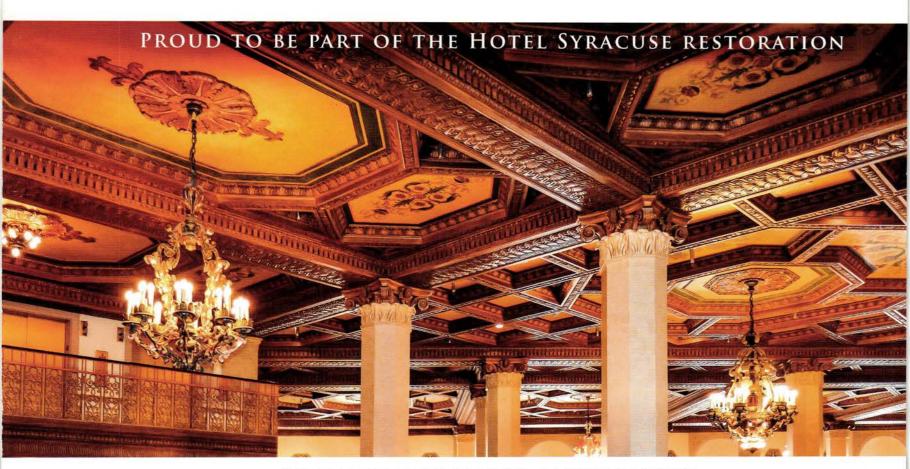


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cover The Lincoln Ballroom in the Union League in Philadelphia has been restored. Story, page 16. Photo: Jeffrey Totaro

on the

2016 Clem Labine Award CHRISTINE G. H. FRANCK **"MISSIONARY FOR THE**

August 2016

CLASSICAL TRADITION"

Christine G. H. Franck has made many significant contributions to traditional architecture over the years. By Gordon Bock

feature

8

12 MOVING NATIONAL PRESERVATION POLICY FORWARD

An opportunity to revise the Guidelines of the National Park Service for Historic Preservation. By Steven W. Semes

recent projects

16 RESTORING A **GRAND BALLROOM**

The Lincoln Ballroom in the Union League in Philadelphia finally got the decorative ceiling that Horace Trumbauer had originally designed. By Martha McDonald

20 HISTORIC HOTEL IS SAVED

Syracuse native Ed Riley led the restoration of the Hotel Syracuse, bringing it back to its glory days. By Neal Mednick

department

26 TRADBUILD TECH WINDOW PRESERVATION: SASH JOINT DUTCHMAN

A close look at the process of restoring and repairing historic wood windows. By John Leeke

book review

64 TRADITIONALISM'S GLOBAL THRUST **Traditional Architecture: Timeless Building for the Twenty-First Century** By Alireza Sagharchi and Lucien Steil; Foreword by HRH The Prince of Wales; Preface by Leon Krier Reviewed by Clem Labine

60 Architectural Antiques Yellow Pages

Advertiser Index

BUYING GUIDES

6

Historical Products Showcase	0
Doors, Entryways & Hardware	4
Flooring, Wood & Non-Wood	6
Interior Molded Ornament3	8
Decorative Painting, Murals & Venetian Plaster .3	9
Ceramic Tile4	3

Ornamental Ceilings & Fans44	
Interior Lighting	
Mantels & Fireplaces	
Registers & Grilles50	
Interior Woodwork & Molding52	
Stairs & Railings, Metal & Wood54	

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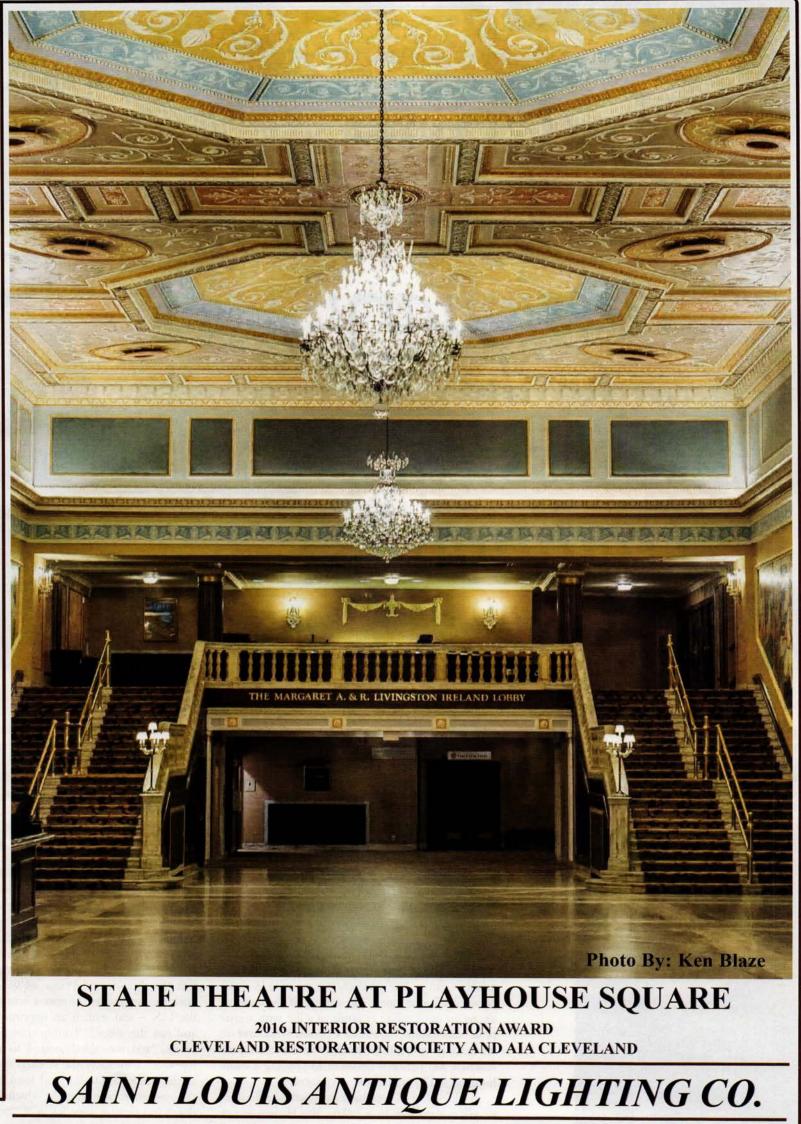


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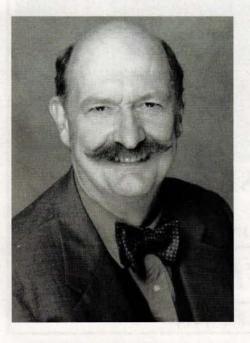
CLEM LABINE AWARD

Christine G. H. Franck "Missionary for the Classical Tradition"

By Gordon Bock

RIGHT: Christine G. H. Franck Photo: Rod Foster

BELOW: Clem Labine, founder of Old House Journal, Traditional Building and Period Homes magazines



ometimes, words do have the power of actions, as when they're charged with the zeal of the traditional architecture gospel. By virtue of her demonstrated commitment – both professional and personal – to infusing humane values into architectural education, Christine G. H. Franck is the 2016 recipient of the Clem Labine Award. "Christine is a tireless networker," explains Clem Labine, founder of *Traditional Building* and *Period Homes* magazines, "[who] through her writing, teaching, and public speaking, has stressed to both students and practicing professionals alike that architecture is a public and social art."

