PRESERVATION ACHIEVEMENT AWARDS 2025



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Welcome to the 2025 Preservation Achievement Awards

Honoring the individuals, organizations, businesses, and projects throughout Greater Philadelphia that exemplify outstanding achievement in historic preservation

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Welcome to the 32nd annual Preservation Achievement Awards! We are excited to gather this year at the historic Bellevue, now completing a comprehensive, $110 million rehabilitation project by Lubert-Adler.

The Alliance last held our preservation awards event at the Bellevue in 2010. It is great to be back at the erstwhile Grand Dame of Broad Street! Opened in 1904 and expanded to its current size in 1912, the hotel was designed by prominent Philadelphia architects George and William Hewitt. It originally boasted light fixtures by Thomas Edison and stained-glass windows by Alfred Godwin. Twelve of these windows survive on the hotel facade. The hotel served for decades as the center of Philadelphia's social, cultural, and business life - hosting charity balls, society weddings, and the headquarters of Democratic and Republican national conventions alike. Fifteen U.S. presidents stayed here, from Teddy Roosevelt to Ronald Reagan.

Hard times befell the hotel in 1976, when a pneumonia-like disease took the lives of 29 delegates at an American Legion convention. The hotel soon closed and did not find its footing again until developer and civic leader Ronald Rubin invested $100 million in a mixed-used rehabilitation project in the late 1980s, restoring the building's luster and prominence.

In 2008, Mr. Rubin donated a preservation easement to the Alliance covering the Bellevue's facade, lobby, and ballroom. It is still the largest easement donation ever to the Alliance's portfolio of more than 250 properties. Our Easement Committee was tasked with reviewing the renovation plans, helping to facilitate the sparkling historic restoration that we are all enjoying today.

So, as we celebrate this year's award-winning preservation achievements, let us also celebrate the preservation achievement represented by the Bellevue, an architectural and historical gem once again polished to a renewed brilliance on the Avenue of the Arts.

Thank you for joining us here tonight.

Paul Steinke, Executive Director

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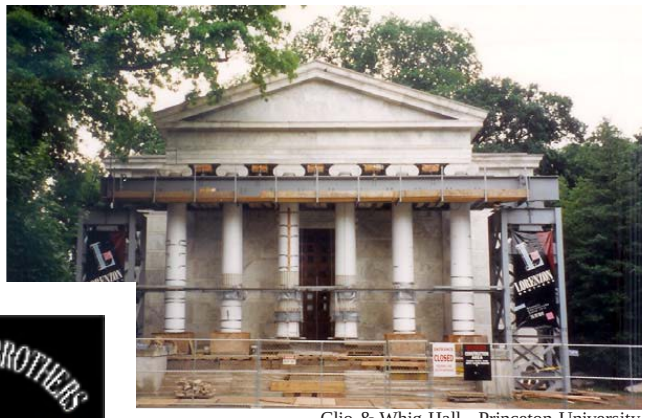
Young Friends of the Preservation Alliance

Alison Eberhardt, co-chair
Ha Leem Ro, co-chair

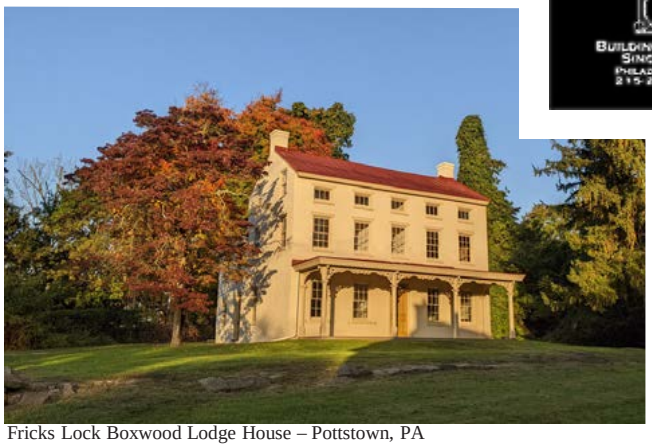
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Chancellor Green Library - Princeton University



Clio & Whig Hall - Princeton University



Fricks Lock Boxwood Lodge House – Pottstown, PA



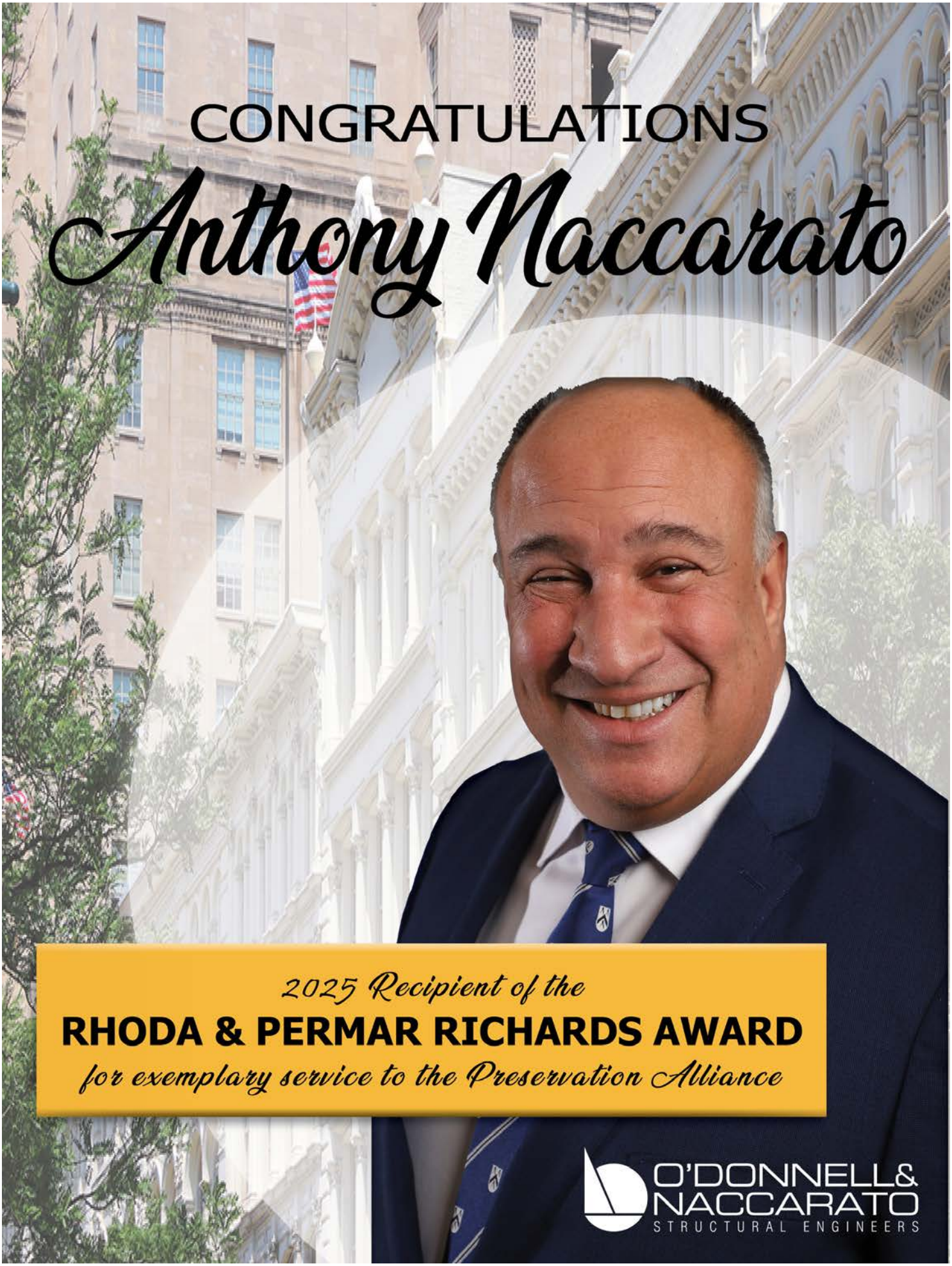
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CONGRATULATIONS
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2025 Recipient of the
RHODA & PERMAR RICHARDS AWARD
for exemplary service to the Preservation Alliance
O'DONNELL& NACCARATO
STRUCTURAL ENGINEERS

SPECIAL RECOGNITION AWARDS ADVISORY COMMITTEE

The Preservation Alliance Board of Directors selects the Special Recognition Award recipients with the assistance of the Special Recognition Advisory Committee



Leah Silverstein, Chair and PAGP Board Representative
Philly Office Retail



Kathleen Abplanalp, PhD
Lower Merion Conservancy



Kevin Block, PhD
Partners for Sacred Places



Andrew Hart, MArch
Thomas Jefferson University



Tyler Ray
Community Design Collaborative



Amy Ricci
Historic RittenhouseTown



JAMES BIDDLE AWARD
FOR LIFETIME ACHIEVEMENT IN HISTORIC PRESERVATION

DAVID BROWNLEE, PHD, FSAH

David Brownlee is a national treasure. A renowned architectural historian and champion of historic preservation, his scholarship on American architectural history shines in the literature, exhibitions, public lectures, conferences, and documentaries with which he has been involved.

Despite being a Harvard man, he is beloved at Penn, where he has taught and held leadership positions for 45 years. He has written 12 books, hundreds of articles, and been translated into Spanish, French, Italian, and Japanese. As a lecturer and teacher, he has no equal. His students and peers have honored him with multiple awards, including the prestigious Lindback Award for Distinguished Teaching, while academic and professional societies have been equally spirited in celebrating his scholarship and activism. He was named a Fellow of the Society of Architectural Historians in 2015.

We are enormously grateful for the many decades that David has devoted his great passion, intellect, good humor, modesty, leadership, and force of persuasion to the cause of preservation in Philadelphia. The long list of projects and organizations that he has shaped is astounding -- from Eastern State Penitentiary to the Ben Franklin Parkway; to a better understanding of Furness, Frank Lloyd Wright, and Julien Abele buildings; to the Historical Commission, The Athenaeum, Global Philadelphia, the Design Advocacy Group, and nearly a decade on the Preservation Alliance board. David Brownlee, in all aspects of his career, is an icon, and we are glad that he feels, quoting W.C. Fields in a lecture, “On the whole, I’d rather be in Philadelphia.”



RHODA AND PERMAR RICHARDS AWARD
FOR SERVICE TO THE PRESERVATION ALLIANCE

ANTHONY NACCARATO

Tony Naccarato is a hugger. If you have ever been on the receiving end of a Naccarato hug, you know that he puts his whole heart into it.

Tony has put his whole heart into serving the Preservation Alliance for more than a decade. He leveraged his extensive professional relationships as chair of the Development Committee and broke fundraising records. He sculpted the future of the Alliance as chair of the Nominating Committee. He has always been the best and final authority on structural engineering questions. And he has always brought his trademark professionalism, generosity, sincerity, and optimism to his work with the Alliance.

For these reasons and more, the board of directors is delighted to give Tony a hug as we present him with the 2025 Rhoda and Permar Richards Award for Service to the Alliance.



