and expertise:

- * **David Blackburn**, Chester County Planning Commission
- * **Sarah Collier**, National Road Heritage Corridor
- * **Kate Cowling**, Kate Cowling Architect, LLC
- * **Kim Hogeman**, York County Economic Alliance, Preservation Pennsylvania Board of Directors
- * **Andrea MacDonald**, Pennsylvania State Historic Preservation Office
- * **Rebecca Zeller**, Zeller Preservation



Preservation PENNSYLVANIA

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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.



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Cover image: The restored nave of the Basilica of the Sacred Heart of Jesus, Conewago Township, Adams County
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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.

Thank you to our sponsors, members, donors and all the passionate preservationists who support our work!

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From the Executive Director



To connect communities with the broader movement that understands preservation as a driver of pride, identity and possibility.

Preservation is never just about buildings – it's about people, perseverance, and the stories we choose to carry forward. Anyone who has fought for a treasured historic place knows it can be a long, uncertain road. Victories are hard-won, setbacks are real, and sometimes success is measured in small steps forward rather than sweeping triumphs.

That is why the Pennsylvania Historic Preservation Awards are such an important moment each year. Together, we pause to celebrate not only the achievements themselves, but the determination, creativity and community spirit that make them possible. These awards remind us that preservation is alive, resilient and vital to Pennsylvania's future.

This year feels especially meaningful as we debut Preservation Pennsylvania's new look and refreshed brand. It's more than a logo – it's a reflection of the forward momentum we are building as we prepare for the Commonwealth's 250th anniversary and the next generation of preservation challenges and opportunities.

Looking ahead, our commitment remains clear:

- To empower local advocates with the tools and resources they need.
- To amplify stories of success and resilience across the state.
- To connect communities with the broader movement that understands preservation as a driver of pride, identity and possibility.

As you read about this year's award recipients, I hope you'll feel as inspired as we do. Their passion lights the way forward. With your support, Preservation Pennsylvania will continue to champion the places that root us in our past and guide us toward a stronger, more vibrant future.

Together, we're not only preserving history – we're shaping what's next.

Mindy Gulden Crawford
Executive Director



We congratulate the 2025 recipients of the Pennsylvania Historic Preservation Awards!



HONOR AWARDS

F. Otto Haas Award

For outstanding individual achievements in historic preservation

- **August R. Carlino** (ALLEGHENY COUNTY)

Henry A. Jordan Award

For outstanding historic preservation efforts at the local level

- **Susquehanna National Heritage Area**

(LANCASTER & YORK COUNTIES)

Chairman's Award

For demonstrated leadership in historic preservation

- **Capitol Preservation Committee** (DAUPHIN COUNTY)

SPECIAL FOCUS AWARD

Modjeski Award for Excellence in Transportation Design, Preservation and Archaeology

For an exceptional effort within the transportation field that results in an improvement in transportation systems while respecting and preserving the best practices of compatible design and historic preservation principles

- **Charleston Street Connector** (TIOGA COUNTY)

LEADERSHIP AWARDS

Adaptability/Sustainability

For restoring the deteriorating balconies of America's oldest opera house, ensuring safety and preserving a defining architectural feature

- **Academy of Music** (PHILADELPHIA COUNTY)

Education

For creating workshops, surveys, and a digital handbook that empowers citizens of Cumberland County to identify and protect historic places

- **Empowering Communities to Preserve Historic Resources in the South Mountain Region**

(CUMBERLAND COUNTY)

Grassroots Advocacy

For reactivating a historic farm through sunflower cultivation and innovative partnerships that blend heritage, sustainability, and community engagement

- **Battles Sunflower Farm – Hagen History Center**

(ERIE COUNTY)

Local Government

For documenting 123 historic resources and creating a preservation roadmap that strengthens local planning and inspires other municipalities

- **Upper Chichester Township** (DELAWARE COUNTY)

Public Impact

For adaptively reusing a 1930 PECO building as a carbon-neutral school, blending historic preservation with sustainability and student engagement

- **YouthBuild Philly** (PHILADELPHIA COUNTY)

CONSTRUCTION PROJECT AWARDS

Restoration

- **Basilica of the Sacred Heart of Jesus**

(ADAMS COUNTY)

For uncovering and conserving long-hidden 19th-century decorative schemes, revitalizing America's oldest stone Catholic church as a vibrant house of worship

- **USS Olympia**

(PHILADELPHIA COUNTY)

For meticulous restoration of the historic Pilot House, preserving the authenticity of one of America's most significant naval vessels

Rehabilitation

- **Forum Building**

(DAUPHIN COUNTY)

For revitalizing a monumental state landmark, blending historic restoration with modern workspaces to reunite the Department of Education under one roof

- **Pennsylvania State Library**

(DAUPHIN COUNTY)

For returning a grand 1931 public institution to its original brilliance while equipping it with modern systems for future generations of researchers

- **Lansdowne Theater**

(DELAWARE COUNTY)

For transforming a long-shuttered 1927 movie palace into a state-of-the-art live music venue while restoring its ornate historic interiors

- **Rose Rent Lofts**

(FRANKLIN COUNTY)

For adaptively reusing a vacant 1909 high school as affordable lofts that preserve community memory and provide much-needed housing

- **1782/1834 Grist Miller's House/Ralph G. Schwarz Center**

(NORTHAMPTON COUNTY)

For stabilizing and restoring an 18th-century miller's house as a new center for interpreting Bethlehem's colonial industries

- **A Man Full of Trouble Tavern**

(PHILADELPHIA COUNTY)

For restoring and reopening Philadelphia's last-surviving pre-Revolutionary tavern, preserving its historic character while returning it to public use as a gathering place



HONOR AWARD • Sponsored by A. Roy Smith

F. Otto Haas Award

For outstanding individual achievements in historic preservation



AUGUST R. CARLINO

(ALLEGHENY COUNTY)

Few individuals have shaped Pennsylvania's preservation landscape as profoundly as August R. "Augie" Carlino. With more than four decades of leadership at the intersection of preservation, policy, and community revitalization, Carlino has consistently demonstrated how history can serve as a catalyst for economic renewal, cultural pride, and civic identity.