In contrast to a design award that acknowledges an exemplary building, the Clem Labine Award, which began in 2009, publicly honors an individual's personal achievement. "The winner of the award is always an outstanding example of a life with a purpose," says Labine, "given to a person who, over an extended period of time, has demonstrated both professional and personal devotion to creating a more humane and beautiful built environment."

If a life-labor of preaching architectural education sounds comparable to a calling, the likeness is not far-fetched. "I think when you're mission-driven," says Franck, "what you really want to see is cha is impact – whether it's in work as a designer c an educator." Labine, who has known Franck fo years, calls her a "missionary for the classical traditi

Indeed, over a career that began with archi tural degrees from the University of Virginia University of Notre Dame, Franck has more t once converted from designer to academic, o helping to create whole new educational venue and for whole new organizations. The words and founding surface regularly in her CV.

An early example is a set of seasonal progr that turned out to be an epiphany as much Franck as for the students. In the latter 19 while working in the office of noted classical ar tect Allan Greenberg in Virginia, Franck got w that the then-named Prince of Wales's Institute Architecture wanted to start a summer progran the U.S. – and with it an opportunity to deve and run the school. "I jumped at the chance," recalls, "and scrambled around to put a prop together." Ultimately, she worked with the dire of the program, Dr. Richard John, to administ two-month course of study, which in turn ope doors to teaching a studio in Rome the next for Notre Dame, followed by administering a sec RIGHT: Introducing Leon Krier's lecture to soldout crowd at CU Denver at a CARTA event.

BELOW: With Inaugural Clinton Scholars Donors and Recipients at CARTA, the Center for Advanced Research in Traditional Architecture, at the College of Architecture & Planning at the University of Colorado Denver.

BOTTOM RIGHT: Speaking at an Arthur Ross Awards panel.







erican summer program for the Prince of Wales's tute. "In a roundabout manner, this is how my er shifted from a primary focus on practice to a nary focus on education," she says.

arning from a Landmark

way, the course for Franck's 'Life with a Purpose' set at an early age - so early, in fact, she had yet lrive a car. "I grew up in Williamsburg, Virginia city that includes Colonial Williamsburg) and, child, I thought that was the kind of world that t people lived in - where you could walk or ride r bike downtown or go to a small grocery store." She says it was a world filled with beautiful build-, in a town plan that's laid out in a way that makes olitical logic clear."It's everything that traditional itecture and urbanism is good at producing." vever, when Franck later moved to the 1980s urbs of northern Virginia and then began to study itecture, she sensed something was wrong. "We I in the worst suburban sprawl where I had to e everywhere. My father got up at 4:30 AM to mute to work. It radically changed me."

While completing her Bachelor's and Master's rees in Architecture, she set herself on a path self-education that included working at firms like Duany Plater-Zyberk & Company and Allan Greenberg, LLC. "Moving on to graduate school and working, I became aware that there were other people like me, and that there was a lot more to learn about how to make good places – that, in fact, we used to know how to do it very well."

She says she began to link up with this broad network of people who, at this stage, were just starting to find each other and connect the dots by forming organizations, such as the Institute of Classical Architecture (now ICA&A). Franck came to the fledgling organization when it was about five years old, first with a stint as Executive Director, and then through a succession of roles where needed.

"I was first put on our Advisory Council, and then joined our National Board, from 1998 until 2010," she says. Over the course of that tenure, Franck helped grow a variety of educational efforts that included summer programs, continuing education programs, and salons. "I continued the pattern that the Institute already had, but then added things, such as when Richard Cameron and I developed the Rome program, the Institute's first travel program." This program has become a series that now goes all over the world. "Through the academic programs committee that I chaired, we developed a really robust continuing education program that now runs on a regular basis, including offering a certificate from the Institute."

In the mold of many true-believers, Franck is a classic self-starter. "I would say my work always has the same inspiration: If I see something that needs to be done, I try to do it myself, or figure out who can." As an example, Labine cites developing ICA&A tutorial seminars in association with the American Institute of Building Designers as one of her outstanding achievements. "This pioneering program exposed several hundred residential designers to the theory and principles of classicism," he says.

In fact, Franck describes realizing that two attendees for a New York continuing education class, Bud Lawrence and Bobby Morales, were actually from Florida. "Are you two really flying up here for classes three weekends in a row?" she asked. When they answered, "Yeah, because we really need to learn this, and all our guys need to learn this, and you're the only people teaching it," she took it as a sign. "Out of that conversation, the ICA&A hatched the idea of developing a program specifically for home builders and residential designers in Florida to help them learn about different American architectural traditions."







Where No Traditionalist Has Gone Before

For Franck, the process of growing architec education programs has itself grown into somet more. "There's the direct educational work, in to of developing new programs, teaching them, s ing them, and working with students," she expl "but then there's the non-profit work of helpin develop organizations like the ICA&A," She say: learned so much from service to the ICA&A think I've been on just about every board com tee we had.") that, using the same kinds of mo she's been able to help other organizations, suc INTBAU (International Network for Traditi Building, Architecture & Urbanism).

"INTBAU is an international organization promotes the social and civic benefits of the wo varied architectural traditions," explains Lal "Christine's pro-bono work with INTBAU extended her influence beyond the U.S. bor and her outreach work there has helped adv, the cause of classical and traditional design on I sides of the Atlantic." As she explains, early on i formation, among other activities, she helped ac the set-up of INTBAU's chapters, which now n ber some 22 around the world. This summer, 2 Franck will be in Sweden for INTBAU's first s mer program.

Ever eager to take on a challenge, in 2013 Fra joined the College of Architecture & Planning a University of Colorado Denver in order to create new Center for Advanced Research in Traditi Architecture (CARTA). She currently serves a first Director. "It's not only a culmination of ev thing I've been doing so far," she says, "but al think it's where we need to see the most chang terms of helping schools of architecture engage v and learn from the past."