PRESERVATION EDUCATION AWARD FOR PUBLIC ADVANCEMENT OF PRESERVATION KNOWLEDGE

ATWATER KENT COLLECTION AT DREXEL UNIVERSITY

The Atwater Kent Collection includes extraordinary artifacts of Philadelphia's history, spanning from 1682 to the present, large and small, iconic and quirky. When the Collection was acquired by Drexel several years ago, some wondered how rigorous its stewardship would be. Clutch your pearls no longer.

Over the past two years, Drexel has moved the collection to a safe, accessible location in the Hamilton Building of the Pennsylvania Academy of Fine Arts; pursued extensive conservation efforts; mounted two exhibitions with related programming; digitized more than 30,000 items; launched the AKC Online Collection; and shared stories about the collection in the podcast "Philadelphia Revealed."

Toward its goal of deploying the Collection as a museum without walls, Drexel will be launching an Accessible Community Loan Program later this year to mount displays in secure venues and celebrate Philadelphia's extraordinary history with a wider audience.



BOARD OF DIRECTORS AWARD FOR EXCEPTIONAL STEWARDSHIP OF HISTORIC PROPERTIES

WASHINGTON SQUARE WEST CIVIC ASSOCIATION

Washington Square West is a rich tapestry of neighborhoods, from Antiques Row and the Gayborhood to stunning residential architecture and vibrant commercial corridors. To protect these irreplaceable assets and safeguard them for future generations, the Wash West Civic Association had their eye on the prize of historic district designation.

But first they needed grassroots support. The Association held inclusive and transparent public meetings and information sessions. They called in the Alliance and local historians, gathered documentation, and educated residents and business owners on the benefits and responsibilities of designation.

The Civic Association's tireless approach fostered a sense of stewardship and investment, unifying Wash West neighbors around a shared vision of preservation. It also secured well-deserved historic district status for one of Philadelphia's most remarkable communities.



BOARD OF DIRECTORS AWARD FOR EXCEPTIONAL STEWARDSHIP OF HISTORIC PROPERTIES

SPRUCE HILL COMMUNITY ASSOCIATION

In July 2024, nearly four decades of boulder-pushing at last culminated in the designation of the Spruce Hill Southeast Historic District.

Spruce Hill is the nation's first and most intact streetcar suburb. It is peppered with mid-19th to 20th century Georgian Revival, Second Empire, Colonial Revival, Queen Anne, and Italianate mansions. Many of the homes were designed by noteworthy architects like G.W. and W.D. Hewitt, Willis G. Hale, Theophilus P. Chandler, and Samuel Sloan.

Previous efforts to designate the neighborhood had failed, but an uptick in demolitions and incompatible new construction spurred a fresh community-led initiative. The Spruce Hill Community Association, backed by the University City Historical Society and the preservation planning chops of Constant Springs Consulting, at last got the nomination in front of the Philadelphia Historical Commission. The rest is history.



JOHN ANDREW GALLERY COMMUNITY ACTION AWARD
FOR ACHIEVEMENT BY A COMMUNITY ORGANIZATION

SAVE CHINATOWN COALITION

Staving off the 76er's arena was no slam dunk. The work of the Save Chinatown Coalition spanned years of community meetings, opinion surveys, petitions, public marches, savvy social media, and a multi-generational, multi-ethnic collaboration of over 30 organizations. This powerhouse team represented Chinese, Cambodian, Pacific Islander, and Vietnamese advocacy groups; healthcare and restaurant professionals; Wash West residents; as well as voices from the gay, Black, and Jewish communities.

The Coalition mobilized more than 400 people to testify before City Council in support of preserving community heritage, while illuminating stark, unresolved construction issues in building a massive infrastructure project on Chinatown's doorstep. The Coalition has modeled for us all how to build energy, political will, broad-based buy-in, and effective alliances around the shared future of our historic neighborhoods. While the effort to build an arena next to Chinatown fell apart for multiple reasons, the strength and persistence of the Chinatown Coalition lead the way and helped ensure they won the day.



JOHN ANDREW GALLERY COMMUNITY ACTION AWARD
FOR ACHIEVEMENT BY A COMMUNITY ORGANIZATION

SAVE CREBILLY FARM

Crebilly Farm is a 308-acre oasis of rolling fields, streams, and woodlands in Chester County. The farm played a key role in the 1777 Battle of Brandywine, and the existing 18th- and 19th-century farm structures speak to the long tradition of agriculture on this land.

Think this is prime subdivision property? Think again, Goliath. For five years, community activists tirelessly opposed Toll Brothers in public meetings, online, in court, and at the ballot box, where a majority of residents agreed to "Vote Yes to Save Crebilly." The activists, along with support and funds from Westtown Township, Natural Lands Trust, Chester County Commissioners, and Mt. Cuba Center were able to preserve Crebilly – in perpetuity - with conservation easements under the unified protection of the Township.



PUBLIC SERVICE AWARD FOR PRESERVATION IN THE PUBLIC INTEREST

GREG PRICHARD

It may surprise you to learn that, in Lower Merion Township, historic preservation is not universally embraced by property owners. The Township speaks with one voice, however, in its high opinion of Historic Preservation Planner, Greg Prichard.

Educated at Carnegie Mellon and Cornell, Greg lectures on historical topics, writes for Hidden City, serves on several preservation boards, and maintains the successful Prichard Design & History Studio.

In his work for the Township, Greg is remarkably effective at cultivating positive relationships with elected officials and property owners. He created a GIS-based resource inventory, an historic plaque program, and secured state grants for preservation projects in the township. He has helped to build trust and make the public more receptive to historic preservation initiatives. And if you really want to be blown away, ask him what he knows about Main Line train stations.



YOUNG FRIENDS OF THE PRESERVATION ALLIANCE AWARD IN RECOGNITION OF THE LATEST GENERATION OF PRESERVATION ACHIEVEMENT

MOLLY LESTER AND MICHAEL BIXLER, AUTHORS OF *BUILDING GHOSTS*

We have all seen "building ghosts" – also known as palimpsests – those traces of stairways, bookshelves, or other remnants of demolished buildings left behind on the sides of neighboring structures. Essentially a layering of history, these ghosts mostly haunt older Northeastern cities with row houses and party wall adjacencies. As the stories of neighborhoods are erased and remade, these ghosts can be ephemeral or enduring.

Molly Lester's insightful narrative and deep dive into public records to uncover who lived or worked at the ghost addresses makes for a compelling read. Michael Bixler's striking photography of the exposed party walls, some serving as the canvas for spontaneous art, is documentation of a history that Philadelphians barely know.

Building Ghosts is the winner of the Young Friends award because of its exceptional storytelling and innovative approach to documenting Philadelphia's built environment.



SPECIAL ANNIVERSARY AWARD IN RECOGNITION OF MILESTONE ANNIVERSARIES OF HISTORIC PROPERTIES OR HISTORIC ORGANIZATIONS

JUMPSTART GERMANTOWN, 10TH ANNIVERSARY

Jumpstart Germantown, founded by the indefatigable Ken Weinstein, has graduated 2,500 neighborhood developers since its founding in 2015. The training program includes seminars (called JUMPinars), problem-solving think tanks, mentorship, networking, and loans. In the past decade, Jumpstart Germantown has given $53 million in low-interest loans to individuals ready to jumpstart the revitalization of their neighborhoods.

Most of the graduates of the program are Black, Hispanic, and female; most of the projects are vacant, single-family homes; all of the steps are spelled out and the process for creating generational wealth is transparent and open to everyone. The success of the program has led to spinoffs throughout Philadelphia and in Pottstown, Norristown, Harrisburg, Coatesville, Wilmington, Indianapolis, Newark, and even Clearwater, Florida.

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www.preservationalliance.com/tours
for schedule and tour descriptions.



AIA PHILADELPHIA | HENRY MAGAZINER AWARD
RECOGNIZING AN INDIVIDUAL OR ORGANIZATION THAT HAS MADE A SIGNIFICANT CONTRIBUTION TO THE PRESERVATION OF OUR BUILT ENVIRONMENT AND FOR WHOM BUILDING PRESERVATION IS NOT A PRIMARY MISSION

JOSEPH E.B. ELIOTT

The AIA Historic Preservation Committee is pleased to honor photographer Joseph E.B. Elliott with the 2025 Magaziner Award. Elliott has been documenting the best of the past for nearly 45 years. His goal is to reveal the function, beauty, and wonder of what has been created in iron and steel.

Specializing in historic infrastructure, industry, and architecture, Elliott has worked for the Historic American Buildings Survey, the Department of Veterans Affairs, Penn, and many cultural groups and professional firms. His books include *The Steel: Photos from the Bethlehem Steel Plant, Palazzos of Power*, co-authored with the late Aaron Wunsch, *Philadelphia: Finding the Hidden City*, co-authored with Peter Woodall and Nathaniel Popkin, and *In Exchange for Gold*, co-authored with Richard Niesenbaum. His stunning work -- widely published in national magazines and exhibited – resides at the nexus of documentation and art.



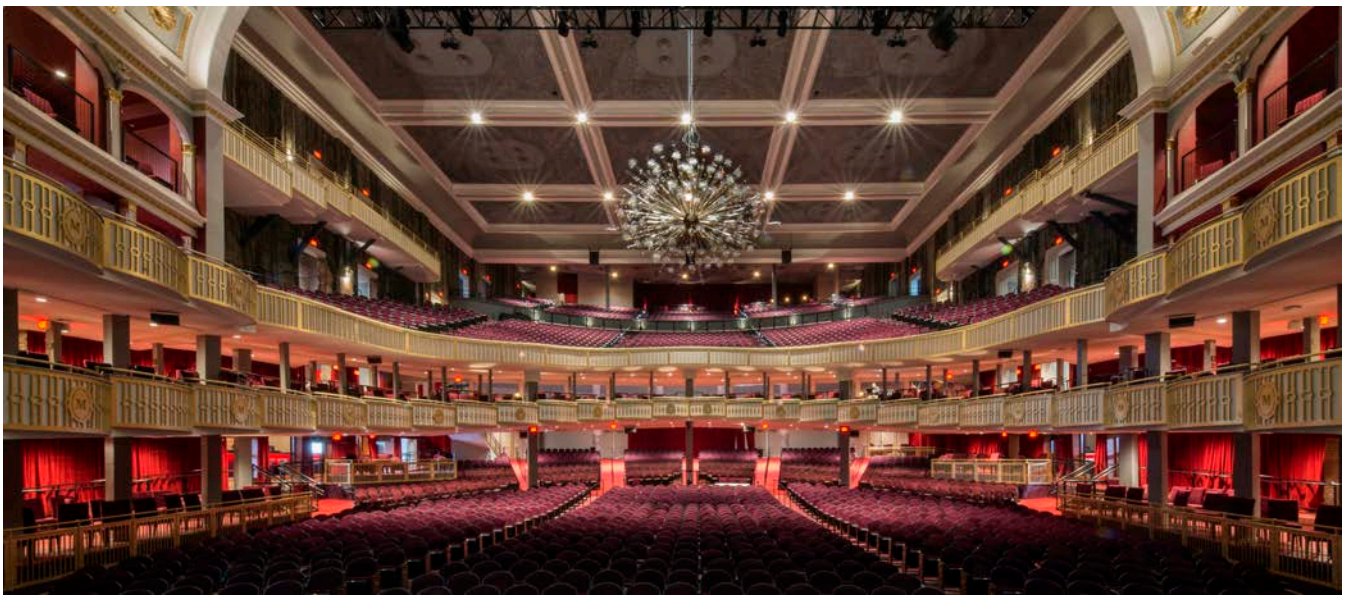
AIA PHILADELPHIA | LANDMARK BUILDING AWARD
RECOGNIZING THE INTRINSIC VALUE OF AN EXISTING BUILDING, RATHER THAN A CURRENT PRESERVATION OR RESTORATION PROJECT, DRAWING ATTENTION TO AN OVERLOOKED OR ENDANGERED BUILDING.