Carlino's career began on Capitol Hill, where he advised Congressman William J. Coyne and later worked as a lobbyist on issues ranging from urban affairs to community development. But his enduring legacy took root in Pittsburgh, when he helped organize the Steel Industry Heritage Task Force in 1990. That initiative grew into the Rivers of Steel National Heritage Area, where Carlino served as founding President & CEO for nearly 35 years. Under his leadership, Rivers of Steel became a model for industrial heritage preservation, most notably saving the Carrie Blast Furnaces National Historic Landmark, while also generating more than \$90 million in annual regional economic impact.

Carlino's influence has extended far beyond Pittsburgh. He played a key role in establishing and sustaining

America's network of National Heritage Areas, co-founding the Alliance of National Heritage Areas and serving on national advisory committees under both Republican and Democratic administrations. He has been a steadfast advocate for heritage funding, governance and policy, ensuring that heritage areas are recognized as vital engines of community and economic development.

His many honors – including the Sen. H. John Heinz Award for Community Service, induction into the Pennsylvania Heritage Hall of Fame, and recognition as one of Pittsburgh's most transformative leaders – reflect the breadth of his impact. Even in retirement from Rivers of Steel, Carlino continues his work through Acorn Hill Strategies, mentoring organizations and advancing preservation nationwide.

The F. Otto Haas Award recognizes Augie Carlino's career as a testament to the power of heritage to transform communities and to the enduring value of long-term commitment to preservation.

Left: Augie Carlino and the bridges of Pittsburgh (Photo credit: Augie Carlino) **Right:** Augie on the hill in Washington, D.C. advocating for Heritage Area funding (Photo credit: Rivers of Steel Heritage Area)



HONOR AWARD • Sponsored by Mrs. Henry A. Jordan

Henry A. Jordan Award

For outstanding historic preservation efforts at the local level



SUSQUEHANNA NATIONAL HERITAGE AREA

(LANCASTER & YORK COUNTIES)

The story of the Mifflin House and Farm in Wrightsville, York County, is one of persistence, partnership and vision. Threatened with demolition in 2016 to make way for new development, this nationally significant property – linked to both the Underground Railroad and the Civil War – seemed destined for loss. Thanks to determined advocates and the leadership of the Susquehanna National Heritage Area (SNHA), today it stands preserved and poised to welcome the public.

Early efforts, led by local historians, concerned citizens, and Preservation Pennsylvania, focused on preventing immediate threats. In February 2017, Preservation Pennsylvania placed the Mifflin House on its *Pennsylvania At Risk* list, drawing statewide attention to the property's plight. With support from intervention grants, legal appeals, and grassroots advocacy, preservationists successfully upheld zoning protections and brought the issue to public attention. Media coverage, community storytelling, and partnerships broadened awareness of the site's extraordinary history.

By late 2017, SNHA joined the effort as an advocate for preservation. Over time, they embraced a larger

role – deciding not only to support the cause, but to become the organization that would purchase the farm and ensure its permanent protection. Together with Preservation Pennsylvania and The Conservation Fund, they began negotiations with the developer. A breakthrough came in 2019, when a two-year moratorium on demolition allowed time to secure funding.

The results are remarkable. By 2021, more than \$3.6 million in public and private funds had been pledged. The Conservation Fund purchased the property in 2022, later transferring ownership to SNHA, which has since led planning and development. In 2024, groundbreaking marked the first public access improvements, and by summer 2025, the site opened for tours and events. Plans for a Discovery Center, Underground Railroad Learning Center, and River Art Museum will ensure the site's stories are shared for generations to come.

The Henry A. Jordan Award celebrates SNHA's evolution from advocate to steward – demonstrating that grassroots action, creative partnerships, and bold leadership can truly save places that matter.

Top: The Mifflin Farm, an underground railroad site, showing its connection to the river where freedom seekers crossed on their way to their new lives (Mifflin House drone image courtesy of Susquehanna National Heritage Area)



HONOR AWARD

Chairman's Award

For demonstrated leadership in historic preservation



Before



After



CAPITOL PRESERVATION COMMITTEE

(HARRISBURG, DAUPHIN COUNTY)

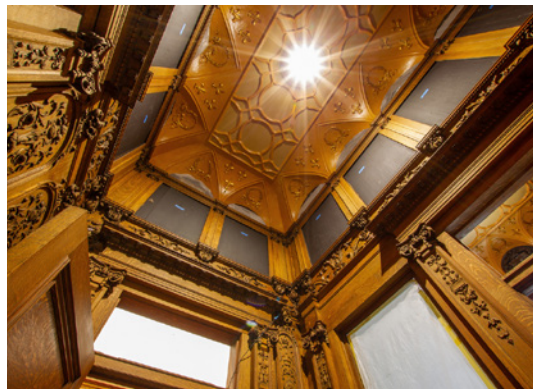
HONORING: Capitol Preservation Committee

The Governor's Private Office suite is among the most ornate spaces in the Pennsylvania State Capitol, a Tudor-style showpiece designed by architect Joseph M. Huston and completed in 1906. Over the decades, however, this grand space suffered from heavy use, deferred maintenance, and unsympathetic alterations that left its carved oak paneling, parquet floors, and decorative plasterwork dulled and damaged. While most areas of the Capitol underwent restoration in earlier decades, the Governor's suite – always in active use – remained the final major interior to be addressed.

In 2021, the Capitol Preservation Committee seized a rare opportunity. With remote work and limited occupancy during the pandemic, the suite was made available for a long-awaited, nine-month restoration. The work encompassed nearly every element of the interiors. Bas-relief oak and mahogany wall panels were stripped, repaired and refinished, their tracery and carvings painstakingly restored. Missing trim and decorative details were replicated in quartersawn oak, while damaged acanthus carvings were recut by skilled artisans. Ornamental plaster

ceilings were stabilized, cleaned of decades of soot and nicotine, and repainted in their original 1906 color scheme.