Says Labine, "Her work at CARTA will shape architectural education for years to co The center has to be self-funded, says Franck," thanks to a kind gift from the Driehaus Charit Lead Trust and our founding sponsors, we l our basic operational costs covered for a threeperiod." But being a challenge grant means she has to raise additional funding. Nonetheless, Fra has made good use of her resources, awarding se \$30,000 worth of scholarships in the last three y and launching the College's first Career Fair 1 gram.

The fair, which started with 12 traditional architecture firms, now features about 50 firms involves the whole college. "For me, both my probono educational work 1 the same focus," she says. "It's making sure that provide opportunities for students, architects, anyone else who wants to learn about traditional architecture -- what it is, how you make it, and y it's beneficial."

Gordon Bock, co-author of The Vintage House (t vintagehousebook.com), lists his fall 2016 courses, semi and keynote addresses at www.gordonbock.com.

1: With a student at Prince of Wales Summer Stu in New Orleans, 2013.

2: At CARTA with second Clinton Scholars recipie

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ranck with the landscape crew at a Historic etery Preservation Project.

ne of Franck's designs, the Congregation Shearith I Historic Cemetery Preservation Project.

hristine Franck explains CARTA.

iterior view of one of Franck's designs, the dsworth Cottage.

PREVIOUS RECIPIENTS OF THE CLEM LABINE AWARD

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The Newberry Library on Washington Square, Chicago, in Romanesque Revival style, was designed by Henry Ives Cobb and completed in 1893. The windowless red brick addition of 1981 was designed by Harry Weese, and for many years appeared on the National Park Service website illustrating an addition complying with the Secretary's Standards. It is clearly "differentiated" from the historic building, but "compatible" only with respect to its size. Photos: Steven W. Semes, unless otherwise noted

Moving National Preservation Policy Forward

An opportunity to revise the Guidelines of the National Park Service for Historic Preservation.

By Steven W. Semes

uring the month of April of this year, the National Park Service solicited public comment on proposed revisions to their Guidelines for the Treatment of Historic Properties, cument designed to supplement the Secretary Interior's Standards for the Treatment of Historic rties and offer more detailed advice for manhistoric structures, districts and landscapes. goals of the current revision were "to ensure guidance continues to reflect current historic rvation methods and technologies, show how ric structures can be made more sustainable, and ort efforts to rebuild the economic vitality of and urban communities." These Guidelines (and Standards themselves) were last revised in 1995, is is an important opportunity for the preservacommunity to influence the future direction of nal policy in the field.

The most widely-applied of the Standards are for Rehabilitation, dealing with the preservaand adaptation of buildings for continuing or uses and to bring them into conformance with ern needs for accessibility and sustainability. In ral, the new Guidelines for Rehabilitation offer ome advice, especially regarding specific treats for historic features and materials.

On the other hand, the sections dealing with the face between historic and new construction, her in the form of replacements for missing retrievably damaged elements, or additions to ric buildings and new structures in historic cts, raise several challenging questions. As it s, the current draft may actually increase rather reduce confusion on the part of state and local prities who rely on the *Standards and Guidelines* est practices. Phrases like "false historical appear-" and "compatible contemporary design" perte biases that have frequently led to stylistic ces that undermine the aims of preservation.

he *Guidelines*' repeated warnings against creat-"false historical appearance" will be interpreted ome to mean that designing new elements in appears to be a historical style is "not recomded," and instead only a "compatible contempo-'style should be used. But no historical style can onsidered "false," and the term "contemporary" only indicate a temporal condition (i.e., design as iced at the present time), not a style. Present-day tectural practice ranges from informed classind traditional design to avant-garde modernist c, and some current tendencies are more sympac to historic architecture than others.

he choice of a style for new work in a hissetting should be consistent with the maximum rvation of historic character, and so a variety of baches and styles is to be expected in practice, tring the variety of styles in contemporary use ell as within the historic sites themselves. The recommendation of a "compatible contempodesign," therefore, can only mean an appropriate in by a living architect in whatever style the tect chooses, so long as the result is compatible the historic character.

a fact, the present draft is not consistent in its inology, sometimes recommending against new res "not in a compatible contemporary design," e elsewhere barring new features that are compatible with the existing historic character of property." The latter is a far better formula and ences to "false historical appearance" and "com-



211 Elizabeth Street in the NoHo Historic District, New York, was designed by Roman & Williams and completed in 2007. It is a new structure consistent with the character of its setting while not being a copy of any other building. Without clarification from the NPS, some preservationists would see such a new design as not "differentiated enough" from its historic neighbors to avoid creating a "false historic appearance." Photo: courtesy of Roman & Williams Architects

patible contemporary design" should be deleted.

Source of Confusion

A major source of confusion has been the use of the terms "differentiated" and "compatible" in Standard 9 of the *Secretary's Standards for Rehabilitation*, but the revised *Guidelines for Rehabilitation* do not address this. The introduction to the *Guidelines* says "A new addition should be compatible but differentiated enough so that it is not confused as historic or original to the building."

But what is "differentiated enough"? Should a relatively uninformed person be able to identify an addition at a glance? Or should it be distinguishable upon close inspection by a knowledgeable person, but otherwise visually congruent with its setting? In practice, many authorities have found it easier to evoke "differentiation" by means of stylistic and material contrast and relegate "compatibility" to mere conformance in size, resulting in unnecessary losses in historic character.

Distinguishing old and new construction can be accomplished by means other than stylistic contrast, including the use of interpretive materials that explain the historical development of the site, but these options are not clearly presented in these revisions. The result is likely to be continuing stylistic bias and visual dissonance.

The problem of "differentiation" goes to the heart of preservation philosophy and practice: is the purpose of preservation to make clear the date of construction of every part of a historic building or setting, thereby emphasizing the difference between the past and the present? Or is it to maintain the historic character of a site by preventing the introduction of new features whose contrasting character would diminish the integrity of the setting?

An alternative terminology was suggested by NPS Architectural Historian John Sandor in *Traditional Building's* Roundtable discussion in the February 2011 issue of *Traditional Building*, when he suggested substituting "deferential" for "differentiated," thereby emphasizing respect toward the historic building, rather than focusing on making the new parts "look different." Given the decision not to revise the *Standards for Rehabilitation* themselves, the *Guidelines* should take up this useful suggestion.

