



#### **UPCOMING CONFERENCES AND EVENTS**

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### **2012 Traditional Building Conference Series Schedule**

**Building Well: Traditional Design, Materials and Methods**

July 25-26 | Boston, MA.

November 7-8 | Chicago, Ill

[More information.](#)

### **APT Charleston 2012**

**Cornerstones: Collaborative Approaches to Preservation**

September 29–October 4, 2012 | Francis Marion Hotel | Charleston, SC

[More Information.](#)

### **AIA HRC/HABS/Peterson Prize Awards Ceremony**

**APT Charleston 2012**

Wednesday, October 3, 2012 | Francis Marion Hotel | Charleston, SC

[More Information.](#)

### **Cultural Landscapes: Preservation Challenges in the 21st Century**

**US/ICOMOS International Symposium**

October 12 -14 | Rutgers University, NJ

[More information.](#)

### **2012 National Preservation Conference**

**Beyond Boundaries**

October 31 – November 3, 2012 | Spokane, WA

[More Information.](#)

### **AIA-HRC Historic Building Assessment Field Session**

**2012 National Preservation Conference**

Wednesday, October 31, 2012 | Spokane Masonic Center | Spokane, WA

[More Information.](#)

## AIA-HRC Member Luncheon

### 2012 National Preservation Conference

Friday November 2, 2012 | Location to be Announced | Spokane, WA

[More Information.](#)

## University of Malta Conservation of Architectural Heritage Program

### PRESERVATION: Historic, Reuse, Adaptation

October 6 - 15, 2013 | Medieval city of Mdina, Malta

[More information.](#)

### IN THE NEWS

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## Letter from the 2012 HRC Chair

*By Jean Carroon, FAIA | 2012 Chair AIA Historic Resources Committee*

**Dear Historic Resources Committee Members:** The 2012 AIA Conference in Washington, D.C. drew over 17,000 attendees and untold others are still taking advantage of the virtual education sessions. The opening keynote address by author and historian, David McCullough and the many sold out tours of historic buildings and communities expanded upon the theme “Design Connects” by underlining the importance of heritage. [Read more.](#)

## AIA-HRC Historic Sites Advocacy Team: Assistance Available

*By Sharon C. Park, FAIA | Past Chair AIA-HRC Historic Sites Advocacy Team*

The [AIA Policy on Support for Threatened Historic Resources](#) was adopted in September of 2008. The Historic Sites Advocacy Team (HSAT) is a subcommittee of the AIA’s Historic Resource Committee (HRC) and is charged with responding to requests for assistance on endangered historic properties. The HSAT is committed to identifying, understanding and helping to preserve the architectural heritage in this country and internationally. Requests for assistance may be sent to the current [AIA-HRC HSAT Chairperson](#).

## Call for Volunteers: AIA Historic Resources Advisory Group

### Application Deadline: Friday, August 24, 2012

*By Jean Carroon, FAIA | 2012 Chair AIA Historic Resources Committee*

The AIA Historic Resources Committee Advisory Group is now soliciting applications for appointment to the 2013 HRC Advisory Group. The Advisory Group is an appointed committee responsible for the leadership and direction of the AIA Historic Resources Committee. The mission of the HRC is to identify, understand, and preserve architectural heritage, both nationally and internationally. HRC is engaged in promoting the role of the historic architect within the profession through the development of information and knowledge among members, allied professional organizations, and the public. Applicants are required to forward a current resume and letter of interest by email to [Chair, AIA HRC](#). For more information, selection criteria, and application instructions, visit the [HRC Advisory Group Web page](#).

## Call for Volunteers: AIA Historic Resources Committee Webmaster

*By Wendy Hillis, AIA | 2012 Chair AIA HRC Communications Subcommittee*

The HRC Communications subcommittee is looking for a volunteer webmaster. The role would include improving the graphic presentation of the HRC website and newsletter and the exploration of solutions for external website hosting. If you (or your firm) are interested in helping the HRC in this capacity, please contact subcommittee chair Wendy Hillis at [wendy.hillis@fac.unc.edu](mailto:wendy.hillis@fac.unc.edu).

## Historic Resources Committee Program Sponsorship Opportunities

**AIA HRC | ACSA *Preservation as Provocation* Student Competition Funding Needed**

*By James J. Malanaphy, AIA | 2012 Chair HRC Development Subcommittee*

Sponsors are needed to provide additional funding for the [AIA HRC/ACSA \*Preservation as Provocation Ideas Competition\*](#) scheduled for the 2012/2013 academic year. The selected site is Castle Pinckney, an island with an abandoned 1808 brick fort located in the Charleston, SC harbor adjacent to the historic city. The *Preservation as Provocation Student Ideas Competition* is held every two years. Ongoing sponsorship of HRC programs is needed. HRC members are welcome to contribute. The [HRC Sponsorship Benefits Table](#) provides information on the benefits of HRC program sponsorship. Please contact [Peyton Hall, FAIA](#) or [Bruce Bland](#) for further information on how you can participate.

### FEATURES

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## The Rehabilitation and Restoration of Sacred Spaces

**June 2012 Issue of *Preservation Architect***

*By Peyton Hall, FAIA | Advisory Group Member, AIA Historic Resources Committee*

As guest editor for the second *Preservation Architect* of 2012, I exercise the prerogative of dedicating the June issue of *Preservation Architect* to James J. Malanaphy III, AIA, NCARB, who practices architecture, planning, and historic preservation, based in St. Paul, Minnesota. James sought the assistance of Craig Rafferty, FAIA, of Rafferty Rafferty Tollefson Lindeke Architects (also based in St. Paul, Minnesota) and an Advisory Group member for the AIA Interfaith Forum on Religion, Art and Architecture (IFRAA) to identify the notable projects, architects, and issues represented in this issue of *Preservation Architect*. There is so much work in this area of practice; future issues are sure to return to this important common ground that we share - heritage and religion. [Read more.](#)

## Balance for Historic Religious Structures

*By Craig Rafferty, FAIA | 2011 Chair AIA Interfaith Forum on Religion, Art and Architecture*

There are many areas of overlap between the AIA's Historic Resources Knowledge Community and the AIA's Interfaith Forum on Religion Art and Architecture (IFRAA) Knowledge Community. One of the most significant is their common ground for preserving and restoring historic churches and sharing information on successful projects. Such projects are often worthy of recognition within the Faith and Form / IFRAA International Awards program conducted each year in search of the most meaningful and exemplary religious architecture projects. This award program, approaching 70 years under 3 different names, has recognized over 80 restorations and major renovation projects in the past 45 years in which records are available. [Read more.](#)

## Sold to the Pious Bidder

**Market for Religious Properties Looks Upward in Southern California**

*By Peyton Hall, FAIA, | Advisory Group Member, AIA Historic Resources Committee*

Los Angeles is an American city that remains on the leading edge of urban evolution. Ridley Scott imagines this in the virtual world of Blade Runner. Our reality is a vital real estate market that, even in the worst of times, looks forward to the leading edge of prosperity. [Read more.](#)

## **St. Andrew's Episcopal Church Restoration, Ann Arbor, MI**

**2012 Interfaith Forum on Religion, Art & Architecture Merit Award for Restoration of Religious Architecture**

*by Jennifer Henriksen, AIA | Quinn Evans Architects*

Quinn Evans Architects restoration of St. Andrew's Episcopal Church in Ann Arbor, MI. received one of two Merit Awards presented for Restoration of Religious Architecture by the AIA Interfaith Forum on Religion, Art & Architecture in 2012.

**Jury Comments:** *"This restoration of a tired but vital church building is an excellent example of preservation through restoration, in the sense of retaining and renewing the old building, giving it new life, making it vibrant through the careful replacement of old materials and finishes with new ones. This project is admirable for its restraint and use of advanced technology, which grow out of an obvious respect for the past."* [Read more.](#)

## **St. Bernard's Church Restoration, Bernardsville, NJ**

**2012 Interfaith Forum on Religion, Art & Architecture Merit Award for Restoration of Religious Architecture**

*by Annabelle Radcliffe-Trenner AIA, RIBA | Historic Building Architects, LLC*

Historic Building Architects restoration of St. Bernard's Church in Bernardsville, NJ also received one of two Merit Award for Restoration of Religious Architecture presented by the AIA Interfaith Forum on Religion, Art & Architecture in 2012.

**Jury Comments:** *"The respectful restoration of this venerable church has allowed it to rise like a phoenix from the ashes, as strong and as vibrant as ever. The congregation has made a commitment to historic stewardship, and this product of a variety of architectural restoration and construction professionals has renewed and refreshed this community resource."* [Read more.](#)

## **Reimagining St. Joseph's Church**

*by Ruth Todd, FAIA and Rebecca Fogel | Page and Turnbull, Inc.*

Historic churches and religious properties are often considered notoriously difficult to adaptively reuse because they often pose challenges not commonly found in other property types. Churches often face structural issues related to masonry construction. Long periods of deferred maintenance can cause problems with deteriorated materials and structural integrity. And high levels of ornamentation, unusually-shaped floor plans, and sanctuary spaces with large volumes create design constraints that make reusing a church a complex task. [Read more.](#)

## **St. Mary's Catholic Church Potsdam, NY**

**Reconstruction of 15 Gothic Revival Stained Glass Windows**

*By Maura Williams | Marvin Windows and Doors, and Judy Hayward | Restore Media, LLC*

In 2010, the stained glass window glazing of St. Mary's Catholic Church was carefully removed from its wooden framing so the glazing could be cleaned, repaired and reinstalled. It was then discovered that the 15 Gothic Revival windows originally constructed of eastern pine in 1887 were badly deteriorating. Careful planning ensued to replicate exactly the windows, including the 15' x 23' rose window, in Honduran Mahogany. The reconstruction of St. Mary's Gothic Revival windows and a similar project in Halifax, Nova Scotia reconstructing Gothic Revival windows of First Baptist Church

Halifax are case studies featured in a highly educational webinar produced by Restore Media, and underwritten by Marvin Windows and Doors. [Read more and access webinar.](#)

## **PRESERVATION KNOWLEDGE AND NETWORKS**

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### **Preservation = ROI: Report from Preservation Action Lobby Day**

**March 7 - 8, 2012 | Washington, DC**

*By Yolita E. Rausche. Assoc. AIA | Board Member & Ohio State Coordinator, Preservation Action*

Under the theme of Preservation = ROI, almost 300 preservationist gathered in Washington, DC. With the leadership and guidance of Preservation Action, the National Conference of State Historic Preservation Officers, the National Alliance of Preservation Commissions, the National Trust for Historic Preservation and the National Association of Tribal Historic Preservation Officers attendees went forward to ask Congress to maintain historic preservation funding. [Read more.](#)

### **Preservation Action Legislative Update**

**Preservation Action Legislative Update for June 22, 2012**

*By James J. Malanaphy, AIA | Board Member, Preservation Action*

[June 22 Preservation Action Legislative Update.](#) Join Preservation Action. Support Preservation Action's national grassroots lobbying effort. Help get the word out when action is required. Help keep conservation of cultural heritage a national priority. Individual membership levels begin at \$20. [Join today.](#)

### **Report from Society of Architectural Historians 65th Annual Conference**

*By Pauline Saliga | Executive Director, Society of Architectural Historians*

More than 640 SAH members participated in the Society's 65th Annual Conference in Detroit (April 18-22, 2012), the second largest conference attendance since SAH celebrated its 50-year anniversary in Boston in 1990. We thank all who attended the conference and used it as an opportunity to discuss important issues about the future of cities. [Read more.](#)