The herringbone-pattern parquet floors were rebuilt with new oak slats laid over repaired substrates, while the Red Numidian marble fireplace was polished to a brilliant sheen. Period-appropriate chandeliers and sconces were reproduced or rewired, reintroducing the warm glow of historic lighting. Even the suite's massive oriental rugs were sent to specialists for traditional hand-cleaning before being returned to service.



The result is a dramatic renewal of one of Pennsylvania's most significant ceremonial interiors. For the first time in more than a century, the Governor's Private Office suite

once again reflects Huston's original vision, offering an inspiring setting for state leadership. Beyond aesthetics, the project underscores the value of patient, detailed preservation in keeping the Capitol's historic spaces alive for both civic function and public pride.

Upper left: Governor's Private Office, Pennsylvania State Capitol, before (Photo credit: Capitol Preservation Committee) **Upper right:** Governor's Private Office, Pennsylvania State Capitol, after (Photo credit: Capitol Preservation Committee) **Center:** Governor's Private Office, Pennsylvania State Capitol, detail after (Photo credit: Capitol Preservation Committee)



CHARLESTON STREET CONNECTOR

(WELLSBORO, TIOGA COUNTY)

HONORING: Tioga County, Wilson Consulting Group, PC, and Skelly and Loy Inc., A Terracon Company

The Charleston Street Connector project demonstrates how historic infrastructure can be preserved and repurposed to serve modern community needs. At its center is the Howellville Truss, an 89-foot wrought iron Warren Pony Truss built in 1879 for the Northern Central Railway. After being relocated in the early 1900s for use as a vehicular bridge in Chester County, the structure carried traffic for more than a century before being replaced in 2020. Rather than consigning the truss to scrap, Tioga County acquired it through PennDOT's Bridge Marketing Program, determined to give it new life.

That new life came in 2024, when the truss was adapted as a pedestrian bridge linking downtown Wellsboro to the Pine Creek Rail Trail, one of Pennsylvania's most beloved recreational corridors. The decision to reuse the historic truss, rather than install a prefabricated modern bridge, reflected Wellsboro's identity as a community that values authenticity and historic character. The project required extensive coordination among Tioga County, PennDOT, the Pennsylvania State Historic Preservation Office, and preservation consultants to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation.

Restoration efforts were meticulous. After field assessments and blast cleaning, damaged splice plates and rivet heads were replaced in kind, using button-

head bolts that mimic the appearance of historic rivets. Ultrasonic testing confirmed that the original wrought iron pins – character-defining features of the bridge – remained sound, allowing them to be preserved. The truss was painted black to evoke its railroad heritage, new cable railings provided safety without visual intrusion, and abutments were faced with stone formliners stained to blend with the surrounding landscape. Even the trail approaches feature Wellsboro's signature gas lamp-style lighting, tying the bridge visually to the town's historic core.

The Charleston Street Connector is more than a trail link – it is a model of adaptive reuse. By repurposing the state's last-surviving wrought iron Warren Pony Truss, the project preserves a rare piece of engineering history while enhancing community connectivity and heritage tourism in Tioga County.



Upper left: View of the Howellville Truss being prepared for transportation to Tioga County during the removal/relocation process (Photo credit: Wilson Consulting Group) **Upper right:** End view of the completed bridge. The bridge width was reduced from 21.3' to 15' (center-to-center). (Photo credit: Wilson Consulting Group) **Bottom right:** View of the bridge being used by bicyclists (Photo credit: Wilson Consulting Group)



ACADEMY OF MUSIC

(PHILADELPHIA, PHILADELPHIA COUNTY)

HONORING: The Kimmel Center, Atkin Olshin Schade Architects, Keast & Hood, Building Conservation Associates, HLB Lighting Design, Vanderweil Engineers, Becker & Frondorf, Pullman Services, and Haverstick-Borthwick

The Academy of Music, opened in 1857, is Philadelphia’s oldest opera house and one of the nation’s most treasured concert halls. A National Historic Landmark, it has hosted generations of performances and remains a centerpiece of the city’s cultural life. Its Renaissance Revival exterior, modeled after Milan’s La Scala, has long been admired, but by the early 21st century, critical elements of its façade had deteriorated – particularly the grand balconies projecting over Broad and Locust Streets.

These cantilevered balconies, part of the original construction, once allowed audiences to step outside during intermission. By the mid-20th century, however, they were closed to the public for safety reasons, their decorative brownstone brackets compromised by water infiltration, poor-quality mid-century repairs, and layers of inappropriate coatings. The risk of falling stone over two busy city streets required temporary netting and cable supports, underscoring the urgency of restoration.

The balcony project, completed in 2023, combined historical research, technical ingenuity, and modern

materials. Archival drawings by architect Napoleon LeBrun and historic photographs helped guide the re-creation of lost ornamental details. While sourcing matching brownstone proved impossible, the team adopted an innovative solution: using glass fiber reinforced concrete (GFRC) to replicate the carved brackets as lightweight, durable sleeves over the original cast-iron cores. A new cast-stone balustrade and waterproofing system were installed, ensuring long-term stability and protection. Lighting was integrated to highlight the restored features and enhance the Academy’s nighttime presence.

The restoration not only secured the building’s safety but also renewed a defining visual element of the Academy’s exterior. It demonstrates how preservation can blend authenticity with innovation, using modern techniques to sustain historic architecture for future generations. The Academy of Music continues to serve as a beacon of Philadelphia’s cultural heritage, its balconies once again reflecting the grandeur of the city’s 19th-century aspirations.

Top: Academy of Music, Broad Street façade, after restoration (Photo credit: Atkin Olshin Schade Architects)



EMPOWERING COMMUNITIES TO PRESERVE HISTORIC RESOURCES IN THE SOUTH MOUNTAIN REGION

(CUMBERLAND COUNTY)

**HONORING: Shippensburg University,
Cumberland County Planning Department,
Pennsylvania State Historic Preservation Office,
Cumberland County Historical Society,
Christine Musser, and Bryan Van Sweden**

The South Mountain region of Pennsylvania is rich in cultural and historic resources, from prehistoric sites to farmsteads and post-war neighborhoods. Yet this fast-growing part of the state faces mounting development pressures that threaten its heritage. Recognizing the need for accessible tools and shared knowledge, a coalition of local and state partners came together to create a project that would empower residents and officials to safeguard the places that matter most.