DORRANCE HAMILTON HALL

The AIA Historic Preservation Committee has selected Dorrance Hamilton Hall as the 2025 winner of the Landmark Building Award. The neoclassical building fronting Broad Street was designed in 1826 by John Haviland and William Strickland for the Pennsylvania Institute for the Deaf and Dumb. Frank Furness would later design two Victorian Gothic wings connecting the building to 15th Street and doubling its size. From 1985 to 2024, the elegant building named for a Campbell Soup heir was the face of the University of the Arts.

In February, Dorrance Hamilton Hall was purchased by Scout Ltd, led by visionary developer Lindsey Scannapieco. To the delight of nearly every Philadelphian, Scout's plan is for the building to become studio, workshop, and gallery space, with the Furness additions serving as subsidized apartments for artists.

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Linda Dishman
Executive Director (retired)
Los Angeles Conservancy



Jessie Fisher
Executive Director, Frank Lloyd Wright's Martin House, Buffalo, NY



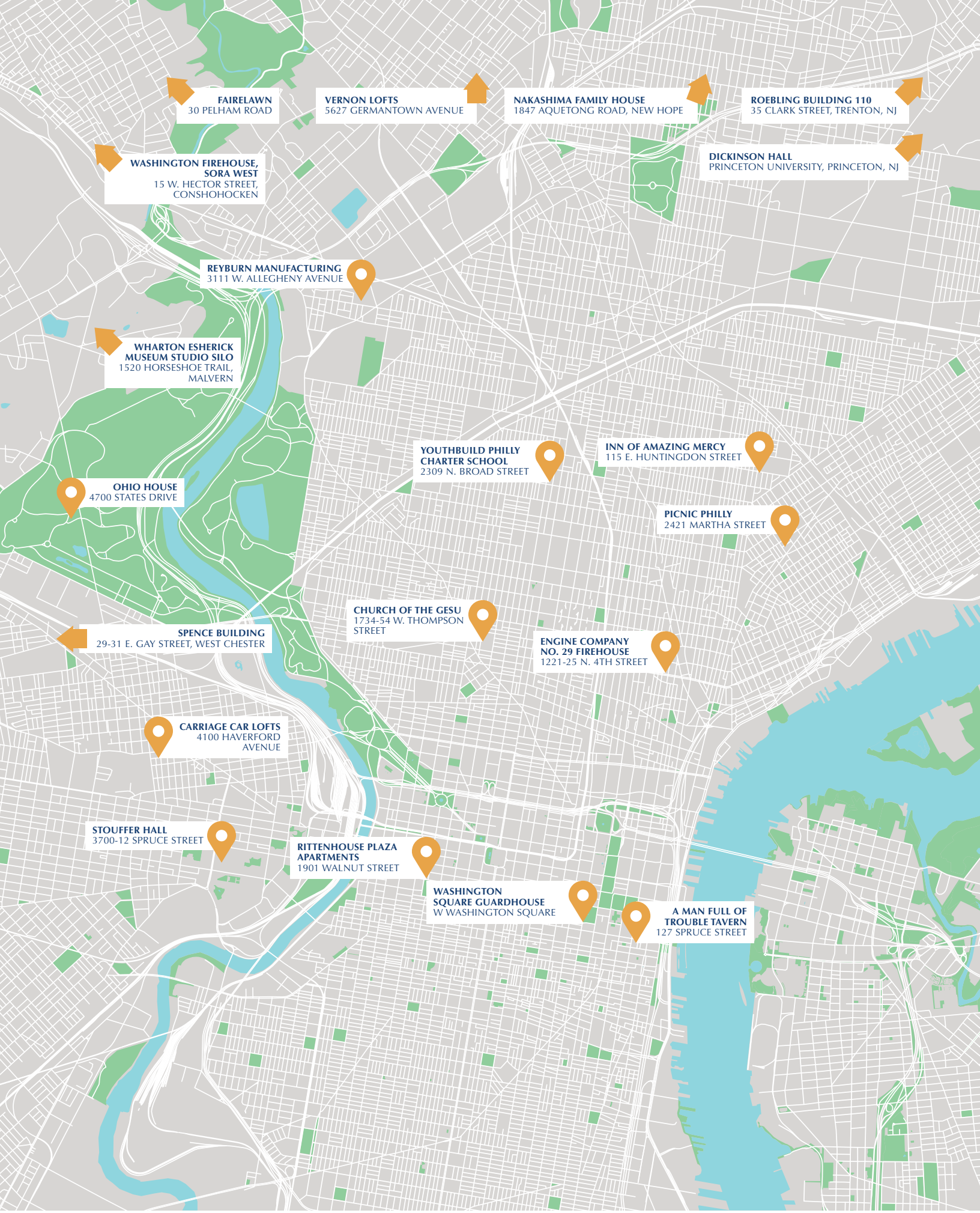
Vincent Michael
Executive Director, The Conservation Society of San Antonio



Todd Morgan
Executive Director, Preserve Chattanooga



Nancy Goldenberg
President and CEO, Laurel Hill, Preservation Alliance Board Representative

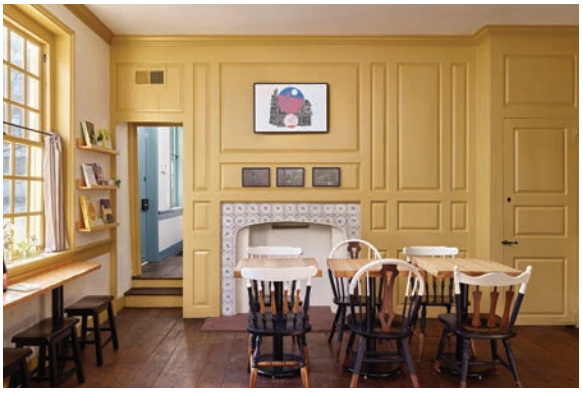

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30 PELHAM ROAD
VERNON LOFTS
5627 GERMANTOWN AVENUE
NAKASHIMA FAMILY HOUSE
1847 AQUETONG ROAD, NEW HOPE
ROEBLING BUILDING 110
35 CLARK STREET, TRENTON, NJ
DICKINSON HALL
PRINCETON UNIVERSITY, PRINCETON, NJ
WASHINGTON FIREHOUSE, SORA WEST
15 W. HECTOR STREET, CONSHOHOCKEN
REYBURN MANUFACTURING
3111 W. ALLEGHENY AVENUE
WHARTON ESHERICK MUSEUM STUDIO SILO
1520 HORSESHOE TRAIL, MALVERN
YOUTHBUILD PHILLY CHARTER SCHOOL
2309 N. BROAD STREET
INN OF AMAZING MERCY
115 E. HUNTINGDON STREET
OHIO HOUSE
4700 STATES DRIVE
PICNIC PHILLY
2421 MARTHA STREET
CHURCH OF THE GESU
1734-54 W. THOMPSON STREET
SPENCE BUILDING
29-31 E. GAY STREET, WEST CHESTER
ENGINE COMPANY NO. 29 FIREHOUSE
1221-25 N. 4TH STREET
CARRIAGE CAR LOFTS
4100 HAVERFORD AVENUE
STOUFFER HALL
3700-12 SPRUCE STREET
RITTENHOUSE PLAZA APARTMENTS
1901 WALNUT STREET
WASHINGTON SQUARE GUARDHOUSE
W WASHINGTON SQUARE
A MAN FULL OF TROUBLE TAVERN
127 SPRUCE STREET

127 SPRUCE STREET, PHILADELPHIA

A MAN FULL OF TROUBLE TAVERN

OWNER: DANIEL WHEELER
PROJECT TEAM MEMBERS: JOHN MILNER ARCHITECTS; CHEROKEE CONSTRUCTION; LARSEN & LANDIS STRUCTURAL ENGINEERS

Colonial humor, and colonial buildings, do not always age well. The sign outside this tavern originally read "Man Loaded With Mischief" accompanied by a drawing of a woman hoisted on a man's back. Later toned down to "A Man Full of Trouble," the tavern at 2nd & Spruce is the sole survivor of pre-Revolution watering holes that once dotted the neighborhood. After being closed to the public for decades, the building has been meticulously restored to its original use as a tavern, with local brews plus a small museum of Revolutionary War artifacts on the upper floors.







4100 HAVERFORD AVENUE, PHILADELPHIA

CARRIAGE CAR LOFTS

OWNER: M | M PARTNERS
PROJECT TEAM MEMBERS: MARSHALL SABATINI ARCHITECTS; HERITAGE CONSULTING GROUP; HUTEC ENGINEERING; FIRST CITIZENS COMMUNITY BANK

Visitors to the Philadelphia Centennial enjoyed a new trolley system – completed just in time -- that wound throughout the 285 acres of the Exhibition and through Parkside and Powelton. Those trolleys were produced by the West Philadelphia Passenger Railway Company, whose car barn at 41st & Haverford was a hub for trolley car assembly and maintenance. With the aid of Historic Tax Credits and Opportunity Zone equity, the developer was able to renovate the car barn, preserve brickwork and other original features, and create a modern residential building with ground-level commercial space. One hopes it will ring the bell for a new era of investment in the West Powelton community.





1734-54 W. THOMPSON STREET, PHILADELPHIA

CHURCH OF THE GESU

OWNER: SAINT JOSEPH'S PREPARATORY SCHOOL
PROJECT TEAM MEMBERS: PREMIER BUILDING RESTORATION; HERITAGE CONSERVATION COLLECTIVE

After the Civil War, architect Edwin Durang dwelt in the Garden of Earthly Delights. He was the most prolific designer of Catholic churches in Philadelphia, designing or renovating 30 churches in 40 years. An example of the Baroque Revival style, the Church of the Gesu was modeled on its Roman counterpart with soaring bell towers, cast iron decoration, and stunning stained glass windows. Carefully choreographed while the building was still in use by Saint Joe's Prep, this exterior restoration involved removing decades of paint to reveal the original colors, repairing cracks in the cast iron panels and embellishments on the bell towers, and restoring the specialized butterjoint bricks. The pride of The Prep shines in Gesu's resurrection.