### **Report from 2012 Traditional Building Conference – Winston Salem, NC**

**Building Well: Traditional Design, Materials and Methods | April 26-27 | Graylyn Estate, Winston-Salem, NC**

*From Restore Media*

Venturing for the first time to the great state of North Carolina, the first stop on the Traditional Building Conference Series in 2012 was the magnificent historic [Graylyn Estate](#), a 45,000 square foot Norman Revival country house built in 1927 by Bowman Gray, Chairman of R.J. Reynolds Company. Amidst the lush and bucolic hills just outside Winston Salem and a stones throw from Wake Forest University, attendees convened at the Graylyn "Mews" a stable, barn and dog run adapted to a state-of-the-art conference center. Traditional Building Conference attendees included architects, builders, preservationists, building owners, facilities managers and craftspeople. [Read more.](#)

### **2012 Historic Preservation Book Prize Winner Announced**

*By Andrea Smith | University of Mary Washington Center for Historic Preservation*

The 2012 Historic Preservation Book Prize, sponsored by the University of Mary Washington Center for Historic Preservation, has been awarded to, *Saving Wright: The Freeman House and the Preservation of Meaning, Materials, and Modernity*, by Jeffrey M. Chusid. [Read more.](#)

## **HRC MEMBER COMPONENT NEWS**

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### **Firm Profile: Historic Building Architects, LLC**

*by Annabelle Radcliffe-Trenner AIA, RIBA | Historic Building Architects, LLC*

Historic Building Architects began in 1994, when the firm's principal, Annabelle Radcliffe-Trenner, established—in the basement of her home in Princeton, NJ—a practice with a single mission: the preservation and adaptive use of historic structures based on a philosophy of aesthetic integrity, team collaboration, and material science. Four years later, the firm was able to move to a historic stone house in Trenton, where six employees now work. [Read more.](#)

### **Window on Ukraine: An American Memorial Day Message**

**With Apologizes to *Window on America*, Location of My Favorite *English Club* Meetings**

*By Mike Dixon, FAIA | United States Peace Corps in Ukraine*

Outside my window of my Khrushovka apartment on a beautiful Sunday afternoon I see all of Ukraine unfold to tell a story of peace in a country torn by famine, war and Stalin's suppression of life as we know it in America. It's time to tell the real story of Ukraine and beautiful, historic Vinnytsia. [Read more.](#)

## **2012 AIA Historic Resources Committee Program Sponsors**

### **2012 PLATINUM LEVEL HRC PROGRAM SPONSORS**

*\$5,000 Level and Above*

**Marvin Windows and Doors Support for HRC Historic American Building Survey Programs.** [Marvin Windows](#), a well known manufacturer of energy efficient windows, patio doors & sliding doors provides annual support for the Charles E. Peterson Prize competition.

**Restore Media Support for HRC Programs.** [Restore Media](#), producer of the Traditional Building Conference Series, and the publisher of Clem Labine's Traditional Building, Clem Labine's Period Homes, BuildingPort.com, Traditional Product Reports, Traditional Product Galleries, Traditional Building Portfolio, and tradweb - the Directory of Custom Building and Restoration Services, provides broad support for all HRC programs.

### **2012 GOLD LEVEL HRC PROGRAM SPONSORS**

*\$1,000 to \$5,000 Level*

**St. Louis Antique Lighting Co.** [St. Louis Antique Lighting Co.](#) manufactures reproduction historic and custom architectural lighting, providing designs to retrofit existing historic fixtures with current lamp technology and achieve modern light-level requirements.

### **2012 SILVER LEVEL HRC PROGRAM SPONSORS**

*\$500 to \$1,000 Level*

**Cold Spring Granite.** [Cold Spring Granite](#) is one of the largest manufacturers of natural stone serving commercial, landscaping, memorialization and residential customers.

**Rocky Mountain Hardware.** [Rocky Mountain Hardware](#) manufactures and distributes custom bronze door hardware and accessories, sinks and faucets, tile and lighting.

**Wiemann Metalcraft.** [Wiemann Metalcraft](#) specializes in the design, fabrication, and installation of fine quality custom cast and wrought ornamental, architectural and decorative metalwork including, [Heritage Cast Iron USA](#) finely crafted, traditional, decorative Victorian cast iron gates, fencing and railings.

## 2012 AIA Historic Resources Committee Sponsorship

*By James J. Malanaphy, AIA | Chair, HRC Development Subcommittee*

The HRC welcomes contributions from HRC members, commercial sponsors and institutional partners to help support HRC programs. The [HRC Sponsorship Benefits Table](#) provides information on current HRC programs and benefits of HRC sponsorship. Please contact [Peyton Hall, FAIA](#) or [Bruce Bland](#) for further information.

## Past Issues of *Preservation Architect* Archived on KnowledgeNet

An archives page for *Preservation Architect* has been developed to make it possible to access and download the past issues of [Preservation Architect](#).




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### HRC PRESERVATION ARCHITECT

Searching for past issues of *Preservation Architect*? [Go to the archives page.](#)

***Preservation Architect*** is prepared by the Communications Subcommittee of the AIA Historic Resources Committee. James Malanaphy, AIA is Editor, Wendy Hillis, AIA is 2012 sub-committee chair and Carolyn Kiernat, AIA, is the 2012 Advisory Group liaison. 2012 HRC communications subcommittee members are Kwendeche, AIA; Michael Mills, FAIA; Don Swofford, FAIA; and Amanda Gann, Assoc. AIA (AIAS liaison) **New members, submittals and inquiries are welcome.** Contact [Preservation Architect](#).



# Letter from the 2012 HRC Chair

By Jean Carroon, FAIA, 2012 Chair AIA Historic Resources Committee

**Dear Historic Resources Committee Members:** The 2012 AIA Conference in Washington, D.C. drew over 17,000 attendees and untold others are still taking advantage of the virtual education sessions. The opening keynote address by author and historian, David McCullough and the many sold out tours of historic buildings and communities expanded upon the theme “Design Connects” by underlining the importance of heritage.

Of the nearly 200 education sessions, almost a third addressed historic resources in some way and even the 7 a.m. sessions were well attended. The HRC was directly responsible for three sessions. The first was an all day workshop on Wednesday, presented with [Simpson Gumpertz & Heger, Inc.](#) *Modification of Existing Building Envelopes to Improve Energy Performance: Analysis, Common Pitfalls, Problems, and Solutions*, drew 132 attendees - more than any other pre-conference education session. This was particularly gratifying since the proceeds from the enrollment are made available to the HRC to help fund our activities.

On Thursday evening, HRC Advisory Group member, Peyton Hall FAIA, and Brenda Levine, FAIA presented *Faith in Historic Preservation: Community Benefits from Two Different Approaches in Renewal of Religious Buildings Historic Resources*. The intelligent and comprehensive presentation of two religious buildings in Los Angeles —Vibiana Place (the former cathedral of the archdiocese of Los Angeles) and the Wilshire Boulevard Temple Master Plan—touched upon the history and changing demographics of Los Angeles while demonstrating the power of heritage religious buildings to serve as economic catalysts for urban revitalization. Over many years, the two projects created alliances between diverse groups and have received accolades for the uplifting beauty of the buildings and spaces which were technically and economically challenging preservation projects. Be sure to read Peyton Hall’s lead-in article, *The Rehabilitation and Restoration of Sacred Spaces* and his second article, *Sold to the Pious Bidder* in this issue of *Preservation Architect*.

On Saturday morning, HRC Advisory Group member Jonathan Spodek, AIA organized an amazing panel of educators, including himself, to present Design/Build programs at three different American schools of architecture – Ball State, Miami University and Tulane University. The three programs are quite different, but consistently impressive in architectural education and the breadth of social change being realized through application of design skills. Emilie Taylor of Tulane deserves special thanks and accolades for stepping in at the last moment to allow Scott Bernhard to stay home and receive the *President's Award for Excellence in Graduate and Professional Teaching* from Tulane. John Blake and Thomas Dutton of Miami University were so compelling that I was ready to abandon Boston to move to Ohio.

The three design/build educational programs were briefly described in the program as follows and each could have easily stood as a single presentation:

- The ecoREHAB initiative, established in 2009, represents a collaboration with Ball State University; the City of Muncie, IN Department of Community Development; and a local nonprofit agency, ecoREHAB of Muncie Inc. This outreach program's aim is to provide leadership in the ecologically sound, green, and sustainable rehabilitation of existing and abandoned housing. This initiative benefits not only Ball State students but also the communities of Muncie as it takes steps to achieve the National Goals towards Sustainable Development in the areas of environmental protection, economic prosperity, and social equity.
- The Miami University Center for Community Engagement's Over-the-Rhine DesignBuild Studio, began in 1996. Three modes of engagement are the focus of the studio: redesign and renovation of historic buildings in the neighborhood; schematic design for specific community housing projects and other nonprofit city development corporations; and general community design initiatives. The Over-the-Rhine Residency Program (the flagship, semester-long initiative of the Center through which about a dozen students live and work full-time, perform service-learning, and take a full academic load in the neighborhood) began in fall 2006.



- The Tulane City Center houses the Tulane School of Architecture's applied urban research and outreach programs. Programs of the City Center vary over time but share a focus on improving cities, particularly New Orleans, by fostering global urban research, the development of flexible and innovative urban strategies, and the provision of environmentally and culturally informed principles to guide the design and revitalization of the contemporary metropolis. An important aspect of the work is to ensure that, where appropriate, research is activated through design and construction and/or advocacy and education.

The HRC's networking event at the AIA Conference was a sold-out luncheon in the Hotel Monaco, an adaptive reuse of the National Historic Landmark Tariff Building. The program was presented by Mary Oerlein, FAIA, Historic Preservation Officer for the Architect of the Capitol. The Architect of the Capitol (AOC) is responsible to the United States Congress for the maintenance, operation, development and preservation of 17.4 million square feet of buildings and more than 460 acres of land throughout Capitol Hill. This includes the House and Senate office buildings, the U.S. Capitol, Capitol Visitor Center, the Library of Congress buildings, the Supreme Court buildings, the U.S. Botanic Garden, the Capitol Power Plant, landscape, art, and artifacts. Mary's impressive presentation gave a tantalizing taste of the complexity of issues she encounters daily and the sheer volume of work that such a building portfolio requires.

The importance of Mary's work is underlined by a recent letter sent forward by the AIA and ten other groups to congressional leaders in strong support of the Architect of the Capitol's FY 2013 Budget. Reducing this budget places projects, such as the ongoing renovation of the U.S. Capitol dome and its supporting structures, at risk. "These projects are not discretionary, nor are they luxuries; their upkeep and maintenance is imperative to the effective operations of the Capitol. In fact, delays, will undoubtedly lead to higher costs for taxpayers as defects worsen and repair costs rise due to inflation..." [For additional information and to take action](#) .

As many of you may know, the AIA Board of Directors long ago decided to reduce program funding for the Historic Resources Committee and other AIA Knowledge Communities. The Board has instituted policies that require AIA Knowledge Communities to be responsible for securing a majority of funding for each KC's programs. For the AIA Historic Resources Committee that has meant that the HRC has had to increasingly depend on HRC member, institutional partner, and commercial sponsor contributions to fund the HRC 's long standing programs of national significance: the HABS Coordinating Committee (including support for the Charles E. Peterson Prize Student Competition and the Leicester Holland Competition), and, the Historic Sites Advocacy Team's ability to respond to calls for assistance to protect threatened historically significant public buildings. These policies also impact funding for the *HRC/ACSA Preservation as Provocation Student Design Competition*.