Launched in 2023 with support from the South Mountain Partnership, the project was spearheaded by the Shippensburg University Center for Land Use and Sustainability, Shippensburg University History Department, Cumberland County Planning Department, Cumberland County Historical Society, the Pennsylvania State Historic Preservation Office, and consultant Christine Musser. Their collaboration produced a multi-pronged initiative that combined public engagement, hands-on workshops, and enduring digital resources.

A regional survey drew 553 responses, offering insight into community priorities and shaping the program. Based on this feedback, four workshops were held across Cumberland County in 2024, covering topics such as the economic value of preservation, identifying and researching historic places, and finding resources and funding for protection. The team anticipated 120 participants, but 169 attended – including county commissioners, municipal officials, and local advocates – underscoring the strong appetite for practical preservation training.

The capstone of the project was a 92-page digital handbook, *Preserving the Historic Places that Matter in the South Mountain Region: A Practical Guide for Identifying, Documenting, Researching, Interpreting, and Protecting Historic Buildings and Landscapes in South Central Pennsylvania*. Freely available online, the guide distills best practices into an accessible format that can be updated and used statewide.

By building local capacity, strengthening networks, and leaving behind practical tools, this project demonstrates how collaboration can turn preservation from an abstract idea into an active, community-driven practice. It ensures that as the South Mountain region grows, its history remains an integral part of its future.

Left: Series of four workshops held throughout Cumberland County



LEADERSHIP AWARD

Grassroots Advocacy

Before



After



BATTLES SUNFLOWER FARM – HAGEN HISTORY CENTER

(GIRARD, ERIE COUNTY)

HONORING: Battles Sunflower Farm and the Hagen History Center

The Battles Farm in Girard, Erie County, carries a legacy of agricultural innovation and community leadership. For generations, the Battles family shaped the region's civic and economic life – most notably through family patriarch Rush Battles, an entrepreneur and banker, and his daughter Charlotte Elizabeth, who became one of the town's most influential business leaders. The farm itself, dating to 1857, produced an array of crops and even supplied grapes to Welch's in its early years.

Now part of the Hagen History Center's rural campus, the farm has been revitalized through a visionary project that blends history, sustainability and community engagement. In 2023, Executive Director Cal Pifer began experimenting with planting sunflowers as a way to draw new attention to the site. The idea quickly took root. With support from local farmers, volunteers and community partners, 1.2 million sunflowers were planted across 50 acres, transforming the property into one of the largest sunflower fields in the tri-state area.

The sunflowers have become more than a seasonal attraction. They anchor a wide range of programming – festivals, picnics, classes and celebrations – while deepening ties between the History Center and the community. Partnerships blossomed as well, including a collaboration with Wilds Sunshine Factory, the world's only distillery making spirits from sunflower seeds. Each season, harvested seeds from the Battles Farm will be distilled into a unique Pennsylvania-made spirit, merging agricultural heritage with entrepreneurial creativity.

This project reflects what might be called "living preservation." Rather than freezing the farm in time, the initiative reactivates the land in a way that honors its past while securing its future. By combining heritage with agritourism and sustainable practice, the Battles Sunflower Farm has become a living landmark – a place where history, innovation and community pride grow side by side in full bloom.

Upper left: The Battles Farm, Girard, Erie County (Photo credit: Hagen History Center) **Upper right:** The Battles Sunflower Farm in full bloom (Photo credit: Hagen History Center)



LEADERSHIP AWARD Local Government



Historic Sites Survey



Historic Resources Inventory
Ogdan Schoolhouse



UPPER CHICHESTER TOWNSHIP (DELAWARE COUNTY)

HONORING: Upper Chichester Township and Seidel Planning & Design, Ltd.

When Upper Chichester Township last completed a Historic Sites Survey in 1983, the community was still largely rural, and suburban development had only begun reshaping the landscape. Four decades later, the need for an updated survey was urgent. Rapid growth, new roadways, and land-use changes had placed increasing pressure on historic buildings, farmsteads, schools and cultural landmarks. Without a current inventory, important resources risked being overlooked or lost.

Launched in 2023 with funding from the Pennsylvania Historical and Museum Commission's Keystone Historic Preservation Grant Program and Township support, the new survey was guided by a task force representing the Township, Chichester Historical Society, Delaware County Planning Department, and Seidel Planning & Design. The effort drew on earlier surveys from 1983 and 2005 but also expanded the scope: 123 historic resources were documented, including standing structures, demolished sites, and notable properties tied to prominent local figures. Each was cataloged with photographs, site data, and historic narratives.

Community participation was central. Residents were engaged at events like National Night Out and Community Day, where surveys collected local knowledge and input. Nearly half of respondents ranked historic preservation as a high-value goal, while an overwhelming majority supported incentives for adaptive reuse and reinvestment in historic buildings.

The final report, adopted by the Township in December 2024, does more than catalog buildings. It maps resources by neighborhood, assesses existing preservation regulations, and recommends new tools – from demolition controls to incentives for preservation-friendly development. Goals include pursuing National Register designations, installing markers, integrating preservation into neighborhood plans, and exploring Main Street and Elm Street grant programs.

By weaving preservation into community planning, the Upper Chichester Historic Sites Survey provides a roadmap for balancing growth with heritage. It demonstrates the power of local leadership in safeguarding community identity – and serves as a model for other municipalities. Undertaking projects like this ensures that future planning decisions are rooted in an understanding of history, and it is hoped that more communities across Pennsylvania will follow Upper Chichester's lead.

Top: Cover of Upper Chichester Township Historic Sites Survey (Photo credit: Seidel Planning & Design, Ltd.) **Middle:** Sample of updated Historic Sites Survey documentation (Photo credit: Seidel Planning & Design, Ltd.) **Bottom:** Public participation (Photo credit: Seidel Planning & Design, Ltd.)