PRINCETON UNIVERSITY, PRINCETON, NJ

DICKINSON HALL

OWNER: PRINCETON UNIVERSITY
PROJECT TEAM MEMBERS: CLARKE CATON HINTZ; SCHNABEL CONSERVATION; CBZ CONSULTING; MASSIMINO BUILDING CORP

The Palestra, Franklin Field, Penn State's Old Main, and Pitt's Cathedral of Learning – architect Charles Klauder's Collegiate Gothic blockbusters inspire donors and intimidate students throughout the nation. He designed 15 buildings at Princeton including this one. The finely-textured limestone façade of Dickinson Hall links McCosh Hall and the University Chapel. The limestone was painstakingly washed, patched, and repointed. Neo-Gothic carvings were water-misted clean. Most significantly, quick-fix windows from the 80s were replaced with energy efficient fenestration matching the original muntin arrangement and historic profile worthy of this Klauder classic.





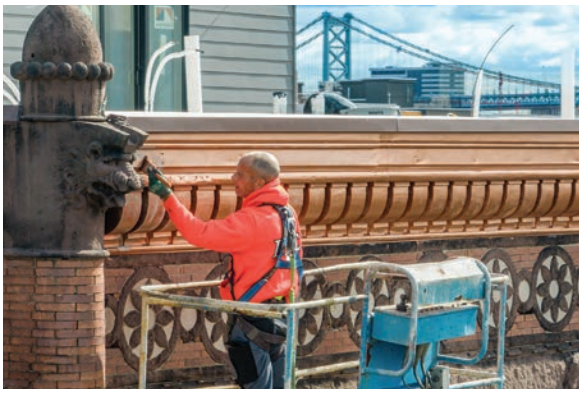


1221-25 N. 4TH STREET, PHILADELPHIA

ENGINE COMPANY NO. 29 FIREHOUSE

OWNER: ENGINE HOUSE 29, LLC
PROJECT TEAM MEMBERS: E-BUILT; JDT INTERNATIONAL; CONTINUUM ARCHITECTURE & DESIGN; AUSTIN ENGINEERING; J+M ENGINEERING; RUGGIERO PLANTE LAND DESIGN; PREMIER BUILDING RESTORATION; 1ST COLONIAL COMMUNITY BANK

This project revitalizes a rare example of Richardsonian Romanesque architecture built during the golden age of firehouse design. One of 57 stations designed by John T. Windrim in the late 1800s, the building features long-format brick, terra cotta detailing, and roundels of brownstone and white marble in daisy petal patterns. The restoration transformed this landmark structure into residential units above and community space below while showcasing historic architectural features. By reestablishing the firehouse as a neighborhood anchor, this project blends functionality with the building's historic fabric and cements its legacy in historic Northern Liberties.







30 PELHAM ROAD, PHILADELPHIA

FAIRELAWN

OWNER: COMMONS & COMMONS, LLP
PROJECT TEAM MEMBERS: FAIRELAWN LLC; PINARD ARCHITECTURE AND INTERIORS; J+M ENGINEERING; UNIVEST BANK AND TRUST CO.; BEST CHOICE PLUMBING & HEATING; AMPERES, VOLTS & WATTS; COOPER O'NEIL STAINED GLASS; CERTAPRO OF BLUE BELL; HUGH WATTLES CARPENTRY; CHRIS JOHNSON PAINTING; JOHN SUTTON MASONRY; PEREGRINE HISTORIC PRESERVATION

Designed in 1897 by the Hewitt brothers with a team of 60 artisans, this mansion has served as a wealthy family's idyllic retreat; a convent for the Sisters of St Francis; a bed & breakfast; and a home for the 22 adopted children of humanitarians Hector and Sue Badeau. It took 5 years to build this 42-room house, and nearly 3 years to renovate it. New owners restored original millwork, leaded-glass windows and intricate interior details while implementing energy-efficient systems. By revitalizing a vacant property into a thriving workplace, the renovation honors the estate's storied past and the quirky, beneficent West Mt Airy community.







115 E. HUNTINGDON STREET, PHILADELPHIA

INN OF AMAZING MERCY

OWNER: PROJECT HOME

PROJECT TEAM MEMBERS: CBP ARCHITECTS; INNOVA SERVICES CORPORATION; STANTEC; IMEG; HOLSTEIN WHITE; BEAM, LTD; TN WARD COMPANY; POWERS & COMPANY

In 1900, the multitalented firm G. W. and W. D. Hewitt designed this 5-story nursing school for Episcopal Hospital. In 1926, Stewardson and Page added a matching expansion. But by the early aughts the building had become an empty eyesore. The new project transformed the solid structure into safe, supportive housing for individuals recovering from homelessness and addiction. Windows and transoms were replaced with aluminum-clad, historic-replica wood windows. Dropped ceilings and fluorescent lighting were removed; fireplaces and other historic features were restored. A paved courtyard, landscaping, and accessibility ramp revitalized the entry. As described by one resident, “It gave me space to breathe, and it gave me a bridge to get healthy.”







1847 AQUETONG ROAD, NEW HOPE

NAKASHIMA FAMILY HOUSE

OWNER: NAKASHIMA FOUNDATION FOR PEACE
PROJECT TEAM MEMBERS: GEORGE NAKASHIMA WOODWORKERS; UNIVERSITY OF PENNSYLVANIA; CENTER FOR ARCHITECTURAL CONSERVATION, DEPARTMENT OF HISTORIC PRESERVATION

The first structure that George Nakashima built in New Hope was the family home. Constructed from 1946 to 48, the house showcases Nakashima's prowess in architecture, furnishings, landscape and woodworking. The documentation of the building for an Historic Structure Report was as innovative as its subject. Through laser scanning, 3D modeling, and archival research, the structure's complex evolution was revealed, uncovering the logic behind its construction. This hybrid documentation method contributes to a scholarly understanding of Nakashima's architecture and makes complex architectural information accessible to experts and non-experts.







4700 STATES DRIVE, PHILADELPHIA

OHIO HOUSE

OWNER: FAIRMOUNT PARK CONSERVANCY

Of the state buildings constructed for the Philadelphia Centennial Exhibition in 1876, the Gothic Revival Ohio House was considered the "most elegant and substantial." It is the last remaining of the 26 state structures. Its restoration and renovation honors the history of Fairmount Park while providing a highly visible headquarters for Fairmount Park Conservancy's stewardship and civic engagement. The conservation team repaired the porches, brickwork, and flooring and transformed the interior into well-lit contemporary office space. Next time you are in the neighborhood, check out the pristine exterior sandstone engraved with the names of the 21 Buckeye quarries that contributed to the building's foundation 150 years ago.







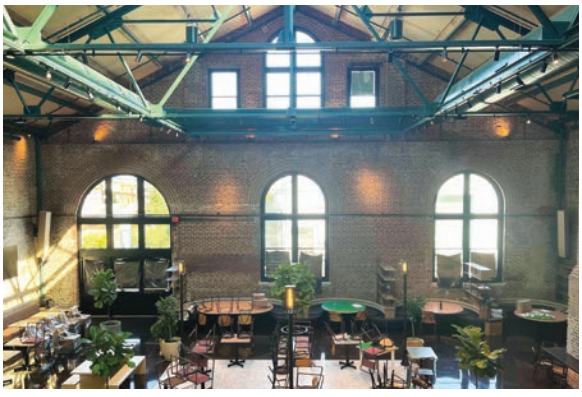
2421 MARTHA STREET, PHILADELPHIA

PICNIC PHILLY

OWNER: DEFINED HOSPITALITY
PROJECT TEAM MEMBERS: CITY LIVING PHILLY; STOKES ARCHITECTURE + DESIGN; BRIQUETTE STUDIO; POWERS & COMPANY

The late 19th century saw a great influx of German immigrants to Philadelphia. Along with a strong work ethic, high cheekbones, and Lutheran Bibles, they brought German noble hops, a bitter herb that would come to make Philadelphia the "lager capital of America." Weisbrod & Hess were among the most successful brewers of the day. Their boiler house, with its distinctive Romanesque exterior, is now a posh destination restaurant. The rehab saw the installation of new MEP systems, energy-efficient windows, new roof, and a new polished-concrete floor. A second floor for offices and private dining was sensitively inserted. A crumbling historic structure is now a soaring space of greenery and light.







3111 W. ALLEGHENY AVENUE, PHILADELPHIA

REYBURN MANUFACTURING

OWNER: 571 PBHQ ASSOCIATES, LLC
PROJECT TEAM MEMBERS: TANTILLO ARCHITECTURE; FASTRACK CONSTRUCTION; POWERS & COMPANY

Young, ambitious, and sharing rooms in a row home in Powelton Village, Charles Reyburn, Elwyn Reyburn, and Walter Baily started their tag, ticket, and label company when they were barely 30. Success led to a state-of-the-art plant in North Philly and a buyout windfall in 1946, when the complex was acquired by Manny, Moe and Jack, whose automotive services empire, Pep Boys, accelerated with their new headquarters. The present-day building owners have crafted a renovation that preserves the best historic elements of the original. Upper floors contain residential lofts and elegant amenities of urban living. The ground floor features a gracious lobby and commercial space designed to serve the rebounding Allegheny West neighborhood.





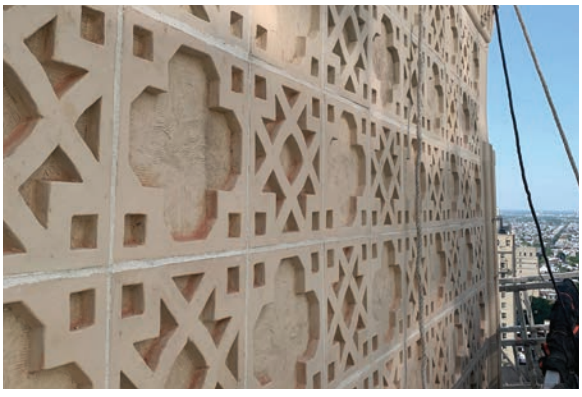
1901 WALNUT STREET, PHILADELPHIA

RITTENHOUSE PLAZA APARTMENTS

OWNER: RITTENHOUSE PLAZA, INC.
PROJECT TEAM MEMBERS: CVM; KNAPP MASONRY; LORENZON BROTHERS COMPANY; KREILICK CONSERVATION

What do you do when yards of wet concrete pour onto the roof, terraces, and west façade of your historic 21-story building? Owners of the Art Deco Rittenhouse Plaza called in the Marvel Universe of conservators, engineers, architects, and masonry restorers. Harder and stronger than the material it covered, the concrete damaged limestone windowsills, terra cotta tiles, decorative historic metals, light fixtures, masonry, roofing and more. Using swing-stage scaffolding, the restoration team surveyed, documented, and undertook remediation that ranged from full replacement to micro-abrasion to mechanical / hand-tool cleaning. The result is a shining example of stewardship that preserved an architectural treasure.







35 CLARK STREET, TRENTON, NJ

ROEBLING BUILDING 110

OWNER: HX2 DEVELOPMENT
PROJECT TEAM MEMBERS: CLARKE CATON HINTZ; HARRISON HAMNETT, PC; KELTER & GILLIGO CONSULTING ENGINEERS; PRINCETON HYDRO; TAFT COMMUNICATIONS

John Roebling manufactured wire for telegraph, mines, cable cars, suspension roofs, and pre-stressed concrete. In 1844, he won the commission for an aqueduct over the Monongahela River in Pittsburgh. This led to the design and construction of suspension bridges over the Niagara, Ohio, and many other waterways. While surveying for the construction of a bridge over the East River, he was injured and died 10 days later. His son Washington, then daughter-in-law, Emily, assumed control of the project and oversaw the completion of the Brooklyn Bridge in 1883. Building 110 was the carpenter shop for the Roebling Works. Vacant for decades, the rehabilitation provides sought-after new offices in a stunning and sustainable historic building.