The HRC Advisory Group is particularly grateful to the continuing friendship and sponsorship of Peter Miller from [Restore Media](#), whose publications and educational symposia are so valuable to the preservation community. In addition we wish to thank the following sponsors of the AIA Networking lunch and 2012 HRC programs:

[Marvin Windows and Doors](#)

[Rocky Mountain Hardware](#)

[St. Louis Antique Lighting Co.](#)

[Wiemann Metalcraft /Heritage Cast Iron USA](#)

[Cold Spring Granite Company](#)

Four exceptional people share a formal position on the HRC Advisory Group with me and we are supported by an even broader group that makes up the sub-committees. I am constantly amazed and appreciative that so many busy professionals give so much time and energy to supporting the mission of the HRC. I want to thank the following HRC and subcommittee members:

**2012 HRC AG Members:** Jonathan Spodek AIA; Peyton Hall FAIA; Carolyn Kiernat AIA; and, Ashley Robbins Wilson AIA.

**HRC Historic Site Advocacy Team:** Tom McGrath FAIA, AIA, Chair; Sharon Park, FAIA; David Woodcock, FAIA; Jack Pyburn, FAIA; and, James J. Malanaphy AIA.

**HABS Coordinating Committee:** Jonathan Spodek AIA, Chair; Richard O'Connor, Ph.D, Walker Johnson FAIA; Catherine Lavoie, Mark Schara AIA, Karl Stumpf AIA, Lewis W. Barlow, IV, FAIA; Michael Mill FAIA, Sue Ann Pemberton-Haugh FAIA; Ford C. Peatross, Ph. D.

**HRC Communications Subcommittee:** Wendy Hillis AIA, 2012 Subcommittee Chair; Carolyn Kiernat AIA 2012 Advisory Group Liaison; Amanda Gann Assoc. AIA, AIAS Liaison; Kwendeche AIA; James Malanaphy AIA; Michael Mills FAIA; Don Swofford FAIA; and. Mark Thaler, AIA.

**HRC Preservation Education in American Schools of Architecture Subcommittee:** Ashley Wilson AIA, 2012 Subcommittee Chair and Advisory Group Liaison; Amanda Gann, Assoc. AIA; Peyton Hall, FAIA; AIA; Wendy Hillis, AIA; Carolyn Kiernat, AIA; Kwendeche, AIA; James Malanaphy, AIA; Tom McGrath, FAIA; Michael Mills, FAIA; Joe Oppermann, FAIA; Jack Pyburn, FAIA; and, Jonathan Spodek, AIA.

**HRC Development Subcommittee:** James Malanaphy AIA, 2012 Subcommittee Chair; Peyton Hall AIA, 2012 Advisory Group Liaison; Karl Stumpf AIA; and Peter Miller, Hon. AIA.

It's a full calendar in the upcoming months and we look forward to seeing many of you. We especially hope you will join us in June 2013 in Denver for the next AIA National Convention.

*By Jean Carroon, FAIA*

*2012 Chair, AIA Historic Resources Committee*

# **AIA-HRC Historic Sites Advocacy Team: Assistance is Available**

*By Sharon C. Park, FAIA | Past Chair AIA-HRC Historic Sites Advocacy Team*

The Historic Sites Advocacy Team (HSAT) is a subcommittee of the AIA's Historic Resource Committee (HRC) and is charged with responding to requests for assistance on endangered historic properties. The team is committed to identifying, understanding and helping to preserve the architectural heritage in this country and internationally. The AIA Policy on Support for Threatened Historic Resources was adopted in September of 2008 and charges the HSAT with reporting to the Executive Committee of the AIA a recommendation for action. Actions may be in the form of support letters, requests for design assistance or further communication through AIA components or other organizations. The ultimate goal of the HSAT and the AIA is to encourage local involvement in finding solutions that work for communities. With scarce financial resources, it is difficult for the AIA to fund studies, but it can encourage local design efforts to consider incorporating endangered buildings into new complexes.

The process for requesting support should come in a written form to the Historic Resource Committee or to the Executive Committee of the AIA outlining the issues. The information will be transmitted to the HSAT which is generally made up of the past five chairs of the HRC who rely on local chapters and components to provide more detailed information on the issues. The HSAT does not act without consultation to the local chapters as it is critical that support come locally. If there is disagreement within the local chapter, the HSAT will inform the Executive Committee so that they are aware of the complexity of the issues.

Based on its investigation, the HSAT will prepare and submit through the HRC a briefing paper for the Executive Committee on its findings and recommendations. Critical to the investigation is the nature of the historic resource, whether or not it has been designated historic, and the appropriateness of any rehabilitation treatments. In most cases, the concern is demolition when there are not adequate local protections in place for the resource. Letters of support from the AIA can be instrumental in bringing to light the importance of the historic resource and opportunities for protection.

In each case where demolition was or is planned, AIA support for grants, further study of National Register of Historic Places eligibility, or design charrettes is recommended. In some cases, the HSAT will recommend no action if the buildings do not appear eligible for the National Register due to lost integrity of design from previous alterations or if the resource cannot meet the threshold for listing. Each case is given in-depth assessment and the HSAT draws on experts in the field to assist with analysis. The HSAT has discretion to consider other sources, as appropriate, in determining significance which helps with buildings less than 50 years old which may not have gained much support for their architectural contributions to heritage. Requests for assistance may be sent to [Current Chair AIA-HRC HSAT](#).





## CALL FOR SPONSORSHIP CASTLE PINCKNEY IDEAS COMPETITION DUE JUNE 2013

### THE OPPORTUNITY

The 2012 international Preservation as Provocation Ideas competition is challenging students and multi-disciplinary teams in architecture, preservation, landscape architecture, urban planning, engineering and other cross-disciplines to rethink an abandoned early nineteenth century fort situated on a coastal island within the Charleston, SC harbor. Named Castle Pinckney, the brick fort is within close proximity of historic Charleston. Participants are asked to preserve, interpret, and reimagine the extant historic fabric as emblematic of the country's early attempts to create a federal defense system and the site as an eco-tourist and educational destination. Solutions are encouraged to explore off-grid energy consumption, public access, the relationship between preservation and design, landscape design, changing climate patterns, water management, land use, and habitat protection.

The competition is organized by the American Institute of Architects Historic Resources Committee along with the Association of Collegiate Schools of Architecture (ACSA). Clemson University/College of Charleston Graduate Program in Historic Preservation will host the competition jury in Charleston, South Carolina. Competition organizers are seeking sponsorship of any level.

ACSA has a long history in creating and providing national and international competitions for students and faculty. Competitions offer unique opportunities to investigate, develop, and challenge systematic approaches to design. Entries are critiqued and judged by a jury of leading industry experts. Competitions also assist instructors with developing a range of design challenges for use within the curriculum. The competition will be promoted in the ACSA updates, on the ACSA website, and through ACSA membership emails, placing it in front of over 5,000 faculty and administrators and over 30,000 architecture students.

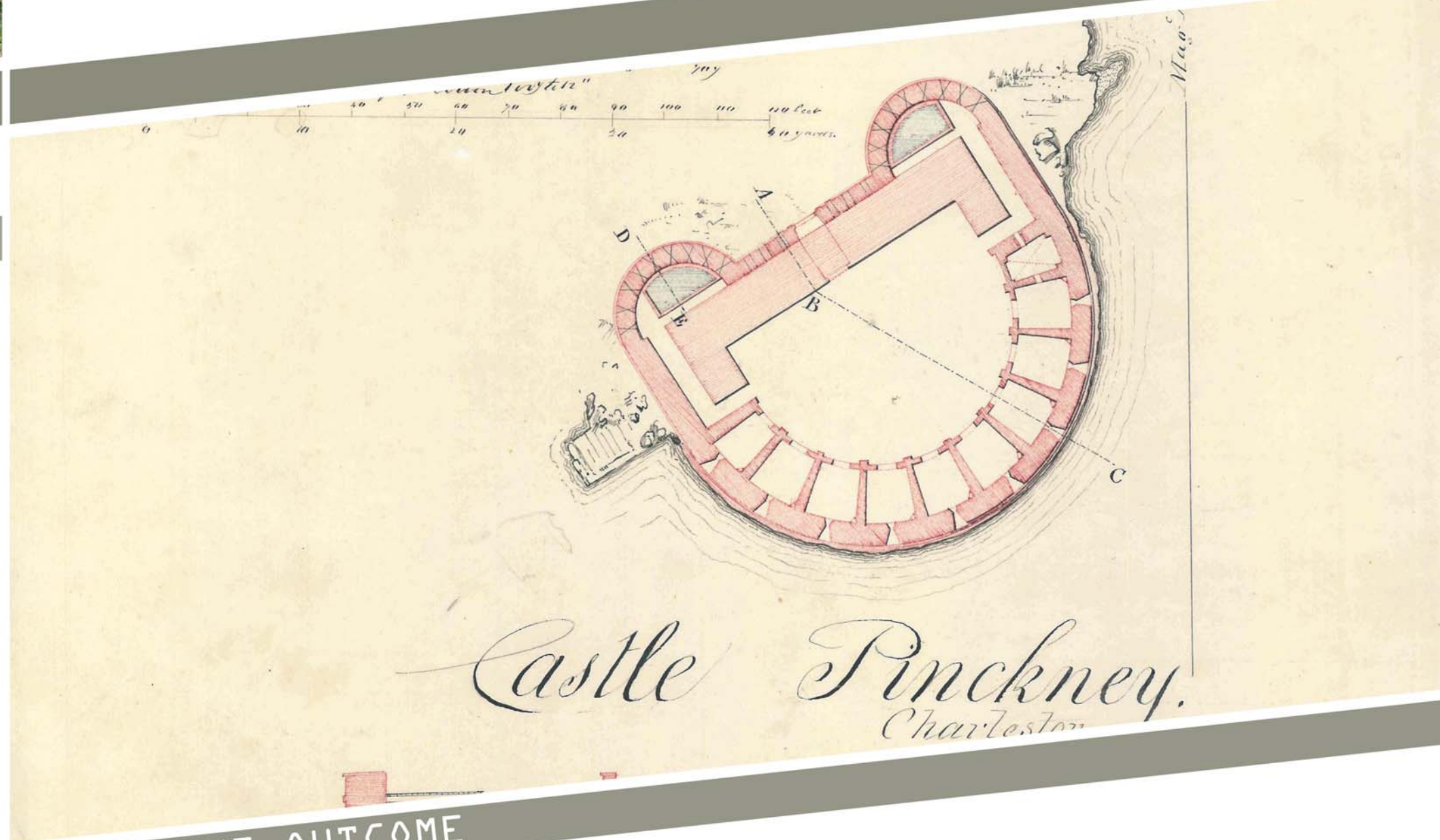
### THE PURPOSE

In today's professional practice, responsible design is increasingly acknowledging the layers of architectural memory to provide continuity in our fast changing culture. Existing and historic buildings and sites are an expanding segment of architectural practice. Such projects demand responsiveness to physical and social contexts. The goal of this competition is to explore how collaboration between historic preservation and design can produce uniquely thoughtful and creative solutions to aesthetic, technical, cultural, spiritual, economic, and climatic challenges of our times.