LEADERSHIP AWARD
Public Impact

Before



After



YOUTHBUILD PHILLY

(PHILADELPHIA, PHILADELPHIA COUNTY)

HONORING: YouthBuild Philly, Atkin Olshin Schade Architects, Aegis Property Group, Mark Ulrick Engineers Inc., BEAM, Larsen & Landis Structural Engineers, Bohler Engineering, Acentech, P. Agnes, Inc., and Legacy Atelier

On North Broad Street in Philadelphia, a long-vacant 1930 building has been transformed into the new home of YouthBuild Philadelphia Charter School. Designed by John T. Windrim for the Philadelphia Electric Company (PECO), the stone and bronze-clad structure once served as a district office and appliance showroom. Though unprotected by historic designation, its prominent facade and enduring PECO name made it a local landmark. After decades of vacancy, the building has been reborn through an ambitious adaptive reuse that preserves its architectural character while creating a modern, uplifting academic facility.

The 34,000-square-foot renovation created dedicated training spaces for each of YouthBuild's workforce development programs, 12 classrooms, administrative offices, and a central gathering space with tiered seating. A new third floor and rooftop terrace provide areas for outdoor learning and sustainability education. Inside, terrazzo floors, concrete beams, and original open spaces were retained where possible, while energy-efficient systems and acoustic improvements ensure comfort and performance.

Preserving the Broad Street facade was a priority. When vandalism damaged original bronze storefront elements, the challenge became an opportunity: students worked with a local foundry to cast new bronze components, learning historic trades while restoring their own school. A historic lighting system was reimagined with modern LED fixtures, reviving the building's original design intent while enhancing energy efficiency. The project also integrated solar panels and advanced insulation, achieving performance well beyond code requirements.

For YouthBuild's 270+ students – many overcoming barriers such as homelessness, incarceration, or food insecurity – the building is more than a school. It is a permanent, stable home that reflects the program's mission: to provide diplomas, vocational certifications, and pathways to college and careers in a supportive environment. In its very walls, the building embodies transformation – demonstrating how historic preservation, sustainability and education can converge to empower the next generation.

Upper left: Broad Street façade, showing the existing conditions before renovation, 2022 **Upper right:** YouthBuild Philly, Broad Street façade, after restoration (Photo credit: Greg Benson)



Before



After



BASILICA OF THE SACRED HEART OF JESUS

(CONEWAGO TOWNSHIP, ADAMS COUNTY)

HONORING: The Diocese of Harrisburg and John Canning & Co., Ltd.

The Basilica of the Sacred Heart of Jesus, originally founded as Conewago Chapel in 1730, holds a special place in American Catholic history. Built of stone between 1785 and 1787, it is recognized as the oldest stone Catholic church in the United States and was the first parish in the Western Hemisphere dedicated to the Sacred Heart of Jesus. Its designation as a minor basilica by Pope John XXIII in 1962 affirmed its enduring importance to Catholic heritage in Pennsylvania and beyond.

Over the centuries, the building bore the marks of change and wear. In the 1960s, interior walls were repainted with a faux sponge finish, sculptures were coated in monochrome paint, and a wooden baldachin was placed over the marble altar – alterations that obscured much of its original beauty. Time brought additional challenges: flaking paint, cracked plaster, and decaying woodwork.

The recent restoration sought to peel back those layers and uncover the basilica’s 19th-century decorative

grandeur. Extensive paint investigations revealed the original decorative schemes dating to 1844, hidden beneath later coatings. These vibrant colors and trompe l’oeil designs, once lost to time, were carefully conserved and reinstated. Fine artworks, including ceiling murals such as the Assumption of Mary, were stabilized and restored to their original brilliance. Historic statues were repainted in their authentic color schemes, Stations of the Cross frames were reconstructed, and gilding was reapplied. Perhaps most dramatically, the 1960s wooden baldachin was removed, allowing the marble high altar to be reconstructed and reinstalled as the sanctuary’s focal point.

Completed in just over a year and coordinated alongside daily parish life, the project has revitalized the basilica as both a house of worship and a monument to early Catholicism in America. The restoration reintroduced a long-hidden chapter of art and faith, ensuring this sacred space continues to inspire its community for generations.



Upper left: The nave body looking toward the sanctuary prior to restoration, including additions from the 1960s remodeling (Photo credit: John Canning & Co., Ltd.) **Upper right:** After restoration, the original 19th-century decorative paint schemes, dating back to 1844, were restored after being concealed for over 60 years. (Photo credit: Robert Benson Photography) **Center:** Original decorative paint schemes were used to restore the Assumption of Mary mural. (Photo credit: Robert Benson Photography)



CONSTRUCTION PROJECT AWARD Restoration



Before



After



USS OLYMPIA

(PHILADELPHIA, PHILADELPHIA COUNTY)

**HONORING: Independence Seaport Museum,
KMC Partners, and AP Lohmann General
Contracting/Fine Carpentry**

Moored at the Independence Seaport Museum in Philadelphia, the USS Olympia is a rare survivor in American naval history. Launched in 1892, the steel cruiser served as Commodore George Dewey's flagship at the Battle of Manila Bay during the Spanish-American War, later patrolled the Mediterranean and Caribbean, and carried the body of the Unknown Soldier home from France in 1921. Today, it is the last ship remaining from the Spanish-American War and among the oldest steel warships still afloat.

After more than 130 years afloat, the Olympia faces ongoing challenges from exposure and age. Preservation efforts have long focused on stabilizing the vessel's hull and superstructure, but the historic interiors also demand care. A recent project targeted the Pilot House, one of the ship's most iconic spaces, with a restoration that combined traditional craftsmanship and modern preservation standards.

The work involved meticulous wood restoration: deteriorated surfaces were stripped, cleaned and repaired with "Dutchman" patches of matching species before being finished with multiple coats of marine-grade linseed oil varnish. Windows and doors were carefully removed, labeled and restored off-site. Historic glass was cleaned and reinstalled using traditional shellac and linseed oil putty techniques, ensuring both durability and authenticity. Throughout the process, lead-safe practices were followed to protect workers and the historic materials.