Replacement of Elements

Another issue raised by the proposed revisions to the *Guidelines* concerns the replacement of missing but documented elements that "did not coexist with features currently on the building." In the absence of any examples, it is difficult to understand exactly how this applies to specific cases. For example, would a replacement Georgian door hood (based on documentation) be permitted if it had been removed during an earlier alteration that at the same time added the Victorian cornice that is currently on the house?

If so, this introduces a concept of stylistic or period "purity" into the discussion and privileges the conditions currently found on the building at the expense of those from earlier, and potentially more significant phases. This seems inconsistent with the more flexible approach to replacement of missing features otherwise taken in the *Guidelines for Rehabilitation*.

The proposed *Guidelines* state that "Changes to a property that have acquired historic significance in their own right will be retained and preserved," but they offer no guidance for deciding which changes are historic "in their own right" and which constitute Addition to the Kennedy-Warren Apartments, Washington, DC. Two of the originally-intended three wings around the entry court in Joseph Younger's design were completed by 1929, when construction stopped. The new wing (the right half of the photograph) was completed in 2006 by Hartman-Cox Architects, based on Younger's drawings for the project, but the National Park Service denied tax credits because they found the new elevations too precisely matched the original building.

"non-significant buildings, additions, or landscape features which detract from the historic character of the building" and, therefore, can be removed. There has been a tendency in some quarters to view as "historic" any change to a site that has survived for 50 years, regardless of its impact on our perception of the site and its significance. The alternative to this is to refer to the sources of significance listed in the National Register nomination form and give them priority.

Delayed Completion

A related issue concerns what I have elsewhere termed "delayed completion." The Kennedy-Warren Apartments in Washington, DC, and other similar cases have raised the question of whether a design left unfinished in its original construction period can be completed at a later date according to the initial architect's documented design intent, or whether doing so obscures our understanding of "how the building came down to us in history," in the words of a former Chief Architect at NPS Technical Preservation Services.

The Guidelines for Restoration and for Reconstruction simply declare, "Designs that were never executed historically will not be constructed." This strikes anyone familiar with European monuments as rather strange, since so many of them were completed only after long and intermittent building phases extending into the modern era. To bar realization now of an architect's initial intent is to freeze the site in a state of perpetual incompletion. Instead, it would be appropriate to refer to the sources of the site's significance listed in the National Register nomination to determine whether the original design intent or the historical development of the building through its various phases of construction should be recognized as the more important factor in the site's significance.

Finally, the *Guidelines* include a general prohibition of relocating structures. While it is certainly best to maintain buildings in their original contexts, there are circumstances when we face the choice between relocation or total loss of a resource. Since buildings were sometimes moved even within the historical periods, this blanket proscription seems unwarranted.

The case of the houses in New Orleans relocated after Hurricane Katrina, or to avoid the construction of the new Veterans Administration Hospital there, raised this issue with new urgency. Creating infill in a historic district by moving in houses of similar character from a nearby troubled neighborhood could be an appropriate way to preserve threatened structures without introducing non-conforming new construction into the new setting. While relocation should always be considered a last resort, the NPS should provide guidance for those cases in whi may be the only alternative to loss.

Now is the time for the NPS to reconsider t aspects of the *Standards and Guidelines* that have a source of confusion in the field and either me them or offer more complete justification on a r nal basis than has been offered until now. The fi of the past is at stake.

Steven W. Semes is Associate Professor and Director of Graduate Program in Historic Preservation at the Unit of Notre Dame School of Architecture. He was Aca Director of the Notre Dame Rome Studies Program 2 2011 and splits his teaching duties between Rome an main campus. Educated at the University of Virginic Columbia University, he is the author of The Future c Past: A Conservation Ethic for Architecture, Urba and Historic Preservation (2009) and The Archite of the Classical Interior (2004), as well as doze articles. He has been a regular contributor to Tradit Building and Period Homes, and his blog, The from Rome appeared 2010-15. From 2013 to 201 was Editor of The Classicist for the Institute of Cla Architecture & Art. He is currently writing a book about traditional architects of the inter-war period in Rome preparing an English translation of selected writings of pioneering Italian architect and restorer, Gustavo Giovan



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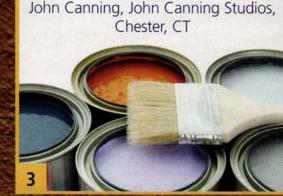
Speaker: David Martin, President, Allied Window, Inc., Cincinnati, OH



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Speaker:

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Speakers: Patricia Poore, Editor-in-Chief, Old-House Journal. Arts & Crafts Homes, Early Homes and and Brian Stowell, President, Crown Point Cabinetry

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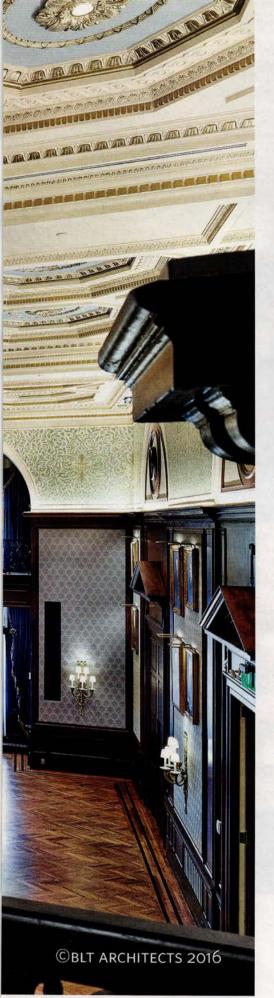
Restoring a Grand Ballroom

PROJECT

Restoration of the Lincoln Ballroom, a the Union League of Philadelphia

ARCHITECT

BLT Architects, Philadelphia, PA; Eric I Rahe, AIA, LEED AP, principal in charg Donna D. Lisle, AIA, LEED AP, senior associate, project manager; Robert B Graves, AIA, project architect



VE: The historic Lincoln Ballroom in Philadelphia's n League has a new lease on life, thanks to a -million renovation led by BLT Architects. A sigant part of the project was the creation of a new red ceiling based on an original sketch by Horace bauer. All photos: Jeffrey Totaro

RIGHT: Before restoration, the room had become and the ceiling was a plain white.



PRESIDENT TAFT WAS ON HAND ON FEBRUARY 12, 1913, when the Lincoln Ballroom, a grand room on the second floor of the Union League of Philadelphia, was dedicated. The elegant 95x72-ft., 6,500-sq.ft. room features a 32-ft. high ceiling, a chandelier that had been converted from gas to electricity, and walls lined with portraits of the former presidents of the League.