Maps, measured drawings, photos and the history of the Castle Pinckney site will be provided to explain the significance of this island property. Variations in the meaning and values at heritage sites enrich the design problem. The existing material evidence of the fort should be preserved as part of the solution to convey the authenticity to future generations but material changes are expected as new uses are proposed.

### THE CHALLENGE

Castle Pinckney is evocatively situated within the view shed of one of the nation's best preserved cities, yet its history and significance are virtually unknown to the citizenry at large. Respecting the natural beauty of the site along with the historic integrity of the fort, the design challenge is to identify a use for this former fort, union prison and now defunct ports authority depot. Rather more ambitiously, the students should discover how the preservation of this historically significant fort, can provide a profound rethinking of our current conventions about preservation, design, community and heritage tourism.



### THE OUTCOME

Final submissions are due June 2013, submitted electronically on four (4) 20" x 20" layout boards. The design competition can be completed in Fall or Spring Studio or as part of undergraduate or graduate studio or thesis work.

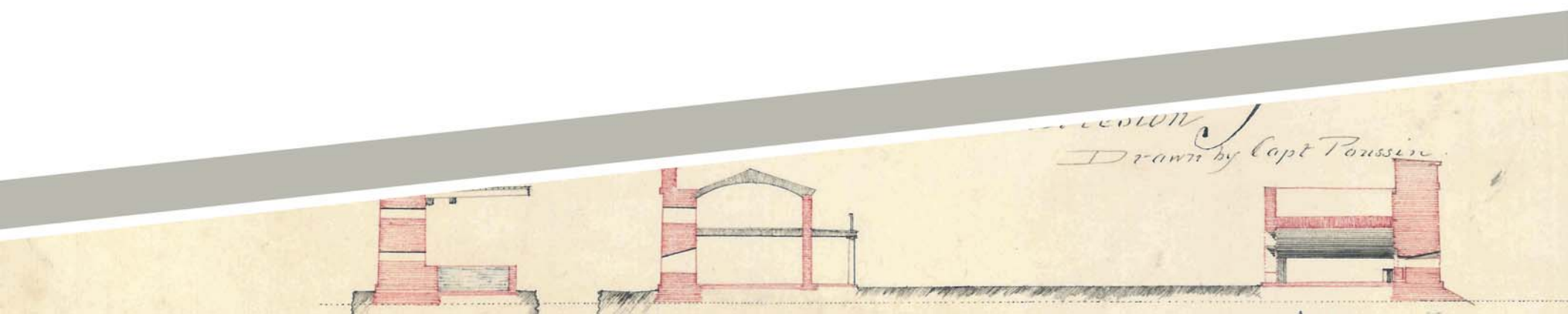
Prize winning submissions will be exhibited at the 2014 ACSA annual meeting, the 2014 AIA annual convention, the 2014 AIA Grassroots convention and will be published in a competition summary publication.

### THE SCHEDULE

Summer 2012 - Competition announced  
Fall 2012 - Registration begins  
February 2013 - Registration deadline  
June 2013 - Submission deadline  
July 2013 - Prize winners chosen by the design jury  
Summer/Fall 2013 - Competition Summary Publication

### SPONSORSHIP

Sponsors' name and logo will appear on all competition announcements and program information. Sponsorship listing and links to websites will be included in all competition promotions. Please contact Peyton Hall at [peyton@historicia.com](mailto:peyton@historicia.com)





# The Rehabilitation and Restoration of Sacred Spaces

June 2012 Issue of *Preservation Architect*

By Peyton Hall, FAIA, |Historic Resources Group

Advisory Group Member, AIA Historic Resources Committee

As guest editor for the second *Preservation Architect* of 2012, I exercise the prerogative of dedicating this issue to James J. Malanaphy III, AIA, NCARB, who practices architecture, planning, and historic preservation, based in St. Paul, Minnesota. James, an emeritus Chair of the HRC Advisors, is an essential anchor for the Historic Resources Committee. The five Advisors serve no more than 5 years before terming off the Committee leadership. As a first-year Advisor in 2010, I received orientation from my seniors. Fortunately, James was already a friend, and provided institutional memory and coaching as I found my way through a geographically diverse organization.

After leading the Communications Subcommittee for three years, acting as the publisher and editor of *Preservation Architect*, he has taken on the role of Chair for the newly formed HRC Development Subcommittee, which seeks to advance the HRC by assuring financial support for HRC programs, including Communications. We recognize this milestone, while hoping that he will continue to contribute to the planning and implementation of *Preservation Architect*.

Events during the recent AIA Convention in Washington, D.C., and the Knowledge Leadership Assembly of last year in Philadelphia, reinforced the relationships among all of our areas of practice. More than ever, architects face the responsibilities of assisting clients in the stewardship of historic resources. The elevated role of ecclesiastical architecture in our western history and practice, including the profession of building conservation, suggests a natural affinity between IFRAA, the AIA Interfaith Forum on Religion, Art, and Architecture, and the AIA Historic Resources Committee. James Malanaphy, AIA, on behalf of the HRC, sought out the assistance of Craig Rafferty, FAIA, of Rafferty Rafferty Tollefson Lindeke Architects in St. Paul, on behalf of IFRAA, to identify notable projects, architects, and current issues to present in *Preservation Architect*. There is so much work in this area of practice; future issues of *Preservation Architect* are sure return to the common ground of heritage and religion.

The June issue of *Preservation Architect* contains three projects featuring churches that represent the value of constancy. Each project achieved equally fine restorations after very different journeys. St. Andrews Episcopal Church in Ann Arbor, Michigan, is the result of a slow and restrained effort that required more than 20 years to complete. St. Mary's Catholic Church of Potsdam, New York, utilized the best of artisanship and technology to assure that their windows are durable performers while maintaining historic character. St. Bernard's Church of Bernardsville, New Jersey, bravely and meticulously reconstructed their sanctuary after a devastating fire.

The remaining two articles address change, rather than constancy. St. Joseph's Church in San Francisco is no longer a church. The adaptive reuse that is in progress will provide for a privately owned commercial use—but so skillfully designed and executed that no imagination is required to picture its return to use as a sanctuary. Contrary to the need to find a new economic use for St. Joseph's, the vibrancy of cities and populations in Southern California appears to have provided demand for a new niche in the Southern California real estate market: churches for sale to serve the ebb and flow of population and congregations.

By Peyton Hall, FAIA, |Historic Resources Group

Advisory Group Member, AIA Historic Resources Committee

# Balance for Historic Religious Structures

*By Craig Rafferty, FAIA | 2011 Chair AIA Interfaith Forum on Religion, Art and Architecture*

There are many areas of overlap between the AIA's Historic Resources Knowledge Community and the AIA's Interfaith Forum on Religion Art and Architecture (IFRAA) Knowledge Community. One of the most significant is their common ground for preserving and restoring historic churches and sharing information on successful projects. Such projects are often worthy of recognition within the Faith and Form / IFRAA International Awards program conducted each year in search of the most meaningful and exemplary religious architecture projects. This award program, approaching 70 years under 3 different names, has recognized over 80 restorations and major renovation projects in the past 45 years in which records are available.

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The awards recognizing historic structures highlight a mixture of preservation and restoration challenges in balance with liturgical modifications, artistic accents, upgrading, modernization, and other vital solutions that allow these structures to remain integral to their community.

Still, at issue for many parishes and congregations is the fear that an historic designation could be a detriment to their ongoing religious and community needs, shifting the resources of the community to serving the building when it is the building that should be serving the community. On one hand the need to preserve the integrity of the structure is of utmost importance almost universally. Often members belong to one church versus another because of the architectural character of the church, though this is not the case for the majority. On another hand historic designation carries obligations that church communities are not always willing to accept. Their fear is that it will cost too much or worse that it will limit their ability to adapt to the changing directions of their community both socially and liturgically, forcing them to emphasize building over program

Reviewing the history of the Faith and Form / IFRAA International Awards since 1965 yields a revealing shift in attitude regarding this conflict between building and program. During the 60's thru the 80's only 20 of the recipients of the award went to renovation or restoration projects out of 166 recognized projects. Of these only 3 were aimed entirely at restoration or 2%. During the past 21 years from 1990 almost 70 projects have been recognized for their major renovation and restoration efforts and 45 of these are clearly aimed at restoration and reclaiming the historic structures role in the community. This represents an increase to 18%. It is also interesting to note that 30 of the 45 are in the past 10 years.

While there are no meaningful conclusive insights that can be gleaned from this quick survey of the Faith and Form / IFRAA Awards program one could see that during the 60's the prevailing emphasis was focused on the creativity of new construction for religious buildings. We can also see that the emphasis is shifting and will continue to grow as historic structures continue to age, as religious emphasis and practice continues to evolve, and as architects are increasingly challenged to balance community and building historic design demands.

A church has long been one of the most enduring of historic building typologies. Throughout Europe one of the key focal points of every community was the church. This integral connection carried over and into our early American history. Currently the historic churches in our cities are undergoing many changes as religious practices evolve and as the shift to the suburbs transitions back to a return to our cities. Our historic churches are experiencing a revival. This revival is reinforced by the continued understanding that the balance between preservation of the building and revitalization of program are completely dependent on each other for success.

*By Craig Rafferty, FAIA / Rafferty Rafferty Tollefson Lindeke Architects  
2011 Chair, AIA Interfaith Forum on Religion, Art and Architecture*



# Sold to the Pious Bidder

## Market for Religious Properties Looks Upward in Southern California

*By Peyton Hall, FAIA, |Historic Resources Group*

*Advisory Group Member, AIA Historic Resources Committee*

Los Angeles is an American city that remains on the leading edge of urban evolution. Ridley Scott imagines this in the virtual world of Blade Runner. Our reality is a vital real estate market that, even in the worst of times, looks forward to the leading edge of prosperity.



*Yellow “Church for Sale” signs posted at Wilshire Christian Church in Los Angeles.  
(Photo courtesy of Peyton Hall, FAIA)*

Opportunism connects new users with landmark religious properties in changing neighborhoods. In L.A., “changing neighborhood” is not a euphemism for social or economic decline. A region that accommodates in migration from all continents needs housing, schools, and community facilities, including churches, temples, and mosques. Congregations change, but the demand for facilities remains and grows.

The congregation of Wilshire Christian Church (Disciples of Christ denomination), Robert Hall Orr, Architect, 1927, listed their landmark with a large commercial brokerage. That brokerage has established a group in San Diego County that specializes in the marketing of religious properties. When the nearby Oasis Church decided to grow into the landmark, they did not expect to have competition. They were ultimately selected to negotiate a sales contract, after prevailing over another potential buyer.



*Johnson, Neutra, and Meier stand side by side in Garden Grove, California.  
(Photo courtesy of Peyton Hall, FAIA)*

Philip Johnson's glassy Crystal Cathedral, was completed in 1981, in the City of Garden Grove. In June, 2012, the sanctuary was renamed Christ Cathedral by the Roman Catholic Diocese of Orange County, California. The familiar megachurch was built by Hour of Power televangelist Robert Schuller. Schuller's fallen organization lost the property in a bankruptcy sale. Even at a reported price in excess of \$57 million, there were other suitors in court. Notably, nearby Chapman University, affiliated with the Christian Church (Disciples of Christ) bid competitively in an extended negotiation. Schuller first gathered his flock in a drive-in movie in 1955, and moved them in 1961 into their first sanctuary, designed by Richard Neutra. Both the Neutra and Johnson designs provided for Schuller to continue to address drive-in congregants from the interior pulpit. Schuller's last major project was the 2003 International Center for Possibility Thinking, designed Richard Meier Partners Architects.