29-31 E. GAY STREET, WEST CHESTER

SPENCE BUILDING

OWNER: ZUKIN REALTY
PROJECT TEAM MEMBERS: ZRI MANAGEMENT; PZS ARCHITECTS; POWERS & COMPANY; BLUE MOON MASONRY; ERWIN KRANZ ROOFING; JEFF BARANZANO CARPENTRY; KOMOROWSKI CONSTRUCTION; MACELREE HARVEY, LTD

In the late 1800s, James Spence inherited this West Chester restaurant / hotel from his parents, who were the first descendants of slaves to apply for and obtain a liquor license. James added a 4th floor, expanded into the empty lot next door, and became famous for the upscale menu of Spence's Oyster & Eating Saloon. This project involved the renovation of 11 upper-level residential units and expanded the ground-level restaurant space. Permastone brick cladding was removed and the historic limestone façade restored, as was the existing slate roof. An addition tucked into the back contains a new stairway, bringing the building up to code and contributing to the comfort of guests.







3700-12 SPRUCE STREET, PHILADELPHIA

STOUFFER HALL

OWNER: UNIVERSITY OF PENNSYLVANIA
PROJECT TEAM MEMBERS: ATKIN OLSHIN SCHADE ARCHITECTS; HUNT ENGINEERING; THE LIGHTING PRACTICE; SHEN MILSOM & WILKE; VDA ASSOCIATES; RE:VISION ARCHITECTURE; ENVISION CONSULTANTS; ANDROPOGON ASSOCIATES; TN WARD COMPANY; H.F. LENZ COMPANY; HALKIN MASON PHOTOGRAPHY

This LEED Silver renovation of a GBQC Architects mid-century modern classic reinvigorates the best parts of the original design inside and out. Initially known as the Men's Dormitory Triangle, this UPenn building was later named for food industry giant Vernon Stouffer, who was Class of '23. Restoration of the exterior envelope enhances safety, reinforces the relationship with the Quad and Woodland Walk, and boosts the ground-floor shops. Interior renovations created larger social spaces – softened with exposed timber ceilings; increased access to kitchens and all-gender restrooms; and enhanced indoor comfort and energy reduction with new windows and mechanical / electrical systems. As a Stouffer's ad campaign once claimed, nothing comes closer to home.





5627 GERMANTOWN AVENUE, PHILADELPHIA

VERNON LOFTS

OWNER: ODIN PROPERTIES

PROJECT TEAM MEMBERS: ODIN PROPERTIES; TRISTATE CAPITAL BANK; CITY SUBURBAN HOME BUILDERS; DESIGN BLENDZ; POWERS & COMPANY; HUTEC ENGINEERING

Even in his police uniform, Curtis Sisco was always fashionable. It was no surprise then, in 1974, when Sisco used his savings to purchase the elegant C.A. Rowell Department Store at Chelten and Germantown Avenues, becoming the first Black department store owner in the nation. But even the "Jackie Robinson of retail" couldn't beat the stagflation of the 1970s. This adaptive reuse project restored the Georgian Revival and Art Deco features of the department store by leveraging federal and state tax credits. By providing 47 cost-conscious rental units, the project addresses the demand for affordable, high-quality housing in an historically underinvested area.







15 W. HECTOR STREET, CONSHOHOCKEN

WASHINGTON FIREHOUSE, SORA WEST

OWNER: KEYSTONE & CONCORD HOSPITALITY
PROJECT TEAM MEMBERS: VOITH & MACTAVISH ARCHITECTS; KEAST & HOOD STRUCTURAL ENGINEERS; DLR GROUP; PENNONI ASSOCIATES; IMEG; INTECH CONSTRUCTION

The Washington Hose & Steam Fire Engine Company #1, known as the "Washies," moved into this grand Italianate firehouse in 1878. In 1975, it became the first firehouse included on the National Register. During renovation, the dramatic bell and hose tower alarmingly shifted away from the building. Expert remediation realigned, stabilized, and restored the tower to its original grandeur, just like the crystal chandelier in the upstairs parlor. Only the Washies know why there is a crystal chandelier or even a parlor in the fire station. The old firehouse now supports a new hotel next door with dining and meeting space while honoring its rich architectural legacy.





WASHINGTON SQUARE, PHILADELPHIA

WASHINGTON SQUARE GUARDHOUSE

OWNER: INDEPENDENCE NATIONAL HISTORICAL PARK
PROJECT TEAM MEMBERS: INDEPENDENCE NATIONAL HISTORICAL PARK; INDEPENDENCE HISTORICAL TRUST; PINEMAR

In the 1890s, more than 100 of these guard houses dotted the Fairmount Park landscape, strategically located to ensure public safety and remind visitors that nature was indeed being managed. There are now fewer than 20 cottages throughout Fairmount Park; most beyond repair. Fortunately, this house was rescued mid-century and moved to Washington Square. Last year, a thorough restoration replaced the roof tiles with red cedar shingles. Wood surfaces were scraped, sanded, and painted with historically accurate colors. Rusty hardware was cleaned and refinished. An historically significant cottage now thrives as a charming garden shed in Washington Square.







1520 HORSESHOE TRAIL, MALVERN

WHARTON ESHERICK MUSEUM STUDIO SILO

OWNER: WHARTON ESHERICK MUSEUM
PROJECT TEAM MEMBERS: HERITAGE CONSERVATION COLLECTIVE; BUILDING CONSERVATION ASSOCIATES, INC.; WATSON & HENRY ASSOCIATES

Erected four years before Wharton Esherick's death in 1970, the Silo was the last enhancement that the master craftsman made to his 1920s farmhouse studio. Stewards of the Esherick Museum called in conservators last year when moisture appeared to be damaging the exterior plaster. Hairline cracks were filled with water-glass to reduce porosity and a combination of water, D2 Biological Solution, and gentle scrubbing removed some staining. Darkened and obscured by decades of moss and mold, surface layers of the Silo were painstakingly removed to reveal the vibrant colors of Esherick's original mural.







2309 N BROAD STREET, PHILADELPHIA

YOUTHBUILD PHILLY CHARTER SCHOOL

OWNER: YOUTHBUILD PHILLY CHARTER SCHOOL
PROJECT TEAM MEMBERS: ATKIN OLSHIN SCHADE ARCHITECTS; AEGIS PROPERTY GROUP; MARK ULRICK ENGINEERS; BEAM LTD; LARSEN & LANDIS STRUCTURAL ENGINEERS; BOHLER; ACENTECH; P. AGNES; CORPORATE INTERIORS; WURZ SIGN SYSTEMS; LEGACY ATELIER

Although not as massive as his palazzos of power on the waterfront, this John T. Windrim building for Philadelphia Electric exudes gravitas. Originally an appliance showroom, the 3-story structure now electrifies the neighborhood as a nexus for knowledge. The project provides dedicated space for workforce development programs in healthcare, culinary arts, and building trades. It includes classrooms, administrative space, and an entrance with tiered seating and staircase to a new mezzanine. Insulated windows, rooftop garden, solar PV system, and utility meters that students can monitor support the school's Green Build training program. As State Representative Malcolm Kenyatta said at the ground-breaking, "This project represents opportunity and hope."



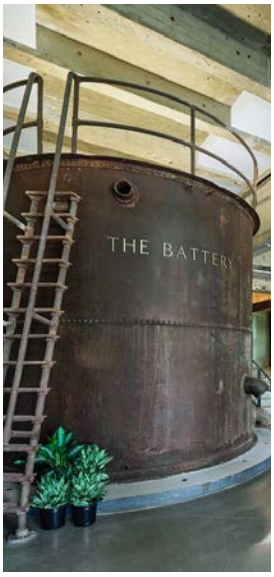












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JAMES LEROY BROWN, IV

1937 – 2024

James L. Brown IV was the father of Parkside's revitalization. A graduate of Virginia Union college, he came to Philadelphia with his wife Charlotte to work in medical research. Alarmed by the worsening decay of their West Philadelphia neighborhood, Jim started Parkside Revitalization Corporation in 1983. Struggling against the redlining of the neighborhood, he purchased, renovated, and sold numerous Parkside properties that had fallen into an advanced state of disrepair. They spearheaded the listing of Parkside on the National Register of Historic Places and the designation of the Parkside Historic District on the Philadelphia Register. The end result was the restoration of a magnificent late Victorian neighborhood, creating scores of apartments for low and moderate income families. For his transformational preservation work, Jim was honored with the James Biddle Award for Lifetime Achievement by the Alliance, Preservation Pennsylvania's Henry A. Jordan Award for outstanding historic preservation efforts at the local level and the Rudy Bruner Award for Urban Excellence.



CHARLES DAY DILKS

1942 – 2025

Charlie Dilks was hired by the University City Science Center when he was just out of college. He spent the next 37 years making the country's first urban research park a successful start-up incubator. In 2001, the National Association of University Research Parks honored him with the Career Achievement Award for his outstanding work in technology-based economic development. But it was his lifelong support of conservation that earned him the respect of the Chestnut Hill Conservancy, Natural Lands, Pennsylvania Environmental Council, Schuylkill Center for Environmental Education, and Friends of the Wissahickon on whose boards he served. In a tribute, the Conservancy said of Charlie, "His leadership and commitment have greatly enhanced the organization's capacity to preserve our natural resources and the Wissahickon."



WALTER D'ALESSIO

1934 – 2024

Walt D'Alessio was a legendary urban development figure in Philadelphia. Though born in Mars outside of Pittsburgh, he dedicated a half-century to promoting Philadelphia's growth and revitalization. He served as the executive director of the Philadelphia Redevelopment Authority, as the executive vice president of the Philadelphia Industrial Development Corporation, and on many non-profit boards and committees. In 1960, he was hired by Ed Bacon and the PRA to revitalize Washington Square East – then a working-class neighborhood – into Society Hill. His work preserved and restored significant colonial-era urban fabric. He went on to PIDC and spearheaded the purchase of the Bellevue Stratford, whose future was uncertain after the Legionnaires' disease outbreak in 1976, and the construction of a railroad tunnel beneath Center City, which unified the regional commuter rail system.



DEBORAH HILL GARY

1955 - 2024

Deborah Gary believed the expression, "If you don't pass your history along, it will be passed over." She was a preservation activist who helped form the Friends of the Tanner House to rescue the National Historic Landmark from decay and ensure its restoration. She advanced the installation of state historic markers honoring the Reverend Leon H. Sullivan, the civil rights Lion of Zion who was honored with the Presidential Medal of Freedom. And she co-founded the Society to Preserve Philadelphia African American Assets, which seeks to preserve the historic sites of Philadelphia's Black community, like the Byberry African American Burial Ground in the Northeast, established by Quakers in 1780 as the "Burying Place for All Free Negroes or People of Color within Byberry." Deborah's important work left a blueprint for preservationists going forward.