The Union League of Philadelphia itself was established in 1862 during the Civil War to support President Lincoln, and it brought in John Fraser to design the original French Renaissance-style building, completed in 1854. Two Beaux-Arts additions designed by Horace Trumbauer in 1910 included the Lincoln Ballroom.

While the ballroom has served the League and the city for years, it was never completed as designed by Trumbauer and over time, it had become out of date. In 1979, the building was added to the National Register of Historic Places. More recently, the recent renovation of the ballroom by BLT Architects completes Trumbauer's vision and brings it up to contemporary standards.

"The Lincoln ballroom is the sixth project we have worked on with Union League, starting with a master plan, and including meeting rooms, restaurants and lounge spaces," says Eric M. Rahe, AIA, LEED AP, principal in charge. "The ballroom is a significant space in Philadelphia. It is used both by members and for outside events. It has long history in Philadelphia."

The goal was to restore the character of the room and at the same time integrate lighting, acoustical, AV and foodservice, including the renovation of the main kitchen in basement, and service pantries on either side with modern food service equipment.

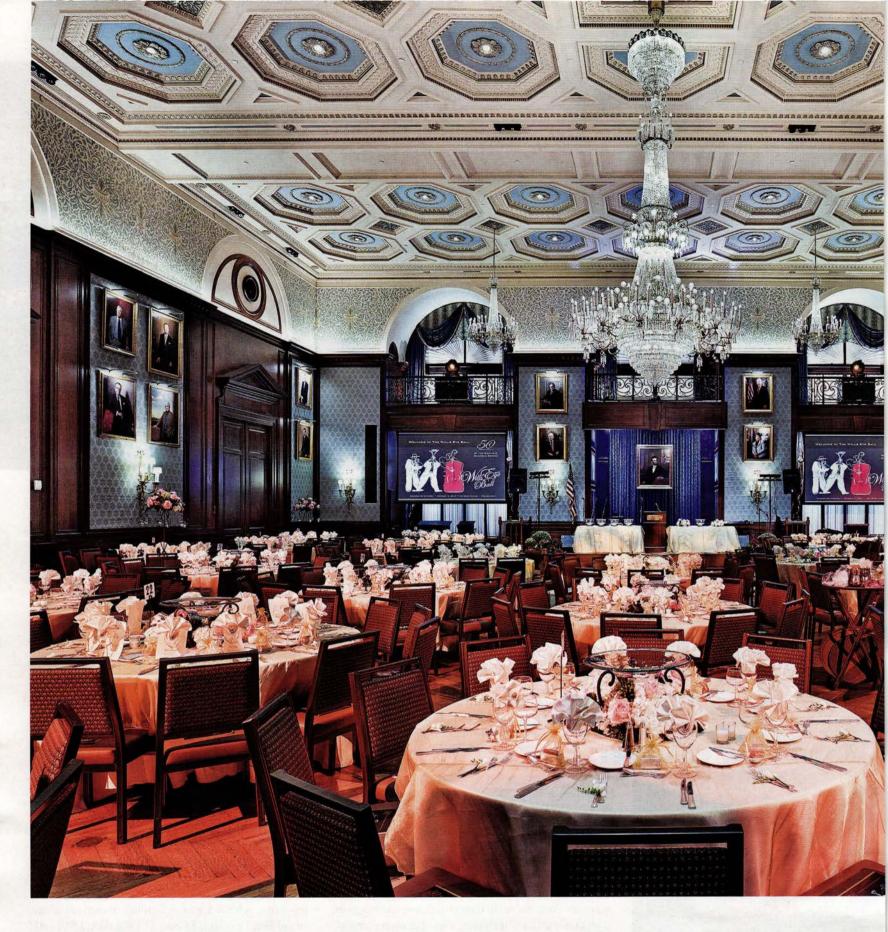
Perhaps the most visible part of the job was creating the elaborate coffered ceiling originally envisioned by Trumbauer, but never built. Luckily, the League kept archives and the designers were able to find drawings of his original plans for the ceiling. "The project included the ballroom and two foyers, which were built as planned, but the ceiling in the ballroom was left as a flat plaster surface," says Rahe. "We came across drawings of original ballroom, and found that the original design was never built."

"The drawing was an unfinished sketch," says Robert B. Graves, AIA, project architect, "so there was a lot of speculation about the intent of the original colors." The designers worked with Barbara Eberlein of Eberlein Design Consultants, Philadelphia, and researched other projects to create the new design and the rich palette of colors. "We researched other Trumbauer buildings, and looked at period publications, and in the end it was an interpretation, based on similar work that he did at the time, in combination with finding something aesthetically pleasing for the space," says Rahe.

The result is a replacement in kind ceiling made of glass fiber reinforced gypsum (GFRG) framework with historically correct embellished profiles forming the dentil and coffer ornament. The GFRG ceiling was supplied by Formglas of Toronto, Ontario, Canada, and shipped to Philadelphia in pieces. It was installed by S&S Resource of Newtown, PA.

The ceiling included other challenges. "The ceiling came with a lot of difficulties, mostly in terms of lighting," explains Donna D. Lisle, AIA, LEED AP, senior associate, project manager. She notes that the ceiling is 32 feet off the floor, and the room is quite large (6,800 square feet) and it is used for a variety of functions – weddings, banquets and auditorium events. "They wanted focused pinpoint lighting on the tables, and in a room of that scale, there are many ways to arrange tables."

A complex lighting and controls arrangement was needed to accommodate many seating options, and to prevent glare as lights focused form the high ceiling. Updated lighting in the ballroom included LED downlights inserted into the coffer rosettes and recessed adjustable fixtures added to the perimeter molding. These can be controlled to illuminate flower centerpieces in a variety of arrangements. Hidden cornice lighting illuminates the fabric and frieze on



the walls and new lighting was also developed to light the presidential portrait gallery.

Another lighting consideration involved the large historic chandelier in the center of the room. This was restored and four complementary smaller corner chandeliers were added. These were created by Jefferson Art Lighting Co., Ann Arbor, MI.

In addition to incorporating this complex lighting system into the ceiling, the designers also had to consider modern HVAC systems at the same time. "Part of that interpretation was incorporating HVAC above the ceiling in a limited space," says Graves. "That affected the depth of the coffer design was. We needed to keep space for the new systems, so it was a careful balance."

He adds:"The drawing we found was a sketch. It

didn't have a lot of specifics on decorative elements. A certain amount was traditional, like egg and dart and acanthus leaves, but it took a lot of research to add detail, and make the ceiling work with new systems, allowing holes for air diffusers and lighting, and to light them up in ways that they didn't detract from the decorative pattern."