*By Peyton Hall, FAIA | Historic Resources Group  
Advisory Group Member, AIA Historic Resources Committee*

# St. Andrew's Episcopal Church Restoration, Ann Arbor, MI

2012 Interfaith Forum on Religion, Art & Architecture Merit Award for Restoration of Religious Architecture

by Jennifer Henriksen, AIA | Quinn Evans Architects



*St. Andrew's Episcopal Church, Ann Arbor, MI | Photo Courtesy of Quinn Evans Architects*

St. Andrew's Episcopal Church is situated on a prominent corner in the Division Street Historic District in Ann Arbor, Michigan and has served the community since its founding in 1827. The sanctuary building was erected between 1867 and 1869 and is an excellent example of the work of Architect Gordon W. Lloyd. Additions to the building, including a chapel and bell tower, were constructed in the following years. Page Hall, the chapel building, was constructed in 1883 and was also designed by Gordon W. Lloyd, and the Palmer bell tower added in 1927 fulfilled Lloyd's original concept for the church. The church is modeled after the country churches of England in the Gothic Revival style, popular in the mid-to-late 19th century. All of the components of St. Andrew's Church and Parish Hall were constructed of similar materials, including rock-faced granite walls complemented by sandstone and limestone trim and accents, and slate roofs.

Quinn Evans Architects has enjoyed a nearly two decade relationship with this prominent downtown church. The comprehensive renovation of St. Andrew's Episcopal Church has been ongoing phased work that started in 1991 and continued as funding became available. The most recently completed phase addressed the deteriorated slate roof, restoration of the stained glass windows, masonry repair, interior upgrades, improved energy performance, and construction of a new west entry. The goal of this project was to restore the distinctive architectural elements of this community landmark while upgrading the building to serve the Church's current needs.

The Sanctuary and Page Hall buildings are roofed in distinctive patterned slate. Prior to renovation, the condition of the slate roof had deteriorated. Only the upper portion of the Sanctuary retained the original slate; other portions of the buildings had been re-roofed with asbestos shingles. The original chevron and dot pattern at the Sanctuary roof was replicated in new Vermont royal purple and unfading green slates. Because the record of the original pattern on the smaller segments of the Sanctuary roof and the Page Hall roof was lost, a simple horizontal band in the same two slates were installed on these roofs to complement the upper Sanctuary roof. The cupola, centered on the Sanctuary roof, also received new slate shingles matching the original pattern. Additionally, lost or damaged wood elements on the cupola were replaced and the metal finial was re-created. Iron cresting affixed to the ridge of the Sanctuary was salvaged, repaired, painted, and reinstalled over the new slate roofing, providing a lacy silhouette along the top of the building. A

new cross, cut from limestone, was created to replicate the original Celtic cross and was set on the original stone base at the roof over the main entry to the sanctuary.

Repair and replacement of other stone elements around the building was required, and a focused effort was needed at the bell tower. Lightning had severely damaged the stone finials at the top of the tower. These were replicated in new limestone to match the tower stone accents. To help protect the building from future damage, lighting protection was installed over the entire building.

Plastic protective glazing previously installed on the clerestory and lancet windows in the sanctuary had clouded over time obscuring the windows. This glazing was removed and the stone surround, wood framing, and stained glass windows were cleaned and repaired, revealing the glass design at both the interior and exterior of the building returning light and color to the sanctuary.

To improve user comfort and energy consumption in this 140 year old building, insulation was added to the roof and sanctuary walls. Point cloud technology was utilized to generate the existing building section to determine if there was allowable space for insulation upgrades. This technology allowed the investigation to proceed without damaging the historic finishes. Additional work in the sanctuary included restoring and painting the interior plaster walls and ceilings in the sanctuary and reconditioning the existing chandeliers.

The St. Andrew's Episcopal Church's "commitment to diversity, social justice, and stewardship of God's creation" is evident in the quality of the original design and in the recent building system upgrades and restoration of significant, character-defining features of the building.

*by Jennifer Henriksen, AIA | Associate  
Quinn Evans Architects*



**Historic Building Architects, LLC (HBA)** specializes in architecture, historic preservation and materials conservation to assist owners and stewards in the maintenance, interpretation, and adaptive use of historic public buildings. Beginning in 2004, firm principal Annabelle Radcliffe-Trenner, AIA, RIBA, LEED AP lead an expert team of consultants on the reconstruction and rehabilitation of St. Bernard's Episcopal Church after a devastating fire. For their efforts, HBA and their team were awarded a 2012 Faith & Form Merit Award for Restoration from the Interfaith Forum on Religion, Art and Architecture (IFRAA).

## Appreciating the History

St. Bernard's Episcopal Church was designed in 1897 by Napoleon Le Brun & Sons, one of America's most significant turn-of-the-century architectural firms. Among Le Brun's most important buildings are the Academy of Music and the Cathedral Basilica of Saints Peter and Paul (both in Philadelphia), as well as the landmark Metropolitan Life Insurance Building in New York City. Founded in 1841 in Philadelphia, the firm moved some 20 years later to New York, where it designed many of the City's fire company buildings and engine houses. When the plans for the church were first published in 1897, the Somerset Record newspaper commented: "When completed, there will be few prettier edifices in New Jersey, either from an architectural point of view or from the beauty of its location."



*An 1897 rendering of St. Bernard's Church captures the rural English Gothic style the church still maintains.*

## Enduring "Trial by Fire"

In the Fall of 2004, the church suffered a major fire that damaged much of the original historic fabric on both the interior and exterior. When fire companies arrived, 40-foot-high flames were seen shooting out of the tower windows. This tragic fire was probably caused when cloths being used to shellac new furniture in the sacristy were placed in an open trash-bin and apparently combusted spontaneously. This was not the church's first encounter with disaster; in 1957 an electrical fire in the tower caused near identical damage to the fire in 2004. By the time this fire was brought under control and extinguished, the church had sustained several million dollars of damage.



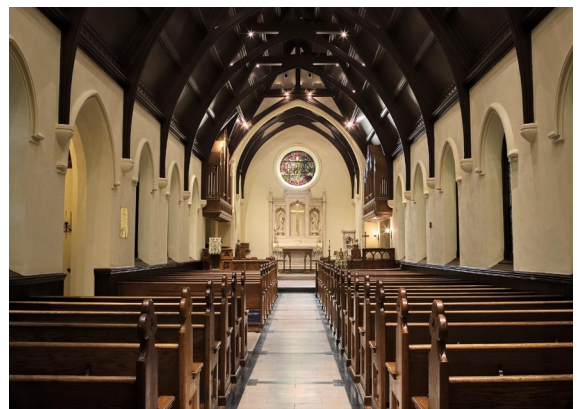
## Responding to Disaster

A rapid, far-reaching, and well-coordinated response guided by Historic Building Architects, LLC saved a great deal of the invaluable historic fabric. This response was possible because, shortly before the fire, the parish had assembled a comprehensive consulting team whose original mandate

was to prepare a preservation plan, but in addition took several critical steps to maximize the chances of a full and authentic restoration. For example, the remaining stained glass windows were removed within a week and cleaned immediately to prevent corrosive carbon damage to the glass. A dehumidification unit was installed to prevent the wood floors from suffering water damage. Interior scaffolding and shoring were erected to support the roof structure, and a tarp was placed over the open roof to prevent further damage that would have resulted from winter storms. These and other well-timed actions saved a good deal of the historic fabric that had not been ruined by fire and water damage.

### Sharing a Preservation Philosophy

A project as complex as this requires a preservation philosophy that the myriad of consultants can understand and embrace. Thus, HBA developed a relatively simple philosophical approach: to stabilize immediately damage that had occurred; to prevent further deterioration; to retain, clean, and restore as much original historic fabric as possible; to integrate in the most discreet manner possible the upgrades to the building in order to allow it to move forward for another 100 years; and—most important—to insure that this architectural jewel be restored sensitively, expertly, cost-efficiently, and authentically.



*Interior View of St. Bernard's Church after extensive restoration and reconstruction.*

### Non-Destructive Testing

A large portion of the architecture is the roof structure, with arched heavy timber trusses forming a king post at the center. Two critical concerns were the extent of the fire damage and the degree to



which the wooden truss system might have been compromised by intense heat from the fire. HBA employed a wood scientist to make infrared x-rays to determine the truss construction; he also performed resistance drilling where wood rot along the eaves was suspected. These innovative detection techniques, along with the nature of the collaboration among the consultants, informed the stabilization approach and became the basis of a paper presented at an international conference on non-destructive testing held in Varena, Italy in September 2008.

### Managing the Structural Stabilization

The findings from the extensive non-destructive testing allowed the structural engineers to determine the precise level of intervention needed to stabilize the truss structure. The x-rays uncovered a truss system made up of small structural members, all of which needed to be reinforced

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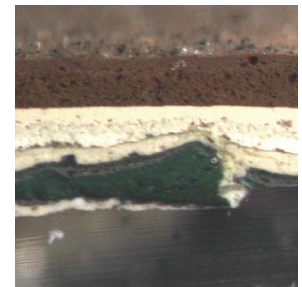
to insure the stability of the roof framing. Plates were custom designed and carefully vetted by HBA to insure that they fitted as discreetly as possible. The engineers were able to preserve a large amount of the partially burnt framing, which was painted once the reinforcement plates had been installed. The structural stabilization also included the use of recycled wood for the replacement of sill plates where there had been extensive damage.

### **A Myriad of Architectural Materials**

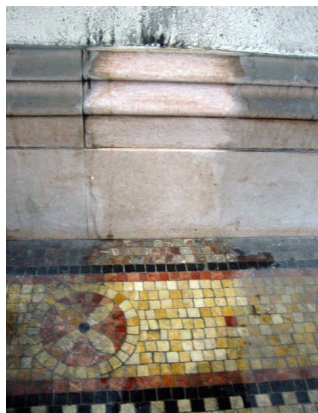
From its earliest years, the church has been characterized by the multitude of interior and exterior materials, all carefully designed and placed by the architects to create a unique, significant, and uplifting architecture. Floor finishes alone include mosaic tile, marble, and wood, while other finishes include limestone, cahn stone, quarry-faced sandstone, and decorative molded plaster. The ceiling and roof finishes include three colors of slate, decorative metal straps, coffered wood, and decorative carved wood and plaster cornices. The wood species used include eastern white pine, spruce, red oak, southern yellow pine, and bald cypress, as well as decorative faux-wood painted finishes on the wainscoting. Developing preservation and cleaning techniques for the variety of materials necessitated extensive material analysis and testing.

### **Performing Material Analysis**

The in-house material conservator at HBA performed a comprehensive material analysis of the church's many finishes and applied materials. This included mortar analysis and replication for the restoration of the exterior masonry in addition to paint analysis and the development of photomicrographs to determine the original historic colors and shellac varnish finishes. The original exterior colors were identified (seen as green and then restored on the doors and window frames, while the decorative faux wood was restored on the interior wainscoting.



### **Cleaning the Historic Fabric**



The many different architectural materials necessitated a large variety of cleaning techniques to reverse the fire damage. HBA undertook a comprehensive finish analyses and a cleaning test program, to develop several specialized cleaning techniques for the project. For example, the plaster walls were low-pressure cleaned with fine powder to remove carbon from the fire and at the same time retain the delicate textured plaster finish. Other cleaning techniques included poultices custom-made to remove carbon, gels to remove soiling, and a variety of customized detergents, all of which were carefully tested on each surface in advance to ensure good, safe results.