The restoration was not without challenges – curing times for traditional finishes required patience, and working aboard a moored vessel in winter brought its own hardships. Yet the results are striking: the Pilot House once again conveys the appearance and integrity of the late 19th century, while being structurally sound for the future.

This project represents a critical step in the ongoing stewardship of the USS Olympia. By restoring rather than replacing, the work preserves the ship's authenticity and enhances its role as a national symbol of service, sacrifice and maritime innovation.

Top: Pilot House before (Photo credit: AP Lohmann)

Bottom: Pilot House after (Photo credit: AP Lohmann)



FORUM BUILDING

(HARRISBURG, DAUPHIN COUNTY)

HONORING: Commonwealth of Pennsylvania, Murphy & Dittenhafer Architects, Navarro & Wright Consulting Engineers, Inc., Erdman Anthony, Weigand Associates, Inc., Shephard Restoration Engineers, Inc., NY Fine Art Conservation, Inc., Van Deusen & Associates, Inc., speXsys, Promatech, Inc, Metropolitan Acoustics, TSI Testing Services, Inc., ECS Mid-Atlantic, LLC, Wohlsen Construction, Midline Mechanical LLC, Jay R. Reynolds Inc., Appellation Construction Services, LLC, and C. Archer & Associates, LLC

Rising prominently within the Pennsylvania State Capitol Complex, the Forum Building has long been one of Harrisburg's architectural and cultural landmarks. Completed in 1931 as the Education Building, its monumental scale – 472 feet long and over eight acres of interior space – reflected the Commonwealth's ambition to provide both administrative offices and a grand auditorium for public gatherings. Over time, however, much of the building sat underutilized. While the Forum Auditorium, State Library, and State Law Library remained active, more than 400,000 square feet stood vacant as state agencies moved into leased downtown offices.

A comprehensive restoration and renovation effort, launched with long-awaited funding, has now revitalized this National Historic Landmark. The project balanced meticulous preservation with contemporary needs, carefully restoring historic components while reimagining workspaces for 21st-century use. Craftspersons and artisans conserved marble wainscoting, bronze doors, brass railings, copper roofing, decorative ceilings, and walnut-paneled conference rooms. More than 450 historically accurate windows were installed, flooding the building with natural light. At the same time,

outdated layouts of small offices along long corridors were transformed into open, flexible workplaces.

The Pennsylvania Department of Education has returned to its original home, consolidating more than 700 staff into the restored Forum. New mechanical, electrical, and life-safety systems were integrated discreetly, including low-profile flooring systems and a relocated cooling plant designed to preserve both the building's fabric and its landscaped setting.

The Forum Auditorium, renowned for its murals of the "march progress of mankind and the majesty of the heavens," also received careful attention. Conservation specialists surveyed and stabilized the massive canvas ceiling and wall paintings, ensuring the continued vitality of this celebrated public space.

By uniting preservation with adaptation, the Forum Building project demonstrates how a historic landmark can once again serve its community – both as a workplace and as a cultural hub – while honoring the artistry and vision of its original design.

Upper left: The restored Forum Auditorium features more than a thousand stars to depict the night sky. (Photo credit: Murphy & Dittenhafer Architects) **Upper right:** The Forum Building exterior after cleaning and repairs (Photo credit: Murphy & Dittenhafer Architects)



Before



After



PENNSYLVANIA STATE LIBRARY

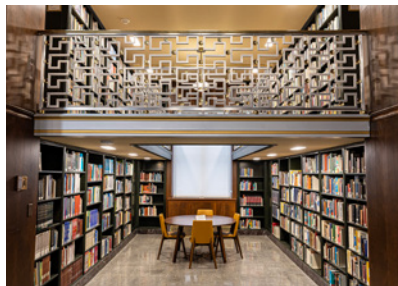
(HARRISBURG, DAUPHIN COUNTY)

HONORING: Commonwealth of Pennsylvania, Murphy & Dittenhafer Architects, Erdman Anthony, Crenshaw Lighting, Weigand Associates, Inc., Shephard Restoration Engineers, Inc., NY Fine Art Conservation, Inc., and B.R. Howard & Associates

For nearly a century, the State Library of Pennsylvania has stood as one of the Commonwealth’s premier public institutions, housing rare books, archives, and research materials within the Capitol Complex. Completed in 1931, the library’s soaring four-story reading room, framed by mahogany-clad columns and crowned with a richly decorated coffered ceiling, symbolized Pennsylvania’s commitment to learning and culture. By the 21st century, however, the building was showing its age. Outdated heating and cooling systems, failing lighting, and years of wear left the once-grand interior dark, dingy and uninviting.

A five-year restoration and renovation has transformed the 93-year-old library, returning it to its original grandeur while adapting it for modern use. The project required monumental logistics:

much of the collection was shrink-wrapped in place, while more than 100,000 books, newspapers and microfilm were moved to an off-site warehouse. Staff were relocated to temporary offices, all while the COVID-19 pandemic added complexity to the effort.

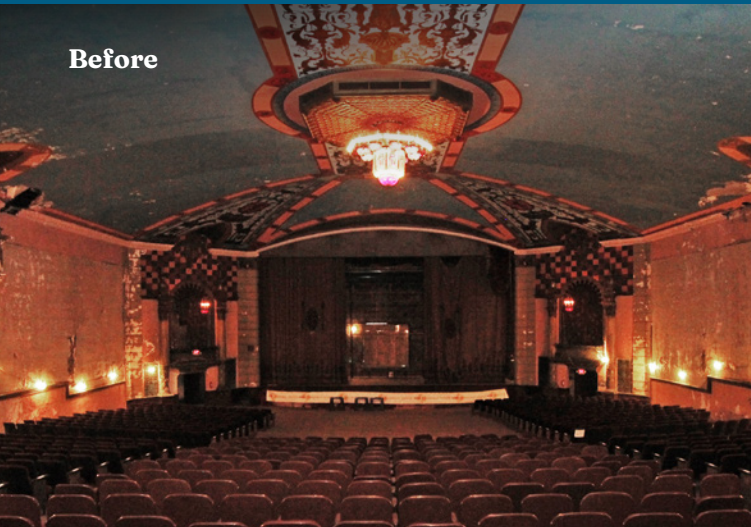


Inside, the work restored the library’s essential historic layout of alcoves surrounding a central reading space. Original metal “stacks” were repaired and repainted in their historic “library green.” The Mexican mahogany paneling, pilasters, and circulation desk were carefully refinished, revealing their original luster. The ornate coffered ceiling, with its hexagonal panels and gold eagles, was cleaned and repainted based on forensic color analysis, while the monumental chandeliers were restored and re-lit. Stainless steel and brass railings with distinctive Art Deco patterns, long dulled by time, now shine once more.