"Another decision we had to make concerned height of the coffers," says Lisle. "They were sketched to be much deeper than the space allowed. To ensure a design consistent with Trumbauer's style and intent, we went to a number of buildings that Trumbauer had designed, measuring coffers and noting details. Along with researching the Trumbauer archives at the Athenaeum historic library, we designed the ceiling to match decorative elements and utilize color to add perceived depth."

The project also included the restoration of flooring and the decorative finishes on the and the full-height windows. Upholstered pane stretched damask on the walls provide a back for the portraits of the League's past presidents contribute to the acoustics of the room.

A continuous frieze mural based on a 1 century example in Wightwick Manor in Eng was added to balance the rich walls and ceilin was created by Hugh Luck of Pine Street Studio Wenonah, NJ.

In addition to the historic finishes and mechanical systems in the ballroom itself, the proalso included updating the two flanking foyers, serving pantries and the large basement kitc

e League decided to redo the main kitchen at same time," says Lisle. "There are a number of ooms and restaurants in Union League that are ed by this kitchen."

©BLT ARCHITECTS 2016

The ballroom pantries, one on either side, have ators from the main kitchen."These were renod at the same time," she adds. Projecting into existing ballroom were large screens to shield pantry service. We created new 'secret' doors to ice them, so the service is now unobtrusive, and

Preservation has always been a part of our pracsays Rahe. "The Lincoln Ballroom has been a ficant project for our firm."

- Martha McDonald

LEFT: The Lincoln Ballroom can now accommodate a variety of different types of events. The original central chandelier was restored and four similar smaller ones were added to the corners of the room.

BELOW: The presidential portraits are now located on upholstered panels of stretched damask, which provide a handsome backdrop for the portraits and improve the acoustics of the room.



Select Suppliers

General Contractor: Daniel J. Keating Co., Narberth, PA

HVAC Subcontractor: Edward J. Meloney, Inc., Lansdowne, PA

Electric Subcontractor: **Pusey Electric**, Media, PA

Upper Wall Frieze: Hugh Luck, **Pine Street Studios** Wenonah, NJ

Custom Chandeliers Jefferson Art Lighting, Ann Arbor, MI

GFRG Ceiling Formglas, Toronto, Ontario, Canada GFRC Ceiling Installer: S&S Resource, Newtown Square, PA

Painting/Faux Wood Restoration: **Buttonwood Co., Inc.,** Eagleville, PA

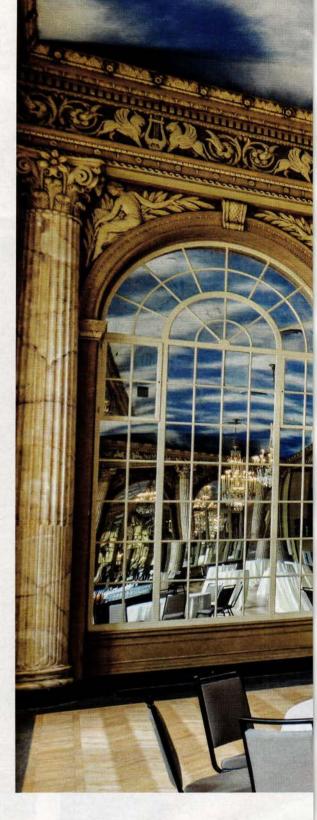






ABOVE: Completed in 1924, the historic Hotel Syracuse (shown in this 1928 photo) was designed by William Stone Post of George B. Post & Sons and was the site of many gala events in the roaring 20s and beyond. The 473,000-sq.ft. hotel consists of three towers and originally had approximately 600 rooms. It has recently been saved by Ed Riley of Syracuse, working with Holmes-King-Kallquist & Associates and MLG Architects. Photo: courtesy of Hotel Syracuse

Historic Hotel is Saved



IF ED RILEY HAD NOT STEPPED UP TO THE PLATE, Hotel Syracuse, one of the city's most revered landmark buildings, would probably be staring at a wrecking ball today. In 2014, some 90 years after the hotel's gala opening, Riley acquired the beleaguered structure and announced a \$70-million+ restoration project aimed at returning the expansive historic spaces to their former grandeur.

By hotel standards then and now, the Hotel Syracuse is massive. Triangular in shape and comprised of three main towers totaling 473,000 square feet with 612 guest rooms, the architecture is compelling throughout, with towering ceilings, opulent chandeliers, and elegant, extraordinarily detailed decoration and embellishment.

Walk into the huge lobby (think of a football field) and you are transported to a bygone era. Stand in the magnificent Persian Terrace (formerly the Terrace Room) and you can hear a big band orchestra playing swing music to a packed dining room, everyone dressed to the nines, eating, singing, dancing and surreptitiously sipping on small flasks. Gaze around the palatial Grand Ballroom and you can conjure all those lavish weddings, bar mitzvahs and high school proms, and you can feel the wild and raucous celebration of a great old New Year's Eve.

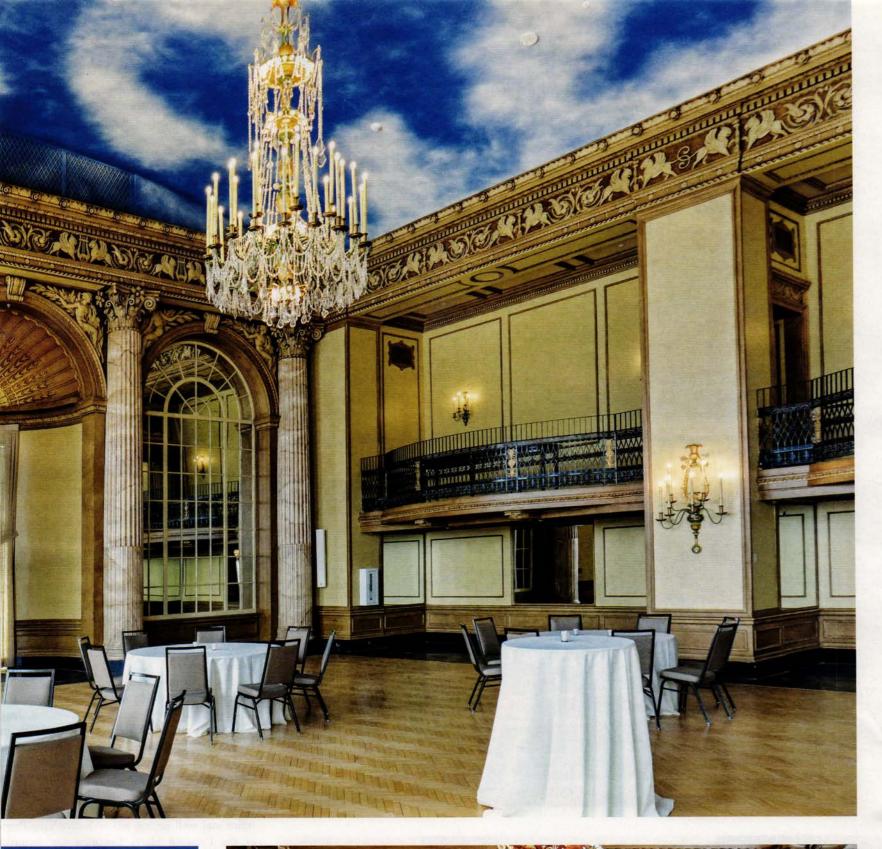
It was the Roaring Twenties and Hotel Syracuse was one its symbols. People knew how to have a good time back then and they did their carefree merriment in style. It was an affluent era and Hotel Syracuse was the place to be. Five presidents stayed there along with countless celebrities, including John Lennon, who celebrated his 30th birthday by staying for an entire week.