## Restoring the Stained-Glass Windows

The fire damaged all of the stained-glass windows, some of them severely, especially traumatic in light of the superb quality and rarity of the windows. The exquisite rose window in particular, designed over a century ago by the great English stained glass studio of Clayton & Bell, was nearly a total loss. Just two days after the fire, the architect salvaged small fragments of the rose



*Restored stained glass windows in the nave with new LED light fixtures.*

window from a dumpster. These fragments were later used to guarantee fidelity of color and clarity in the reconstruction of the window. A photograph of the stained glass window was enlarged and perspective corrected to the size of the opening. Along with the salvaged fragments and historical information provided by the Victoria and Albert Museum in London, this template proved essential to recreating the rose window, which shines once again in the main sanctuary. The other stained glass windows removed after the fire were cleaned and reinstalled.

## Upgrading the Building Systems & Improving Access

As part of the restoration, the parishioners wanted to upgrade the heating, cooling, and lighting systems, all the while improving emergency egress and accessibility. A lighting consultant developed a concept lighting design to conceal the new LED fixtures behind the trusses from the main doors to illuminate the sanctuary. New heating and cooling equipment was discreetly installed along the exterior walls and the electrical services were upgraded, including a new fire detection system. New organ lifts were designed by HBA in keeping with the historic character of the interior to replace those lost in the blaze. The chancel floors were reconfigured to provide access from the exterior to the chancel level while a new barrier-free exterior door on the south transept provides improved safety egress. In addition, a barrier-free bathroom was designed and installed as part of the restoration of the south transept.. As a result of these and other sensitive design solutions, the entire first floor of the church is now completely accessible.

## Project Team

*Architect & Material Conservator*  
**Historic Building Architects, LLC**

*Structural Engineer*  
**Robert Silman Associates**

*MEP Engineer*  
**Princeton Engineering Group, LLC**

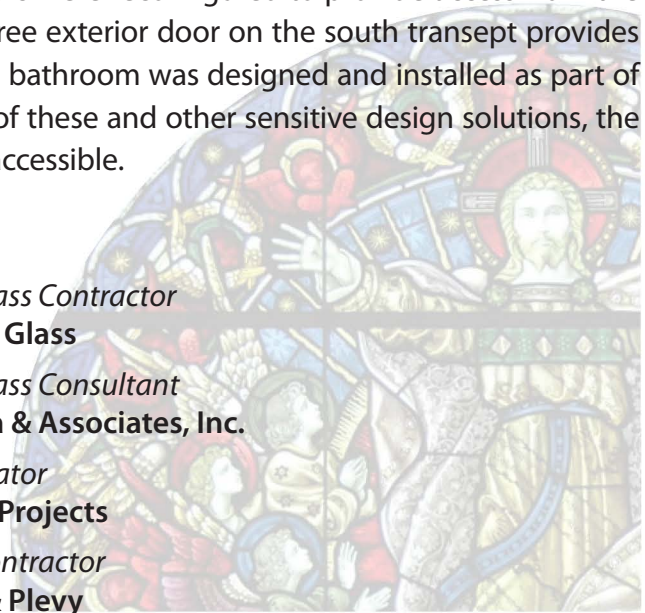
*Wood Scientist*  
**Anthony & Associates, Inc.**

*Stained Glass Contractor*  
**The Art of Glass**

*Stained Glass Consultant*  
**Femenella & Associates, Inc.**

*Cost Estimator*  
**Daedalus Projects**

*General Contractor*  
**Schiller & Plevy**



## REIMAGINING ST. JOSEPH'S CHURCH

by Ruth Todd, FAIA and Rebecca Fogel

Historic churches and religious properties are notoriously difficult to adaptively reuse because they often pose challenges not commonly found in other property types. Churches often face structural issues related to masonry construction. Long periods of deferred maintenance can cause problems with deteriorated materials and structural integrity. And high levels of ornamentation, unusually-shaped floor plans, and sanctuary spaces with large volumes create design constraints that make reusing a church a complex task. As a result, many owners and developers are wary of adapting historic churches to new uses.

Urban centers throughout the country are full of churches that have been abandoned due to diminished congregations or lack of funding for required repairs. Many of them are in desirable locations that make demolition a tempting option: it may seem easier to build something new than to deal with the complexities of reuse. But at St. Joseph's Church, a three-story Romanesque Revival-style church located in San Francisco's South of Market neighborhood, owners and former altar boys at 1401 Howard Development Partners recently rose to the challenge with an ambitious adaptive reuse project.

St. Joseph's Catholic Parish has been located at the corner of 10th and Howard streets since 1861, but the original buildings were destroyed in the 1906 Earthquake and Fire. Designed and constructed in 1913 by architect John J. Foley, the current St. Joseph's Church is listed in the National Register of Historic Places and has been designated San Francisco City Landmark #120. The church is significant for its association with the reconstruction of the South of Market Area following the 1906 Earthquake and Fire; its role in the ethnic history of San Francisco, having witnessed the change from a predominantly Irish Catholic parish to a Filipino parish; and its architectural significance as an excellent local example of Romanesque Revival architecture. However, the church was closed and deconsecrated after sustaining damage in the 1989 Loma Prieta Earthquake, and has been crumbling ever since.

The adaptive reuse project at St. Joseph's Church will breathe new life into the deteriorated building and surrounding neighborhood. Seismic strengthening, accessibility upgrades in accordance with the Americans with Disabilities Act (ADA), and various renovations will bring the property into compliance with current building and safety codes. The building's use will be converted from a 17,000 square foot church to a 22,000 square foot mixed-use office-retail-assembly building, complete with a café. The project will utilize the California State Historical Building Code (CHBC) to facilitate this change.



SKETCH OF ST. JOSEPH'S CHURCH, 1913  
(COURTESY SAN FRANCISCO PUBLIC LIBRARY DIGITAL  
HISTORICAL PHOTOGRAPH COLLECTION, #AAB-0923)



ST. JOSEPH'S CHURCH HAS BEEN LITTLE ALTERED IN NEARLY 100 YEARS, BUT IT HAS BEEN CRUMBLING AFTER STANDING VACANT FOR DECADES. (COURTESY PAGE & TURNBULL)





THE CHURCH'S ORNATE NAVE, AISLES, AND CHOIR LOFT. DETERIORATED PLASTER AND INTERIOR FEATURES WILL BE RETAINED AND REPAIRED. (COURTESY PAGE & TURNBULL)

The project's key components include the addition of freestanding interior mezzanines, a carefully conceived seismic upgrade, and an open, flexible floor plan within the sanctuary space, all of which have been sensitively designed by lead architect ForumDesign and preservation architect Page & Turnbull. These improvements will increase the building's functionality for the new uses and provide safe and universal access to the building. Additionally, the proposed project will repair, rehabilitate, and maintain the significant exterior and interior architectural features in a manner consistent with the *Secretary of Interior's Standards for Rehabilitation*. St. Joseph's Church will also receive powerful economic incentives: the 20% Federal Rehabilitation Tax Credit and the New Markets Tax Credit will be combined to help fund the project.

With the support of the community and the City of San Francisco, St. Joseph's Church will be born again as "Landmark 120," a mixed-use hub branded to celebrate the building's prestigious historic status and high-tech neighborhood. The project was unanimously approved by both the San Francisco Historic Preservation Commission and Planning Commission earlier this year, and construction is set to begin during the summer.



RENDERING OF LANDMARK 120, THE ADAPTIVE RE-USE PROJECT THAT WILL REINVIGORATE THE BUILDING AND THE NEIGHBORHOOD. CONSTRUCTION IS SET TO BEGIN DURING THE SUMMER. (COURTESY FORUM DESIGN)

# St. Mary's Catholic Church Potsdam, NY

## Reconstruction of 15 Gothic Revival Stained Glass Windows

*By Maura Williams | Marvin Windows and Doors, and Judy Hayward | Restore Media, LLC*

In 2010, the stained glass window glazing of St. Mary's Catholic Church was carefully removed from its wooden framing so the glazing could be cleaned, repaired and reinstalled. It was then discovered that the 15 Gothic Revival windows originally constructed of eastern pine in 1887 were badly deteriorating. Careful planning ensued to replicate exactly the windows, including the 15' x 23' rose window, in Honduran Mahogany.

The reconstruction of St. Mary's Gothic Revival windows and a similar project in Halifax, Nova Scotia reconstructing Gothic Revival windows of First Baptist Church Halifax are case studies featured in a highly educational webinar produced by Restore Media, and underwritten by Marvin Windows and Doors - [\*\*Heaven Sent: An Historic Church Seizes a Window of Opportunity.\*\*](#)

Additional information on the project to reconstruct the Gothic Revival windows for St. Mary's Catholic Church in Potsdam, NY can be found on the Marvin Windows and Doors' Signature Products and Services Group web site, [www.Marvin.com](http://www.Marvin.com), where there are links to the [\*\*St. Mary's Church case study\*\*](#) and [\*\*St. Mary's Church video\*\*](#).

### [\*\*Heaven Sent: An Historic Church Seizes a Window of Opportunity\*\*](#)

**90 minutes, 1.5 HSW LU**

**Learning Objectives:** After this webinar session, participants will be able to do the following:

- Manage a major window reconstruction, including establishing the project team and creating effective work processes.
- Explain the requirements and techniques for conducting physical inspections, surveys and hand measurements used in the replication of large windows and doors.
- Gain a working knowledge of appropriate materials, wood decay and moisture meters, and emergency stabilization of existing large window and door frames.
- Discuss similarities and differences between the Secretary of the Interior's Standards and the ICOMOS Principles for Preservation.

**Presenter:** Gregory J. MacNeil, B.A., BEDS, M.Arch., director of measured and image-based building documentation, Jerry MacNeil Architects Limited, Halifax, Nova Scotia

**Moderator:** Judy L. Hayward, education director, Traditional Building Exhibition and Conference and Traditional Building Conference Series, Restore Media, LLC, Washington, D.C.

[Register for Webinar.](#)

*By Maura Williams | Marvin Windows and Doors, and Judy Hayward | Restore Media, LLC*

# Preservation = ROI: Report from Preservation Action Lobby Day

March 7 - 8, 2012 | Washington, DC

By Yolita E. Rausche. Assoc. AIA | Board Member & Ohio State Coordinator, Preservation Action

Under the theme of Preservation = ROI, almost 300 preservationist gathered in Washington, DC. With the leadership and guidance of Preservation Action, the National Conference of State Historic Preservation Officers, the National Alliance of Preservation Commissions, the National Trust for Historic Preservation and the National Association of Tribal Historic Preservation Officers attendees went forward to ask Congress to maintain historic preservation funding at \$46,925 million. This represents level funding from fy12 and the same funding level as proposed in the President's FY13 budget. Attendees were also asking legislators to improve the federal historic preservation tax incentives program by adding historic homeownership tax credits, support the rehabilitation of historic schools, support a competitive historic preservation grant program and preserve transportation bill reauthorization provisions that retain historic preservation protections and enhancement funding.

On Wednesday, March 7, attendees gathered for lunch where speakers briefed them on the issues to be taken up with legislators on Capitol Hill, and provided an overview of the landscape of the 112<sup>th</sup> Congress. Erik Hein (Executive Director of Preservation Action), Elizabeth Hebron, (NCSHPO Government Relations Director), and Rhonda Sincavage, (Associate Director for Intergovernmental Affairs for the National Trust for Historic Preservation) provided tips and suggestions for an effective delivery of the historic preservation message.