ROGER WILLIAM MOSS, JR., PH.D.

1940 – 2025

Roger Moss became the Executive Director of the Athenaeum of Philadelphia in 1968 and stayed for four decades. He restored and expanded the historic building and reorganized the institution as an independent research library specializing in American architecture prior to 1930 and 19th-century material culture. Under his direction the research collections in architecture and Victorian-era design expanded, including the acquisition of the archives of major American architects including Thomas Ustick Walter and Paul Philippe Cret. With the late photographer Tom Crane, he published *Historic Houses of Philadelphia, Historic Sacred Places of Philadelphia, Historic Landmarks of Philadelphia*, and *Athenaeum Profiles: A Not for Profit Education*, among others. A visionary preservationist, Roger also taught historic preservation at the University of Pennsylvania for 25 years.



JOHN OWEN HIGGINS

1938 - 2025

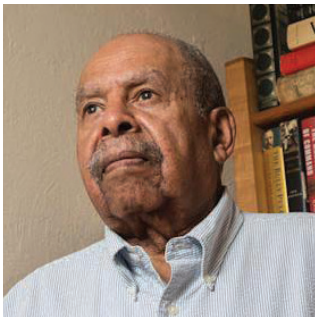
John Higgins trained as an architect and urban planner at Edinburgh University and the University of Wisconsin. Under the leadership of the legendary Edmund Bacon, he led the Department of Community Planning in Philadelphia. He was an assistant professor of architecture at Drexel University and Executive Director of The Foundation for Architecture.



JOEL SPIVAK

1940 - 2025

An architect, author, artist and preservation activist, Joel grew up in Philadelphia and devoted his life and career to making it a better place. After a stint in Vermont, he returned to his native city in the late '60s and helped lead the South Street Renaissance. He wrote three books on Philadelphia railroads and public transit, co-founded the Dumpster Divers and developed a unique talent for turning trash into treasure. He was honored by Philadelphia City Council as a "Citizen of the First Rank" and received a "Best in America" award from the National Home Builders Association for his affordable housing designs.



HENRY N. WILCOTS

1928 – 2024

Henry Wilcots was the "Kahn whisperer," as Inga Saffron described in a 2017 Inquirer profile. His calm demeanor kept Louis Kahn's projects on schedule, if not on budget. They met in 1963 in Dhaka, Bangladesh when Kahn was working on the 1,000-acre National Assembly complex. Henry joined the project and later worked with Kahn on the Levy Memorial Playground in Staten Island; Temple Beth El synagogue in Manhattan; a family planning clinic in Kathmandu, Nepal; the Kimbell Art Museum in Texas; dormitories at Bryn Mawr College; and other notable structures around the world. When Kahn died, his partner, David Wisdom, invited Henry to form a new partnership with him. Together they completed the capital complex in Dhaka in 1983, nine years after Kahn's death. It received an Aga Khan Award in 1989. Henry's story is told in a 2023 documentary short "The Architect: A Montford Point Marine."



STEPHANIE GRAUMAN WOLF, PH.D.

1931 – 2024

Stevie Wolf was one of a kind. With a Ph.D. from Bryn Mawr in American History, she authored *Urban Village: Germantown 1683-1800*, and *Everyday Lives of 18th Century Americans*. Stevie was named a senior fellow at the McNeil Center for Early American Studies and a lecturer at Penn; and later became the Director of the Winterthur Program in Early American Culture and an associate professor at the University of Delaware. She served as president of the Germantown Historical Society, vice-chair of the Philadelphia Historical Commission; chair of Wyck House; and on the boards of the Pennsylvania Historical Association, Library Company, National Collaborative for Women's History Sites, and Atwater Kent Museum. Penn colleagues remember her, "as a scholar, mentor, institution-builder and friend, her guidance and good judgment were matched by generosity and wry wit that left a profound impression on all who knew her."



AARON VICKERS WUNSCH, PH.D.

1971 - 2024

Aaron Wunsch was an award-winning architectural historian and preservationist, and associate professor in the graduate Historic Preservation program at the University of Pennsylvania's Weitzman School of Design. His research spanned old cemeteries, Quaker meeting houses, South Philly row houses, and urban churches, but his true passion was for abandoned industrial buildings. His book, *Palazzos of Power: Central Stations of the Philadelphia Electric Company, 1900-1930*, was published in 2016. In 2020, he was awarded the Peterson Fellowship from The Athenaeum of Philadelphia for his work *Parceling the Picturesque: Landscape, Literature, and Urban Life in Philadelphia's Laurel Hill Cemetery*. His nomination made Laurel Hill one of the first US cemeteries to be named a National Historic Landmark. Aaron received fellowships from Dumbarton Oaks and the Winterthur Museum, and, in 2023, the Henry J. Magaziner Award from the Philadelphia Chapter of the American Institute of Architects.

CONGRATULATIONS

to the winners of these Preservation Alliance for Greater Philadelphia Achievement Awards:





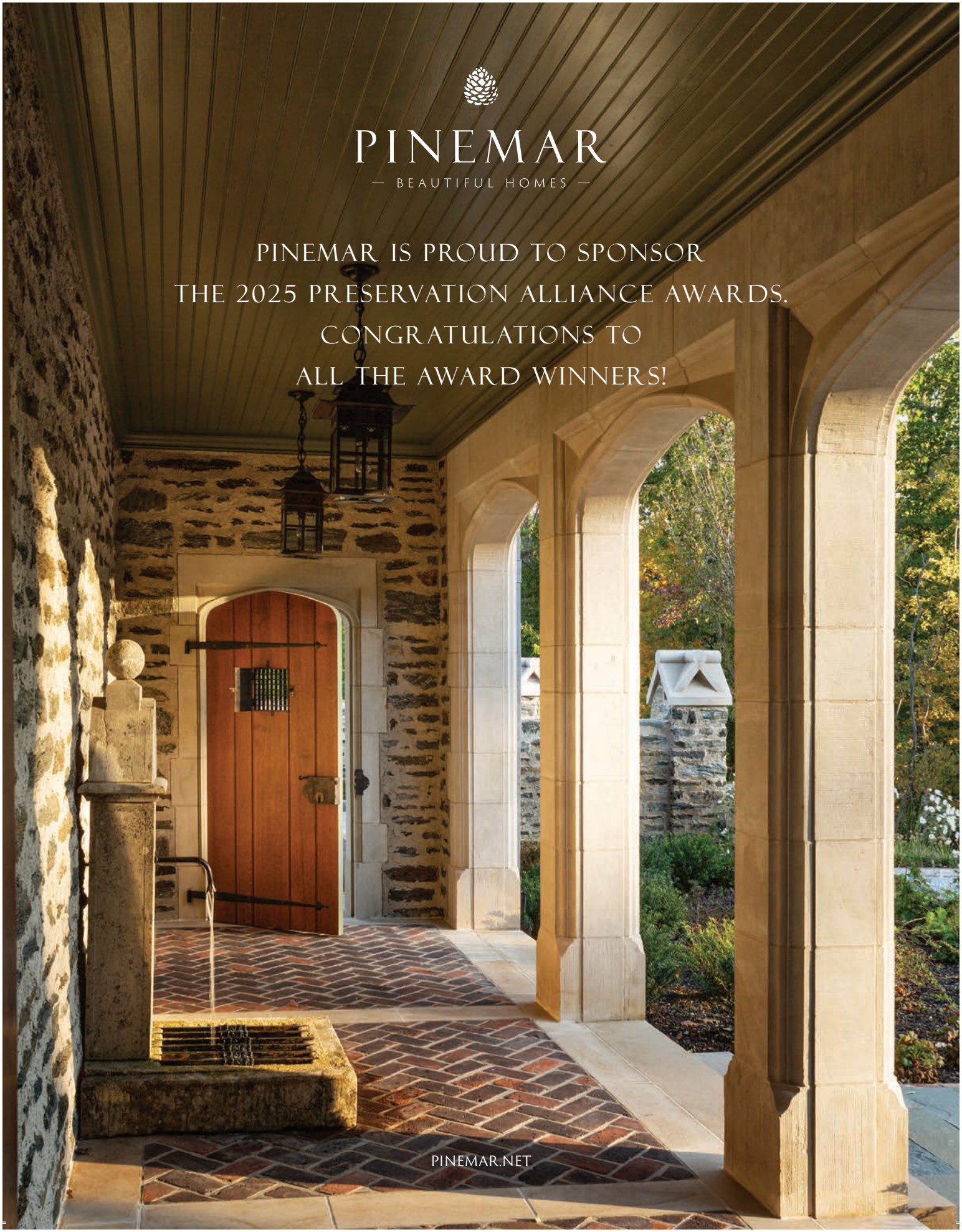
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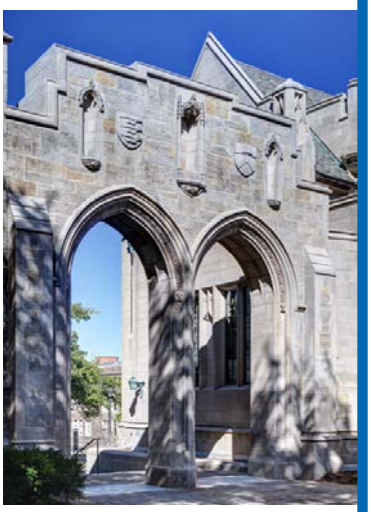
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John Connors - Mark Merlini