New mechanical and electrical systems were seamlessly integrated, with period-appropriate pendant lights and discreet downlighting replacing harsh fluorescent fixtures. The reading alcoves were reimagined as inviting spaces for research and study, furnished with a mix of traditional tables and contemporary soft seating.

The result is a State Library that feels both historic and renewed – a vibrant, light-filled place that honors Pennsylvania’s literary and cultural legacy while welcoming future generations of readers and researchers.

Upper left: Main reading room before (Photo credit: Murphy & Dittenhafer Architects) **Upper right:** Main reading room after rehabilitation (Photo credit: Murphy & Dittenhafer Architects) **Center:** Restored reading alcove (Photo credit: Murphy & Dittenhafer Architects)



Before



After



LANSDOWNE THEATER

(LANSDOWNE, DELAWARE COUNTY)

HONORING: Historic Lansdowne Theater Corporation, JNA Capital, Fattah Capital Advisors, Powers & Company, Atkin Olshin Schade Architects, Acentech, Columbus Construction, Bruce E. Brooks & Associates/IMEG, H. Gilroy Damon Associates, E.B. O'Reilly, Keast & Hood, and EverGreene Architectural Arts

The Lansdowne Theater, a Spanish Colonial Revival landmark designed by William H. Lee in 1927, has long been a source of pride for the Delaware County community just outside Philadelphia. For six decades, it served as a movie house with remarkably few alterations, until an electrical fire in 1987 forced its closure. Though listed on the National Register of Historic Places that same year, the theater remained shuttered for decades, a silent reminder of the challenges facing historic preservation.

In 2007, the Historic Lansdowne Theater Corporation (HLTC) was founded to save the building and chart a new future. Recognizing that the traditional movie-theater model was no longer viable, the group pivoted to an ambitious plan: rehabilitate the building as a live concert venue. Early successes, including the relighting of the iconic marquee in 2012 and restoration of the outer lobby and ticket booth in 2015, built momentum and community support.

By 2020, HLTC had raised nearly \$16.5 million, launching a comprehensive rehabilitation that spanned exterior, interior and systems upgrades. The historic cast stone façade was

cleaned and repaired, and the original clay tile roof was restored, replacing unsightly asphalt shingles. A discreet rear addition provided essential back-of-house spaces such as dressing rooms, restrooms, storage, and a loading zone to support modern performances.



Inside, conservators uncovered and recreated the ornate decorative schemes of designer Harry Brodsky, using historic photographs and a surviving drawing as guides. Painted and gilded surfaces were restored, plasterwork was repaired, and missing light fixtures were recreated. The auditorium's Art Deco chandelier, long dimmed, was rewired and reinstalled. New seating, modeled on Brodsky's original design, now welcomes

audiences. Accessibility upgrades, modern restrooms, and building systems ensure the venue functions like a new facility while retaining its historic character.

Now substantially complete, the \$20 million project represents not only the revival of a remarkable theater but also the determination of a community that refused to let its cultural heart disappear.

Upper left: Interior of auditorium before (Photo credit: Atkin Olshin Schade Architects) **Upper right:** Interior of auditorium after (Photo credit: Atkin Olshin Schade Architects) **Center:** Restored chandelier (Photo credit: Atkin Olshin Schade Architects)



Before



After



ROSE RENT LOFTS

(CHAMBERSBURG, FRANKLIN COUNTY)

HONORING: Rose Rent Lofts, McKissick Associates, and J.C. Orr & Son, Inc.

For nearly four decades, Chambersburg’s 1909 Central High School stood silent – its classrooms shuttered, its corridors abandoned after the school closed in 1986. Though weathered and worn, the building remained a powerful symbol of community memory, carrying the weight of generations who had passed through its doors. In 2023, that silence was broken with the completion of Rose Rent Lofts, an adaptive reuse project that restored the historic school as affordable loft apartments while preserving its architectural and emotional significance.

The rehabilitation followed the Secretary of the Interior’s Standards, balancing historical fidelity with contemporary needs. Original stonework, wood trim, and broad corridors were preserved, while spacious classrooms were adapted into light-filled residences. Even small details – chalkboards, coat hooks, and wainscoting – were retained where possible, anchoring the new homes in a continuity of place. Restoration extended to the building’s façade, where custom-fabricated windows and reconstructed trim reinstated the character of the 1909 design. Inside, energy-efficient systems were discreetly integrated, ensuring long-term affordability without compromising historic fabric.



The project also revealed layers of history hidden within the walls. Workers uncovered original woodwork, tradesmen’s signatures, and even stone masonry dating back to an 1824 predecessor building. These discoveries were stabilized and left visible in select spaces, connecting today’s residents with centuries of civic history.

Yet the greatest impact has been emotional. When the restored building opened for “curiosity tours,” former students and teachers returned – many moved to tears as they recognized familiar hallways and classrooms. Their reactions affirmed that this was more than adaptive reuse; it was the respectful restoration of place, pride and memory.

Rose Rent Lofts has provided dignified, affordable housing within walking distance of downtown Chambersburg, while catalyzing reinvestment in the larger Central High School campus. The project demonstrates how preservation can meet contemporary needs and strengthen community identity, ensuring that this historic landmark continues to serve as both shelter and story for generations to come.