The hotel was designed by William Stone Post of George B. Post & Sons. George Post was a prominent New York architect whose eclectic designs include the New York Stock Exchange Building, Cornelius Vanderbilt's French chateau on Fifth Avenue and the Williamsburgh Savings Bank Building in Brooklyn. His eight-story Equitable Life Assurance Soo on Broadway was the first building designed to elevators.

A fourth-generation native of Syracuse, Ed F has great passion for his hometown. This is wher extended family resides, where he went to sch got married and raised three children. He even t his eventual bride-to-be to the high school prot the Hotel Syracuse.

A Passion for Old Hotels

Riley's other great passion is old hotels that architecturally significant. An architect for n than 40 years, he specializes in their restoration has a resume that includes such historic gems as Fairfax at Embassy Row Hotel in Washington, the Arizona Biltmore Hotel in Phoenix and Claremont Hotel in San Francisco. Naturally, he a special fondness for Hotel Syracuse. "To me, building is the heart of Syracuse. It's where the



ROJECT

otel Syracuse, Syracuse, NY, w the Marriott Syracuse owntown

RCHITECTS

I Riley, formerly of Pyramid otel Group, Boston, MA; olmes-King-Kallquist & ssociates (HKK), Syracuse, NY, 'uce King, AIA, Jamie Williams, A; MLG Architects, New York, Y, Mario LaGuardia, AIA.

VE: In the Grand Ballroom, the plaster, prative finishes and skyscape were pred. All photos: Robert Watson Photography nn Felipe unless otherwise noted

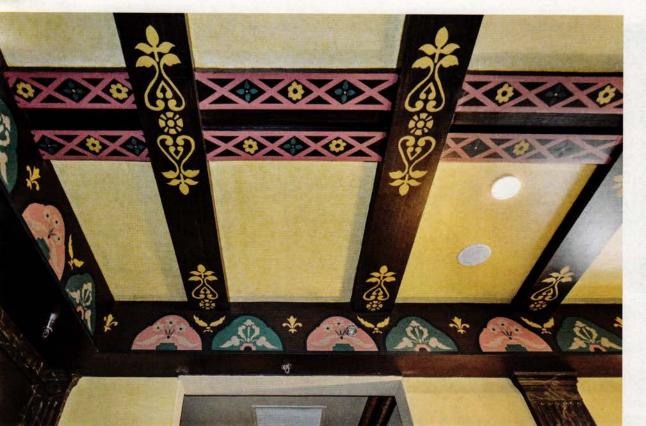
IT: The main lobby was filled with debris n the work began. It has now been restored.





ABOVE: Restored faux wood with gilding in the Persian Terrace. Also shown is one of two split-tail mermaids representing the four seasons.





keeps its memories. It was painful to see it so all and neglected. I just could not abide the idea o ting it die, especially in my hometown," he says

According to Riley, Hotel Syracuse is one o best and last examples of neoclassical design, whi derived from three enduring principles of architec

Firmitas (Durability) – It should stand up rob and remain in good condition.

Utilitas (Utility) – It should be useful and f tion well for people using it.

Venustas (Beauty) - It should delight people raise their spirits.

Riley's acquisition of the Hotel Syracuse of after decades of ownership changes, dubious re figurations, failed restoration attempts and quest able business models that led to a shutdown in 2 and bankruptcy in 2008, accompanied, of cours protracted litigation. The legal wrangling ende early 2014 when the City of Syracuse wrested property out of limbo by applying the power of nent domain. This opened the door to a \$1.6-mi sale to Ed Riley, contingent upon his committ to restore the building and revive the hotel. Riley down \$500K of his own toward the sale.

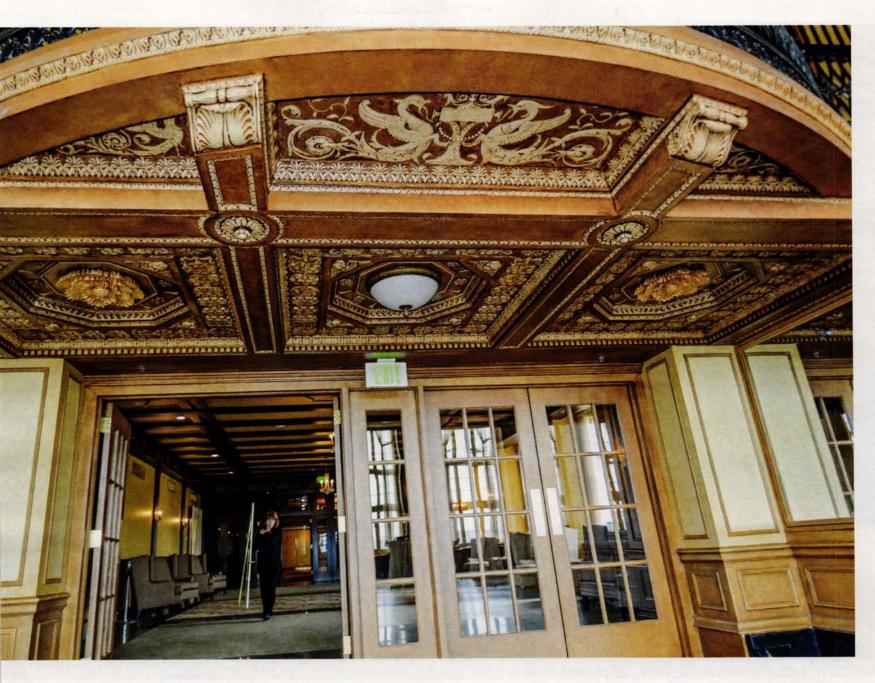
When he purchased Hotel Syracuse, Riley fully aware that the grand "Old Gal" (as he it) of central New York was in a moribund which is to say that it had become an astoun smorgasbord of dilapidation and debris: exten water damage from a profusely leaking roof; bro pipes and no running water; an antiquated elect grid from 1924; a missing original lobby recep desk; fallen pieces of plaster in every room; the razzo and wood floors damaged and covered in ; holes in almost every wall and ceiling; all dec tive finishes painted over in white; a delamin plaster-on-metal-lath ceiling in the Persian Ter marginally functional elevators; damaged ornar in every room.