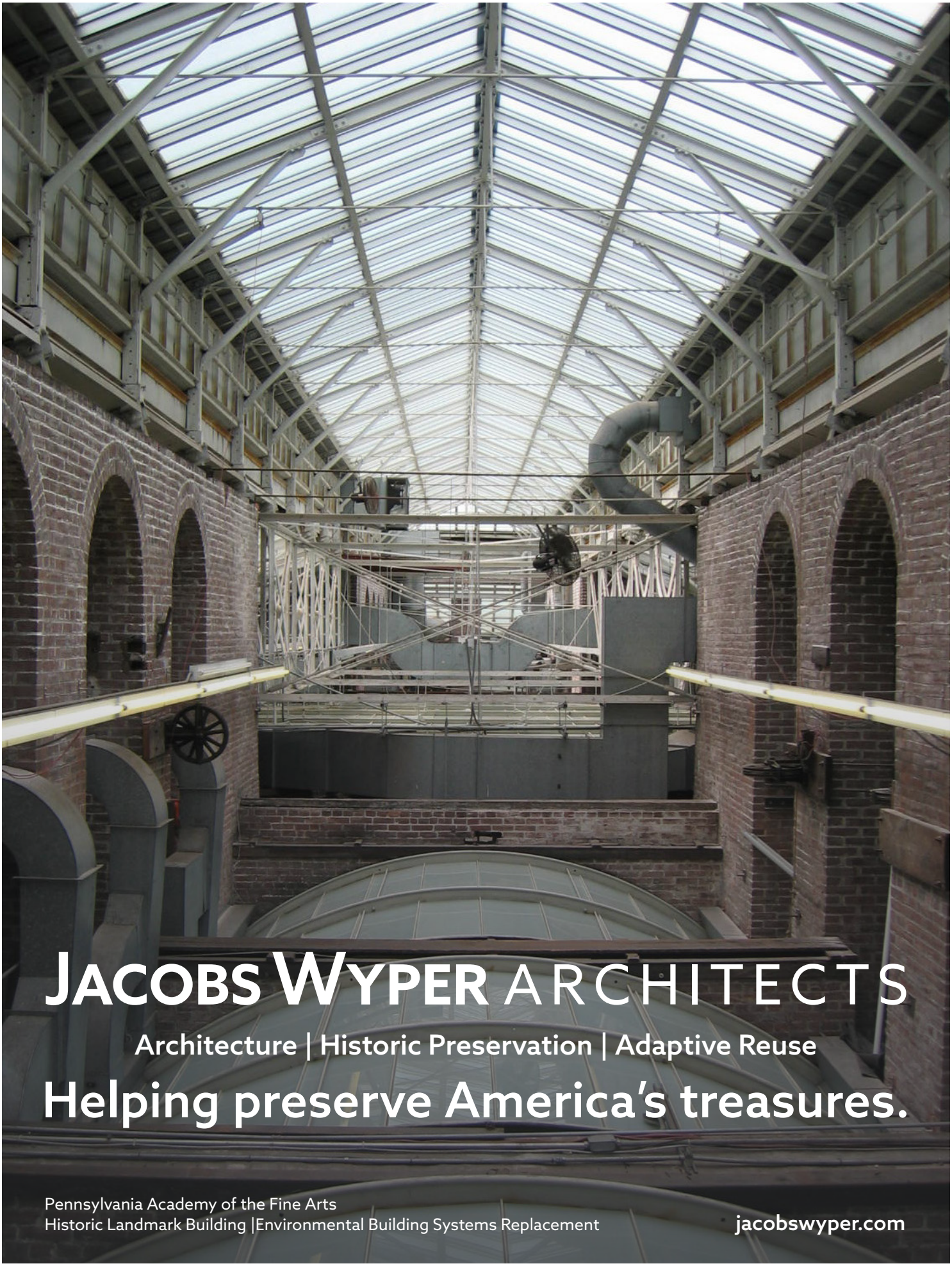




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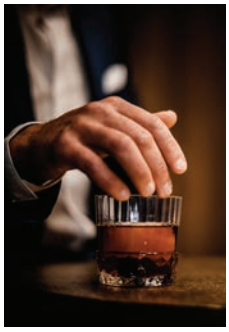
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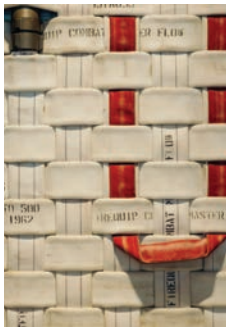




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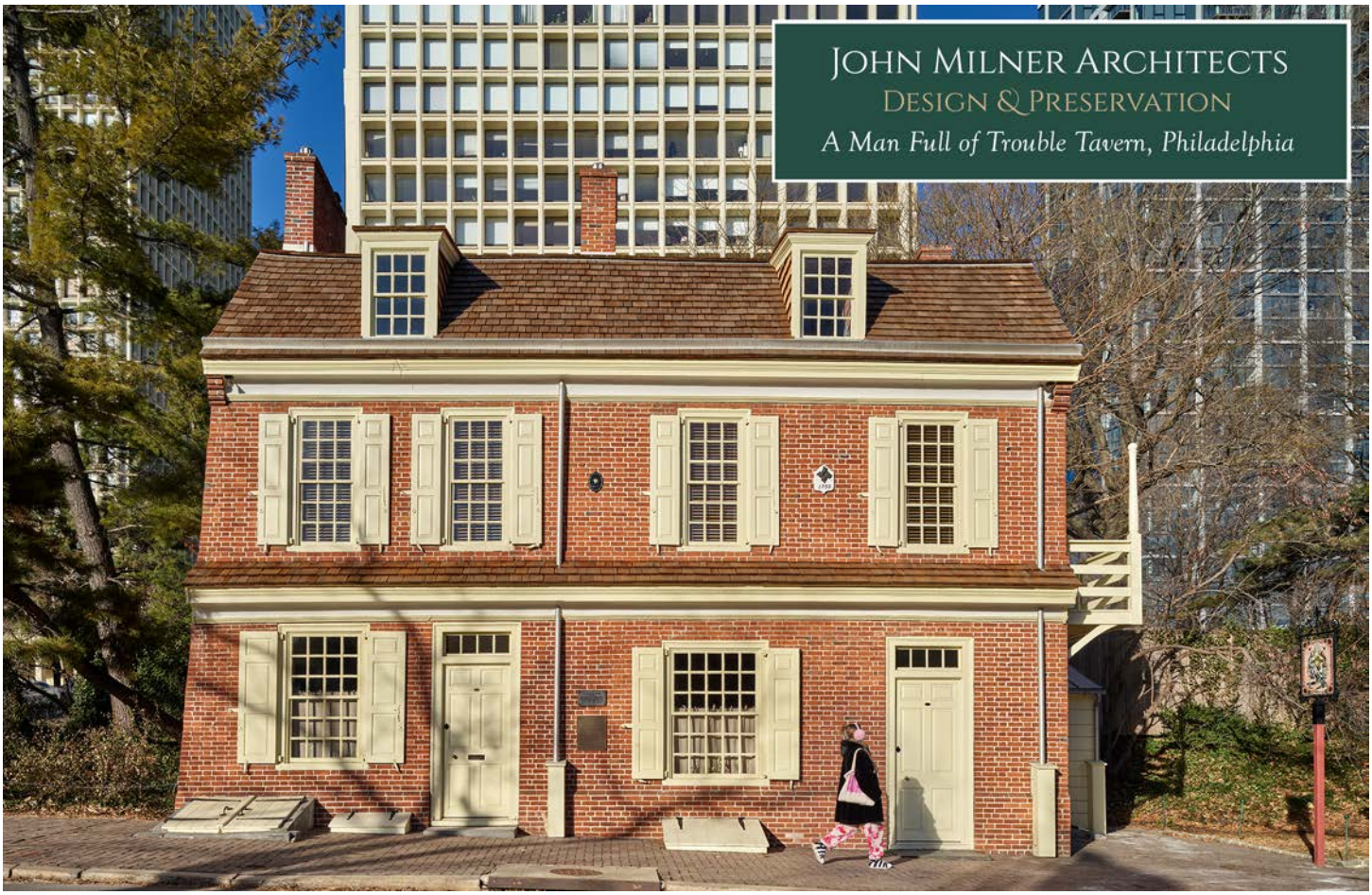
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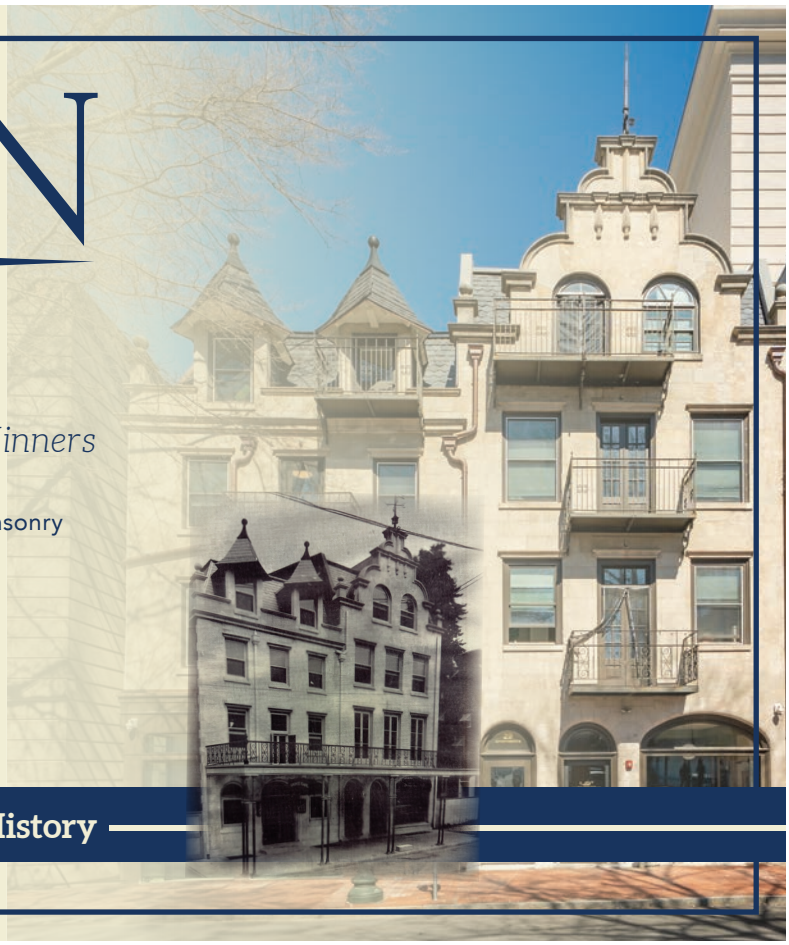
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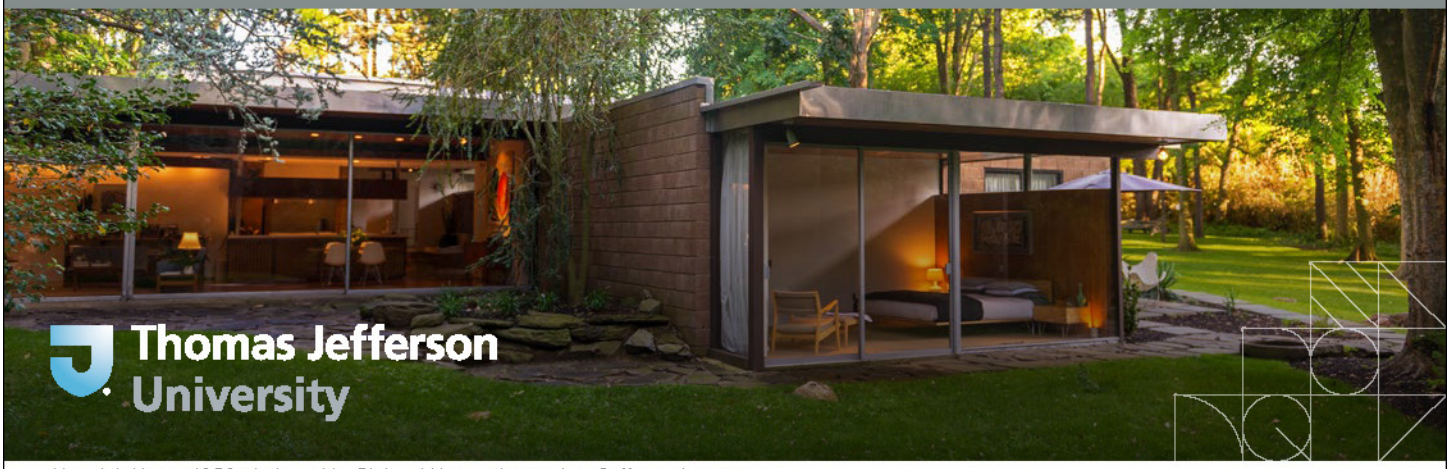
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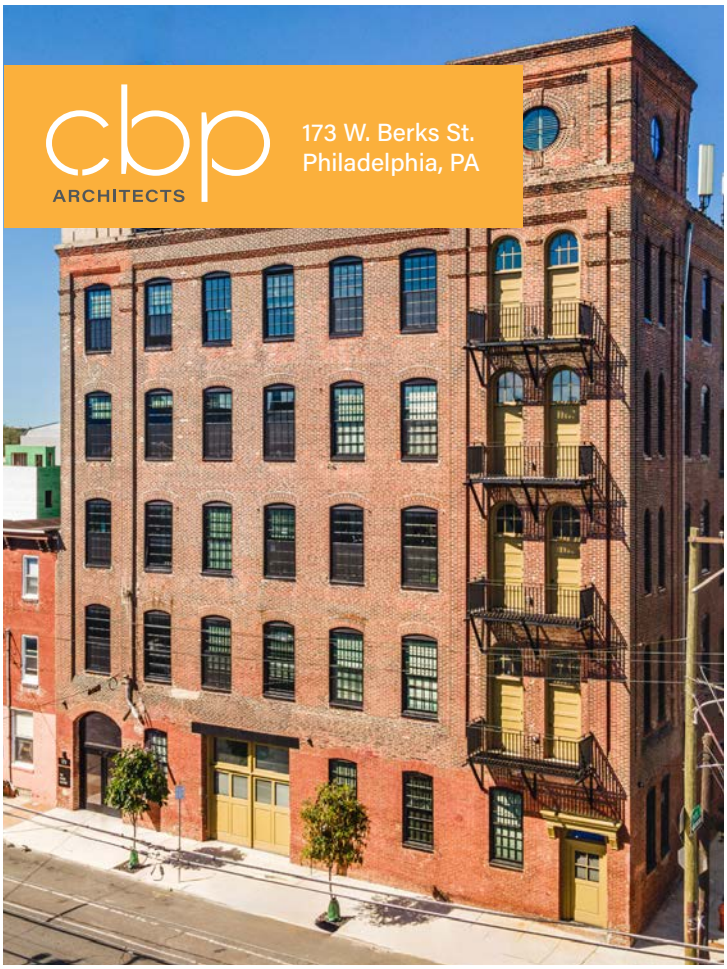
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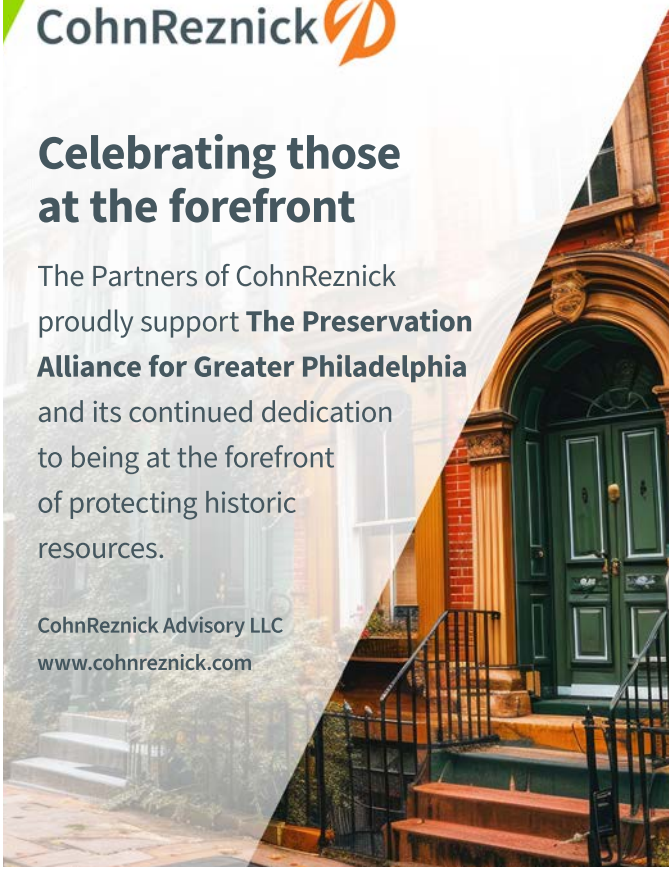
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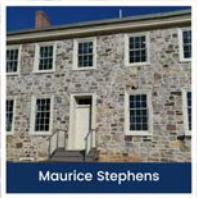