Upper left: Chambersburg Central High School after closure (Photo credit: McKissick Architects) **Upper right:** Completed conversion to Rose Rent Lofts (Photo credit: McKissick Architects) **Center:** Interior common room (Photo credit: McKissick Architects)



1782/1834 GRIST MILLER’S HOUSE/RALPH G. SCHWARZ CENTER

(BETHLEHEM, NORTHAMPTON COUNTY)

HONORING: Historic Bethlehem Museums & Sites, Artefact, Inc., Lock Ridge Engineering, Allied Building Corporation, Hofmeister Engineering, PC, Mulhern Consulting Engineers and Associates, Dual Temp Company Inc., Fenstermacher Construction Services, Diefenderfer Electrical Contractors, Alan Kunsman Roofing & Siding, Duggan & Marcon Inc., G. C. Zarnas & Co., Inc., and Broc Mechanical Inc.

Tucked within Bethlehem’s Colonial Industrial Quarter – a National Historic Landmark District recently inscribed as part of the Moravian Church Settlements World Heritage Site – the Grist Miller’s House tells the layered story of early Moravian life and industry. Built in 1782 as one of the first private Moravian family homes, the stone house was expanded in 1834 with a two-story brick addition, reflecting the growing needs of millers’ families working beside the adjacent Luckenbach Mill. For decades after mill operations ceased in the 1940s, however, the house sat neglected and braced by steel supports, a fragile reminder of the town’s industrial and cultural roots.

In 2023, a long-awaited restoration finally addressed the building’s structural and architectural challenges. Engineers stabilized the precarious junction between the original stone house and its 19th-century brick addition with ties, pressure grouting, shear walls, and new flooring supports, allowing the unsightly steel bracing to be removed after nearly two decades. Historic features – mantels, railings, balusters, dormers, and slate roofing – were carefully reconstructed or repaired, guided by physical

evidence and historic photographs. Where new systems were required, including HVAC, electrical, and life-safety upgrades, they were installed discreetly to preserve the character of the interior.



The work also revealed discoveries: original 2/2 windows in the lower stone section, artifacts such as bottles and tools in a cold cellar, and even a cavern used for storage. These finds enriched understanding of the house’s layered history and informed interpretive choices for its new use.

Today, the building has been reborn as the Ralph G. Schwarz Center for Colonial Industries, honoring one of Bethlehem’s leading preservation advocates. For the first time in decades, the public can step inside this once-forgotten home, now a vibrant center for interpreting colonial trades and crafts. With the Grist Miller’s House restored, the Colonial Industrial Quarter stands as a cohesive ensemble – an extraordinary testament to Bethlehem’s preservation vision and its place on the world stage.

Upper left: Main floor doorway looking out, before restoration (Photo credit: Artefact, Inc.) **Upper right:** Main floor doorway looking out, after restoration (Photo credit: Artefact, Inc.) **Center:** East facade after restoration (Photo credit: Artefact, Inc.)



Before



After



A MAN FULL OF TROUBLE TAVERN (PHILADELPHIA, PHILADELPHIA COUNTY)

HONORING: Pea Vine Properties, John Milner Architects, Inc., and Cherokee Construction

At the corner of South Second and Spruce Streets stands A Man Full of Trouble Tavern, the only surviving pre-Revolutionary tavern building in Philadelphia. Built in 1759 and once a bustling gathering place for waterfront workers, the tavern is steeped in the layered history of colonial America. Known variously as Cove Cornice House and Stafford's Tavern, the building's whimsical name was immortalized in John Fanning Watson's "Annals of Philadelphia" (1830), a mention that likely spared it from demolition during the wave of 1960s redevelopment that erased much of Dock Street.

For decades, the tavern served as a working-class establishment, offering food, drink and lodging for sailors and laborers. Over the years, it was owned by figures ranging from patriot Colonel Blaihtwaite Jones to clockmaker John Wood, Jr. By the early 20th century, it had shifted to commercial use, including a wholesale chicken market. Closed to the public since 1994, the structure sat in obscurity until its recent purchase by an owner determined

to return it to its original purpose as a tavern rather than a "dusty museum."

The meticulous restoration carefully followed national preservation standards, with exterior masonry, windows, shutters and woodwork repaired in kind. Inside, original floorboards, fireplaces and trim were conserved, and a sympathetic addition allowed for an ADA-accessible restroom without compromising the historic fabric. Creative discoveries shaped the project, including salvaged rolls of 1960s reproduction wallpaper that allowed a third-floor room to regain its colonial-era appearance.

Today, the tavern once again welcomes visitors to its historic barroom, serving locally brewed ales in an atmosphere that evokes 18th-century Philadelphia. Upstairs galleries feature artifacts ranging from an early printing of the Declaration of Independence to Revolutionary-era weaponry. More than a restoration, this project has reanimated a vital piece of Philadelphia's past, offering residents and visitors alike a rare chance to experience tavern life as it was over 250 years ago.



Upper left: South façade prior to restoration, facing north from Spruce Street (Photo credit: John Milner Architects) **Upper right:** Restored south façade, facing north from Spruce Street (Photo credit: John Milner Architects) **Center:** Restored first-floor Tavern Room; the cage bar at the Tavern Room was restored to its historic appearance while discreetly adding sinks required by current restaurant codes. (Photo credit: John Milner Architects)



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HANDMADE HISTORY

Each year, our Honor Awards are handcrafted at the historic Tileworks of Bucks County, a National Historic Landmark. We highly recommend a visit to the Tileworks and adjacent Fonhill, the home of Henry Chapman Mercer, who was an American archaeologist, artifact collector, tile maker, and designer of three distinctive poured-concrete structures in Doylestown.

Founded by Mercer in 1897, the Tileworks produced tiles for hundreds of private and public buildings, such as the State Capitol in Harrisburg, the Isabella Stewart Gardner Museum in Boston, the National Press Club in Washington, and the John D. Rockefeller Estate in New York. Mercer's tile production processes are replicated as faithfully as possible to preserve the look and spirit of the originals.