Preservationists were provided with perspectives on the Hill meetings by Peter Kielhaber, the former majority clerk for the Senate Subcommittee on Interior and Environment and Andy Sigmon, legislative assistant for Rep. Michael Turner, (Ohio), Co-Chair of the Historic Preservation caucus in the House of Representatives.

In summary, Secretary of the interior, Ken Salazar, presented a sober yet optimistic picture of historic preservation funding in Congress, by announcing that the \$47 million for the Historic Preservation Fund had been approved by the Administration.

On Thursday, March 8, the early morning blue sky predicted a wonderful early spring day in Washington, DC. And with an emerging sun in the distance, preservation lobbyists marched to Capitol Hill to approach a very difficult job. This year, Preservation Action asked attendees to talk with their Congressional delegation on just a few focused issues. In this budget climate, when Congress is looking in every corner to find places to cut funding, it is important for preservationists to "get down to business" and give a clear message to Congress. Historic preservation provides a good return on investment.

The first request is \$46.925 million for State Historic Preservation Officers (SHPO's) to fulfill the requirements of the National Historic Preservation Act.

The second request is \$9.7 million for Tribal Historic Preservation Officers (THPO's) to fulfill the requirements of the National Historic Preservation Act and support the tribal competitive historic preservation grant program.

The third request is \$10 million for a competitive historic preservation grant program.

(Note: Funding for the first three requests comes from the Historic Preservation Fund. Funding is no longer being provided for the Save America's Treasures or Preserve America programs.)

The fourth request is for Congress to support improvements and additions to legislation that will expand tax incentives for the preservation of historic commercial buildings to make it possible to use the tax incentives on smaller projects in Main Street communities and to provide tax credits for the preservation of owner occupied historic homes.

Three bills were introduced this year to achieve these goals:

- HR 2479 & S 2074 Creating American Prosperity through Preservation Act (CAPP),

- HR 2555. Historic Homeownership Revitalization Act, and
- S 1685 Rehabilitation of Historic Schools Act.

The fifth request is for Congress to support the Surface Transportation Reauthorization provisions that retain historic preservation protections, funding and programs as part of the transportation planning process. The largest single source of federal funding for historic preservation projects is currently the Transportation Enhancement program. Transportation Enhancement projects create jobs and supports reinvestment in communities.

In addition, attendees left copies of a Dear Colleague letter sent to Chairman Simpson and ranking member Moran of the interior Appropriations Subcommittee requesting \$55.91 million to be appropriated for the Historic Preservation Fund. The Dear Colleague letter is signed by the Historic Preservation Caucus Co-Chairs, Michael Turner (R-OH) and Russ Carnahan (D-MO). The Historic Preservation Fund will support economic development, job creation and our national heritage. (Note: As of the date of this report - March 29, 2012, the Dear Colleague letter obtained an additional 100 signatures as a result of Preservation Action Lobby Day).

Each attendee also asked their Representatives in the House to join the Historic Preservation Caucus, which at the moment has 118 members.

In summary, Congress is ready to expand and improve the historic tax rehabilitation credit, because it is a great tool and effective engine that can move the economy forward. It became obvious during the day's meetings that the historic tax rehabilitation credit was the first and most important item legislators want to talk about. Transportation enhancement funding requested to be included in the Transportation Reauthorization bill was the most troublesome for all legislators. While we were on the Hill, there were not enough votes for the Transportation Reauthorization bill to pass. It seemed during lobby day that the old Transportation Bill funding would be extended. On March 29, 2012 the Transportation Bill was indeed extended for an additional 90 days, meaning provisions for transportation enhancement funding would still be in place.

On March 10, 2012 – after Lobby Day, a new bill which presents yet another challenge to historic preservation was introduced in Congress. HR 4210, the Restore Our Neighborhoods Act of 2012 was introduced by Rep. Steve LaTourette and Rep. Marcia Fudge from Ohio. The bill requests \$4 billion in federal funds to use for the purpose of razing vacant properties. If passed, it would empower states to undertake significant projects that demolish residential and commercial structures in urban and other targeted areas.

Taking into perspective the difficulty of present times, every member of the HRC and AIA should become active and contact their Congressional delegation and ask for their support for funding the Historic Preservation Fund, historic preservation grant programs and historic preservation tax incentives. Historic preservation program funding means jobs. Preservation = ROI.

For additional information and fact sheets on current historic preservation legislation go to the [Preservation Action](#) website. [Join Preservation Action](#) and receive weekly updates and important notifications of impending actions.

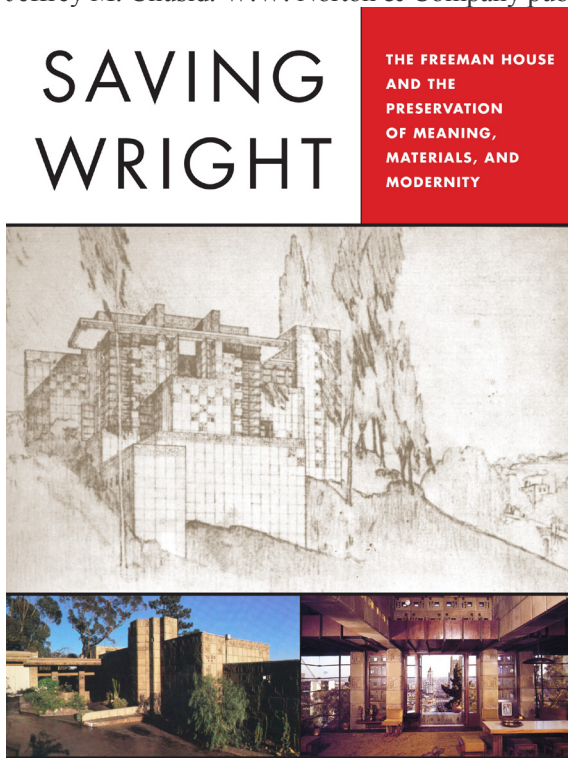
*By Yolita E. Rausche, Assoc. AIA  
Board Member and Ohio State Coordinator | Preservation Action*



# 2012 Book Prize Winner Announced!

May 4, 2012 By [Andrea Smith](#) [Leave a Comment](#)

The 2012 Historic Preservation Book Prize, sponsored by the University of Mary Washington Center for Historic Preservation, has been awarded to *Saving Wright: The Freeman House and the Preservation of Meaning, Materials, and Modernity* by Jeffrey M. Chusid. W.W. Norton & Company published *Saving Wright* in 2011.



JEFFREY M. CHUSID

*Saving Wright* is a comprehensive and compelling case study detailing the history and preservation of Frank Lloyd Wright's Freeman House, a 1924-1925 residence in Hollywood, California. From the unique perspective of a former resident, Chusid provides a detailed account of the structure's design, the clients, construction, materials, stewardship, and preservation. Included within this study is the often ignored aspect of the workman's impact on design, in this case the use of the innovative textile-block system and its installation. He also deftly tackles the conservation issues that are arising with more modern buildings – how to manage the interaction between innovation and cultural knowledge at the time of the building's construction and during subsequent renovations. These efforts, described in detail, offer a broader, more philosophical approach on the Freeman House renovation, often conjuring up the question of “what would Wright do to preserve the meaning, materials, and modernity of the building?” The book is well illustrated with construction details, photographs of the renovation and architectural drawings.

In making its selection, the jury focused on books that broke new ground or contributed to the intellectual vitality of the preservation movement in theory, philosophy or method.

Members of the Jury for the Historic Preservation Book Prize for 2012 were Jury Chair Michael Spencer, Assistant Professor of Historic Preservation, University of Mary Washington; Cristina Turdean, Assistant Professor of Historic Preservation, University of Mary Washington; Ashley Wilson, Graham Gund Architect, Historic Sites Department, National Trust for Historic Preservation; Mike Klein, Archaeologist, Dovetail Cultural Resource Group; and Sarah Sanders '13, student juror, University of Mary Washington.

The Jury seeks nominations for the 2013 Historic Preservation Book Prize. To be eligible, a book must be published between January 1, 2012 and December 31, 2012. Letters of nomination from any source and six copies of the nominated book must be



postmarked by January 7, 2013 and sent to Historic Preservation Book Prize, Center for Historic Preservation, University of Mary Washington, 1301 College Avenue, Combs 134, Fredericksburg, VA 22401-5300.  
For more information, contact the Center for Historic Preservation at 540.654.1316

**Ashley R. Wilson, AIA, ASID | Graham Gund Architect | Historic Sites Department**

## **HBA's Philosophy: Use of Historic Research, Rigorous Science, and Expert Knowledge to Preserve and Promote Cultural Heritage**

Historic Building Architects, LLC (HBA) specializes in architecture, historic preservation, and materials conservation to help preserve and interpret our shared cultural and architectural heritage. In particular, we serve organizations that care for buildings in the public realm. In working with these stewards of irreplaceable historic properties, HBA performs four essential roles:

1. We create an appropriate preservation planning philosophy through rigorous research, documentation, and material investigation.
2. We help owners and stewards to understand the cultural, social, and economic values of the historic properties in their care so that they can make well-informed decisions.
3. We guide the nature and progress of intervention and restoration in order to preserve the cultural, social, and economic value of historic properties and sites for future generations.
4. We help clients to set wise priorities and formulate realistic fiscally responsible preservation goals for the properties in their care.

## **The HBA Story: From the Basement Up (and Up)**

Historic Building Architects began in 1994, when the firm's principal, Annabelle Radcliffe-Trenner, established—in the basement of her home in Princeton, NJ—a practice with a single mission: the preservation and adaptive use of historic structures based on a philosophy of aesthetic integrity, team collaboration, and material science. Four years later, the firm was able to move to a historic stone house in Trenton, where six employees now work. The company is the expression of ideas and principles developed throughout Ms. Radcliffe-Trenner's years of education and practice. She earned her degree in Architecture with a specialty in conservation at Edinburgh University in Scotland, and she remains a registered conservation architect in the UK. After coming to the United States in 1987 to practice in historic preservation studios in Philadelphia, she returned to Europe to study at the International Center for Conservation in Rome (ICCROM), where she earned her Certificate of Preservation Architecture. This kind of emphasis on education and professional practice applies to the entire staff of HBA. Each employee is trained in both architecture and historic preservation, and together they have well over 30 years of practice in historic preservation.



## **From the Beginning, One Over-riding Purpose**

Historic Building Architects has remained true to its original mission: the high-quality restoration and adaptive use of historic public buildings. Unlike other firms with a separate department assigned to historic work, HBA works exclusively on historic preservation projects. This focus has enabled the firm to develop exceptional experience and expertise.

## 100-Year Repairs: Avoiding the “Quick Fix” Pitfall by Planning for a Long Future

Frequently, HBA is asked to solve problems created by poorly planned or poorly performed “quick fix” work on historic properties. This is work that was meant to save money but ends up wasting money because “the repair” needs to be repaired. HBA’s own approach is to first identify the cause of the deteriorated condition prior to recommending a repair. This rigorous approach



*Christ Church Episcopal,  
New Brunswick, NJ*

ensures the proper protection and maintenance of existing historic fabric, which often requires traditional and highly durable materials. HBA typically details “100-year” repairs because most of HBA’s clients are institutional—for example, religious communities, not-for-profits, or municipal, county, and state governments—and the buildings in their care are for public use. Often these structures are large and very complex, and the staging and access costs for repair and maintenance often exceed the cost of the repairs themselves. By implementing 100-year repairs, the institutions that care for historic buildings can plan confidently for future maintenance, knowing that traditional customized repairs rigorously using traditional materials are long-term solutions, not quick fixes. Good maintenance is, of course, a critical part of good stewardship. Thus, HBA works with all their clients to educate and support them during and after the restoration project.