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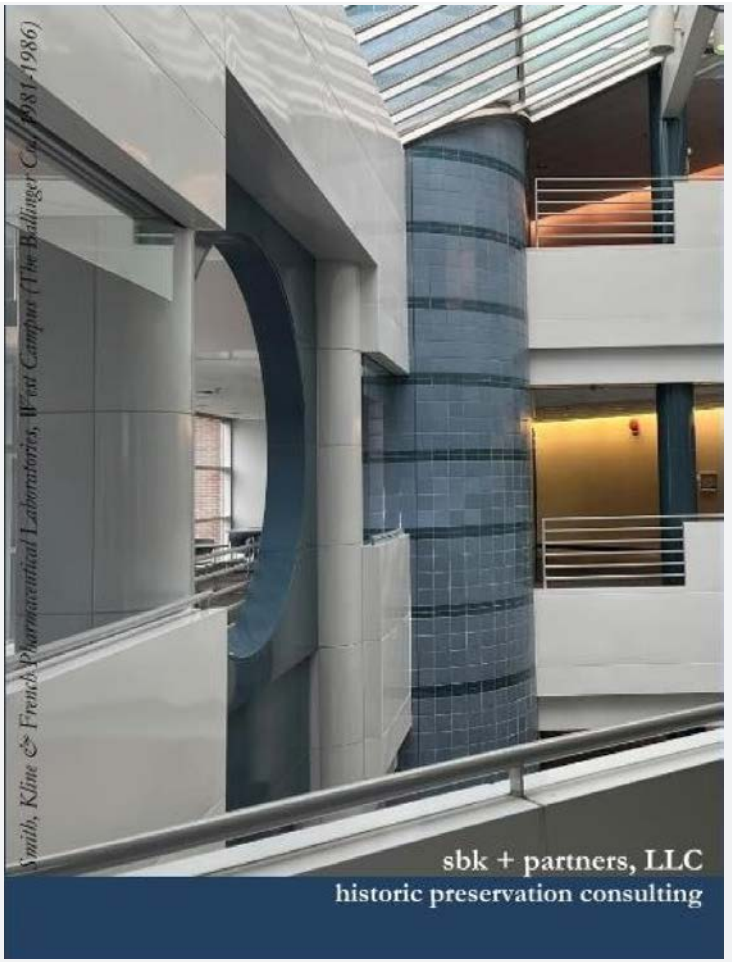
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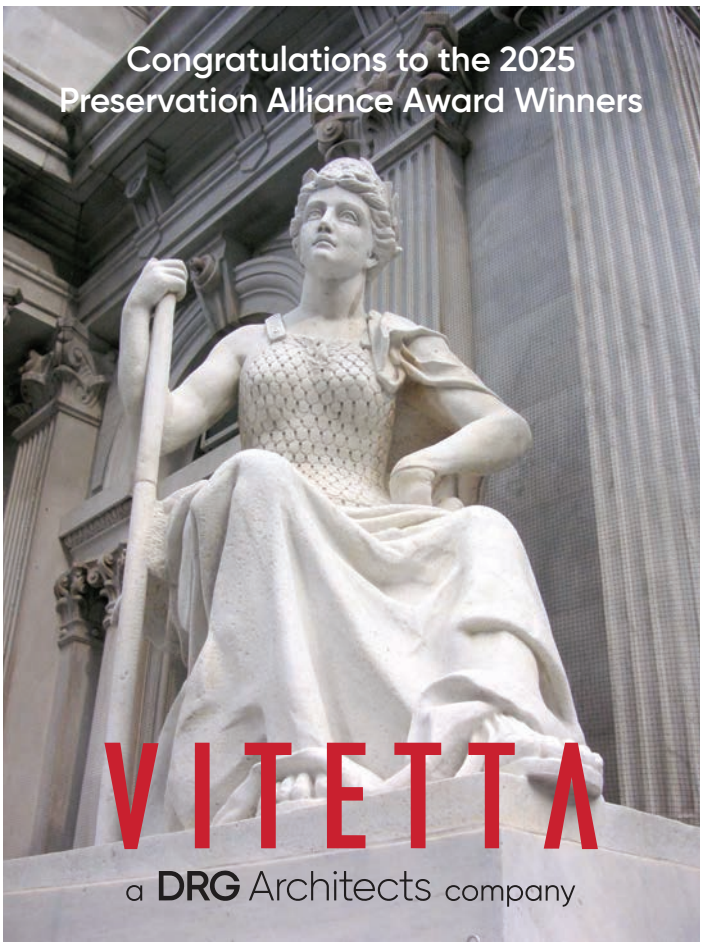
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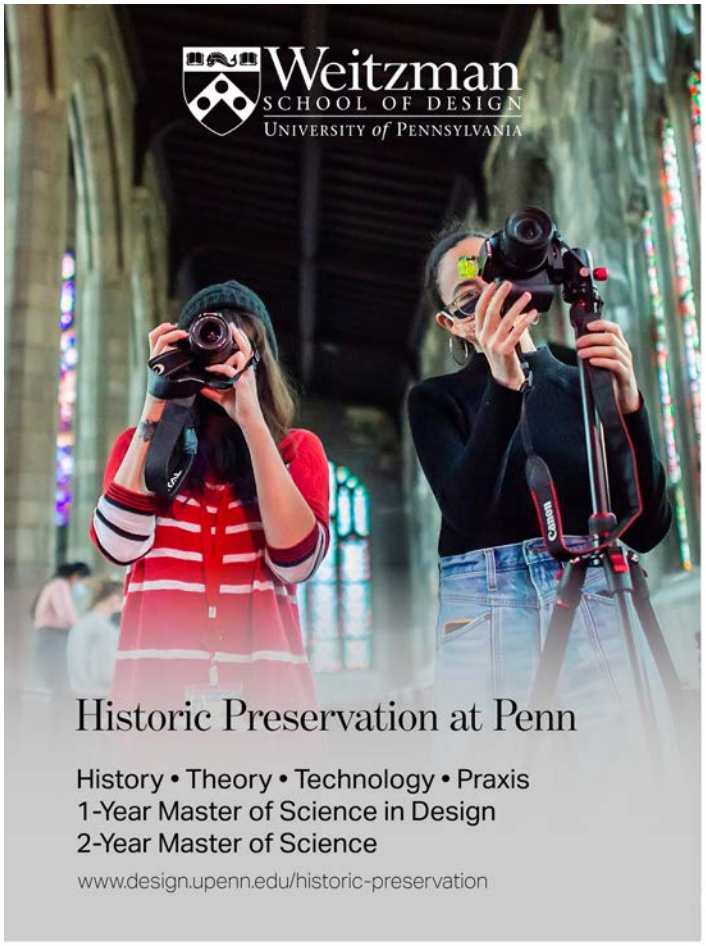


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