## Encouraging Sustainability: We Practice What We Preach

One reason HBA moved from Princeton to the historic 1796 Emlen House in Trenton is that we value old inner cities and want to participate in their revitalization. Moreover, we are keenly aware of the fragility of much of the built environment and so we encourage our clients to promote sustainable living through the preservation choices they make. Of course, HBA’s most fundamental way of contributing to the sustainability of the built environment is through our ongoing and hands-on role in the preservation of historic public buildings. In addition to this, several staff members are LEED AP certified, and HBA has completed several preliminary LEED certification evaluations of historic buildings.



*HBA’s offices at the  
historic Emlen House in  
Trenton, NJ.*

## Multiple Expert Consultants Create One Efficient Team

Historic Building Architects has long-standing relationships with preservation specialists consultants in a variety of disciplines and, for each project, chooses among them for their relevant experience.

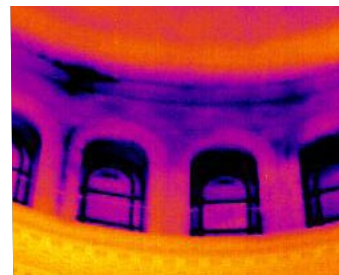


*Bench Grotto at Greenwood  
Gardens, Short Hills, NJ*

In addition, team collaboration lets us prepare smart planning documents and accurate construction documents efficiently. Rather than have each consultant work independently and submit separate reports, our consultants work in the field together to ensure that all activities are carefully coordinated and detailed appropriately. This close-knit team operates as one cohesive unit that owners can trust to perform the complex and highly specialized construction work that complex and significant public historic buildings require.

## Non-Destructive Evaluation and Material Testing: The Correct Remedy Requires a Correct Diagnosis

HBA's experience in pinpointing the causes of deterioration in buildings is critical to successful preservation projects. To really preserve a historic building, it is essential to discover the precise causes of deterioration. Without knowing the exact causes, repairs can be ineffective; even worse, the wrong kinds of repairs can further damage the existing historic fabric. Thus, in HBA's in-house Materials Conservation Lab, we are able to perform material testing to properly identify material properties prior to restoration. Moreover, HBA employs a wide range of Non-Destructive Evaluation (NDE) techniques to better understand the construction and the causes of material deterioration. These techniques include, for example, infrared imaging to detect wall construction and trapped moisture, impulse radar to detect hidden structures and materials, and resistance drilling to detect concealed rot in wooden structures. When coupled with traditional building probes (which are targeted using the results from NDE), these methods give the project team a clear picture of the causes of deterioration. They also enable the team to make repairs with minimal loss of historic fabric and to avoid potentially time wasting and costly surprises during construction.



*Infrared imaging helps detect trapped moisture at Saint Francis de Sales, Philadelphia, PA.*

## HBA's Materials Conservation Laboratory: Science Helps Determine Correct Intervention

Rare among preservation practices, Historic Building Architects offers clients an invaluable advantage: the services of an in-house Materials Conservation Laboratory. When combined with



*Δ Photomicrograph showing historic paint layers.*



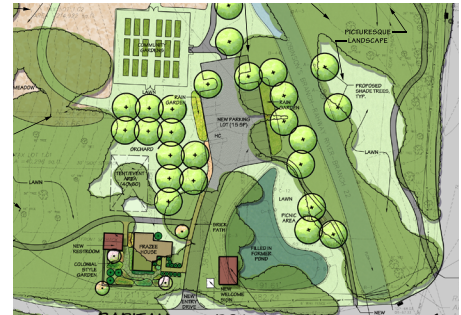
our expertise in the architectural and cultural aspects of preservation—the HBA Lab's capabilities let us design and deliver solutions that are historically appropriate and technologically state-of-the-art. The Lab performs materials characterization and analysis to help us create good plans for remediating and protecting a building's physical fabric as well as for uncovering the building's past appearance and basic properties. HBA frequently uses the Lab to perform diachronic and synchronic interpretation of paint layers by analyzing multiple samples under photomicrography alongside written and photographic historical records. As needed, we enrich the information gained from stratigraphic interpretation by analyzing the microstructure and chemical composition of the paint samples and by conducting more highly targeted historical research. HBA also uses the Lab to perform extensive historic mortar analysis for replication purposes, water vapor transmission testing, and salt analysis. The HBA Lab also provides coordination and interpretation of petrographic analysis and instrumental analytical methods, such as Scanning Electron Microscopy (SEM-EDS), Fourier Transmission Infrared Spectroscopy (FTIR), and X-Ray Diffraction analysis (XRD).

*◁ Historic colors applied to restored wood windows at Iviswold Castle, Rutherford, NJ.*



## Vision Planning: Before You Get Going, You Need to Know Where You're Going

HBA helps the stewards of historic sites to find exciting opportunities both to protect the historic integrity of the property and to encourage the public's use and enjoyment of the property. To achieve this, HBA has prepared vision plans for many clients seeking new uses for historic buildings. While the vision documents encompass traditional preservation plans and historic structure reports, they also identify partnerships and collaboration opportunities that can sustain the property over the long-term and for the benefit of the community. A primary focus of the HBA's Vision Plan process is the use of World Heritage Evaluation Criteria. Vision planning requires brainstorming, thinking outside the box, and close collaboration between the client and the HBA team. Furthermore, HBA usually recommends a phased approach to work that is to be completed in manageable and affordable steps. Our vision-based planning approach provides a better guarantee of the long-term improvement and care of a property than a large up-front capital campaign can. Rather than act as the lead voice, HBA acts as the facilitator of the vision discussions. Thus, we meet with community representatives and, as feasible, incorporate their ideas into the client's preservation goals and plans.



*Conceptual landscape plan for the Frazee House & Site, Scotch Plains, NJ*

## Outreach: Working Locally and Globally to Share Knowledge about Historic Preservation

The staff members at HBA are active supporters of historic preservation in their local communities and to help educate the public on the cultural, social, and economic values of historic preservation. For example, Annabelle Radcliffe-Trenner lectures in the US and abroad on preservation challenges and solutions. Sophia Jones, a graduate of the University of Miami and the University of Pennsylvania, is the acting chair of the NJ Historic Sites Council. Lisa Soderberg, a specialist in masonry conservation as well as building envelope assessment and performance, has participated in ground-breaking analytical studies in masonry conservation and cleaning methods—studies that have advanced the practice of historic preservation nationwide.

## A Growing Reputation: Out of the Basement and into the Spotlight

HBA has earned a national reputation for completing significant restoration projects on time, within budget, and to high standards. We have been privileged to work on many notable historic buildings,



among them Historic Morven in Princeton, NJ; Iviswold Castle at Feclician College in Rutherford, NJ; Greenwood Gardens in Short Hills, NJ; Frank Lloyd Wright's Wingspread in Racine, WI; Burnt Coat Light Station on Swan's Island, ME. Over the years several individuals and organizations have recognized HBA's contribution to architecture and preservation with multiple honors and awards. In 2011, Historic Building Architects was recognized with a Preservation Achievement award from the Preservation Alliance

of Greater Philadelphia for the rehabilitation of Saint Francis de Sales Church in Philadelphia, PA, as well as a Faith & Form Merit Award for Restoration from the IFFRAA for the restoration and reconstruction of St. Bernard's Church in Bernardsville, NJ.

### **A Sample from our Portfolio:**



*Burnt Coat Light Station,  
Swan's Island, ME*



*Museum of Early Trades & Crafts,  
Madison, NJ*



*The Derrick Van Veghten House,  
Bridgewater, NJ*



*Iviswold Castle @ Felician College  
Rutherford, NJ*



*Saint Francis de Sales,  
Philadelphia, PA*



*The Factory at Historic Speedwell,  
Morristown, NJ*



*Historic Morven  
Princeton, NJ*



*Greenwood Gardens,  
Short Hills, NJ*



*Community St. John Baptist,  
Medford, NJ*

*Please contact us for more information:*

### **Historic Building Architects, LLC**

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# Window on Ukraine: An American Memorial Day Message

With Apologizes to *Window on America*, Location of My Favorite *English Club* Meetings

By Mike Dixon, FAIA | United States Peace Corps in Ukraine

Outside my window of my Khrushovka apartment on a beautiful Sunday afternoon I see all of Ukraine unfold to tell a story of peace in a country torn by famine, war and Stalin's suppression of life as we know it in America. It's time to tell the real story of Ukraine and beautiful, historic Vinnytsia.



*Photos courtesy of Mike Dixon FAIA*

This week I received a letter from US Ambassador John F. Tefft who said that I am “truly an ambassador for the United States” and thanked me “for all your efforts as a Peace Corps Volunteer.” I am touched by his message to, not just me, but the entire United States Peace Corps in Ukraine and what we do. I am sure that I will never be able to explain my service here and I am sure I have been enriched with this Ukrainian culture and an understanding of a world not understood in the free world. Ukraine has a long way to go to become a democracy, with transparency and freedom.



*Ambassador John Tefft with Peace Corps volunteers Mike Dixon and Mila Hooten in Vinnytsia*



The Soviet legacy exists: fear, lack of trust, a ban on initiative, a ban on private property ownership, a ban on critical thinking, a ban on civic engagement, a ban on basic freedoms, pessimism and a lack of hope. This is real. I think short term visitors cannot comprehend this. With due respects to my recent visitors from America, the Andersons of St. Charles, Illinois, unless they could understand the babushkas who lost their husbands and sons in war, famine and the atrocities of Stalin and Hitler, see the books *Bloodlands: Europe Between Hitler and Stalin*, Timothy Snyder, or *Stalin's Genocides*, Norman M. Naimark, they cannot understand the feelings of the friends I have made here. Over a year in Ukraine has given me a perspective which is difficult to explain, since it is an unbelievable journey into the lives of a beautiful people with an unbelievably tragic history.



*Party at Mike's apartment*

The holocaust was not just about the ethnic cleansing of the Jewish population but about fourteen million people, including professors, priests, intellectuals and politicians who were murdered by the Germans and then the Soviet KGB (secret police), arrested and murdered millions more. Fortunately, Stalin died too soon (1953) to carry out another mass murder.

Stalin and Hitler also came to hate each other. This hatred proved fatal to both German and Soviet soldiers who had the bad luck to become prisoners of war. Both dictators treated captured enemies with deadly utilitarianism. For the Germans, Soviet POW's were expendable: they consumed calories needed by others and, unlike Western POW's, were considered to be subhuman. And so they were deliberately starved to death in hideous "camps" in Poland, Russia (Ukraine) and Belarus that were not camps but death zones. Penned behind barbed wire, often in open fields without food, medicine, shelter or bedding, they died in extraordinary numbers and with great rapidity. On **any given day** in the autumn of 1941, as many Soviet POW's died as did British and American POW's during the entire war. In total, more than three million perished, mostly within a period of a few months.



*Mass grave memorial, hidden in the woods*

I will not go on as I now know too much. I have read “The Tragedy of Vinnytsia” and have discovered the mass grave in Gorky Park, obscured by the landscape. I will continue to bring the Peace Corps message of “peace and friendship” while attempting to bring hope to the Ukrainian people.

Sincerely,

*Mike Dixon, FAIA  
United States Peace Corps in Ukraine*