The list goes on and on, and doesn't even inc the many questionable additions that would hav be ripped out. And to make matters worse, the p was stuffed with debris – in the main lobby, in hallways, in the guest rooms – everywhere.

So, when confronted with this seemingly imr gable mess, and very much aware of his predeces failed attempts at sustaining the hotel, what Riley do? He decides to leave his plush skyscr office and well-paying job as Senior Vice Presiof the Pyramid Hotel Group, a top architect restoration firm in Boston, and plant himself makeshift office in a vacant building with no 1 ning water, to take on a challenge that arguably other person on this planet would even consider

"I realize that this is quite an undertaking, I'm very much aware of the hotel's history," Riley. "But I've done this type of restoration n times before and I know what it takes to do the right. Yes, it is a somewhat more daunting challe than the others I've taken on, but it can be done the end, it will be worth it."

The first part of the daunting challenge wa raise the \$70 million+ to pay for the restoration." was achieved through a complex array of public private financings along with government gr. incentives and tax credits. Suffice it to say that R was able to get the deal done because there are enough people of culture and influence in Cer New York who appreciate that Hotel Syrac deserves to be preserved, and that Ed Riley is man to preserve it.



With the financing in place, Riley's next task was move all the debris from the building, demolish inwanted additions and choose the right archito design and oversee the restoration. The sole ctive of this project was to restore the building s grandeur, remaining as faithful as possible to the inal design and decoration.

Ciley chose locally-based Holmes-King-Kallquist ssociates (HKK) to provide architectural services ing to all the historic components of the buildrestoration, including the overall preservation egy.

Exterior restoration included parapet reconstructhe patching, replacement and cleaning of brick onry, decorative cast stone and terra cotta coments; the restoration and recreation of historic dow systems; the replication of ground-floor effont systems, historic marquees and signage; the replacement of all roofing systems.

nterior restoration included all historic spaces the ground floor, lobby, mezzanine, typical l floors, and tenth-floor ballroom level. Historic ator cab interiors, main reception desk, original work, decorative cast plaster and polychromatic ted wall and ceiling finishes and numerous other inal architectural components were recreated. ddition, HKK was responsible for the design of of the new restaurants and bars in the historic rior spaces.



TOP: The entry to the Grand Ballroom shows the artistry of the plaster and decorative finishes. ABOVE: The 40-ft. mural behind the reception desk, completed in 1948 by Carl Roters, had been hidden behind mirrors. It was restored by Marek Mularski, art conservator with John Tiedemann Inc.



Many Challenges

"This entire project presented myriad challenges," says architect Jamie Williams, senior associate with HKK, which was responsible for preparing all of the design and construction documents. "The one that stands out in my mind was conducting months of field work over the course of a Central New York winter in an unheated building. Man, it was cold."

Williams cites one other particularly difficult challenge involving the severely damaged historic masonry façade, which required extensive restoration of complex components, including brick, decorative cast terra cotta, monumental wood windows, a bronze revolving door entrance, and the replication of the original decorative marquis.

The renovation and restoration of the hotel guest rooms and housing quarters were assigned to New York-based MLG Architects, which has a track record of designing memorable, high-quality hospitality spaces. MLG's primary task was to convert 600+ small guest rooms into 281 spacious, luxury rooms and historic suites, replete with ornate decorative finishes and the finest modern fixtures.

The restoration of the Hotel Syracuse involved more than 100 trades and an army of tradesmen, including artisans and craftsmen of the highest skill. A prime example is the venerable and locally based Stickley Audi & Company (formerly L. & L.G. Stickley Inc.), which made the furniture for the hotel's opening. It was only fitting that Riley would hire Stickley to refurbish the original wood "coffin guest room doors."

Grand Light of Seymour, CT, had the very challenging task of taking down, refurbishing, rewiring and replicating the amazing array of chandeliers located in the Persian Terrace, Grand Ball Room, and Main Lobby. The chandeliers in each location were originally fabricated using a wide range of different materials, including plaster, brass, bronze and steel, which required the Grand Light artisans to use a considerable variety of restoration techniques.

For the chandeliers in the Grand Ballroom, thousands of crystal beaded strands were replicated using Austrian crystal. A key element in the restoration of both the old and new fixtures was to ensure that all of the colors applied during this process were historically accurate and matched the originals, as well as complement the colors of the ornate murals in the hotel.

The Color Scheme

Riley is particularly proud of the restoration of the entire color scheme in the Persian Terrace and Grand Ballroom, conducted by New Jersey's John Tiedemann Inc. (JTI), which was also responsibl restoring the extensive historic ornamental pl and flat plaster, and for consolidating a delamin section of plaster-on-metal lath ceiling.

After removing the white overpaint, JTI a and artisan Katerina Spilio created exposure v dows to reveal the colors and styles of the orig decorative painting throughout the huge rooms. then developed a color palate and techniques inv ing 15 different finishes to match the original de rative schemes, including faux marble, faux w decorative glazes, faux stone and stencils. "It was important for us to get back to the original co and designs," Riley says, making special mentio faux plaster painting on the Persian Terrace ce that uncannily resembles wood.

Riley also points to the restoration of the 4 mural located behind the lobby reception of which had been inexplicably hidden by mirrors, mural was painted in 1948 by artist Carl Roter depict the history of Syracuse to celebrate its cen nial birthday. Marek Mularski, art conservator y John Tiedemann Inc., began the mural's restora by carefully removing old varnishes and grime f the surface. He then repaired the damaged a and in-painted wherever necessary, being careful match Roters' long and distinctive brush strokes

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oing forward, Hotel Syracuse will operate the banner of Marriott Syracuse Downtown, will be the official hotel for the Onondaga try Convention Centre just two blocks away. expects the convention centre to generate 20 nt of the hotel's guests. It should also draw well the nearby hospitals and Syracuse University. hotel has already booked 90 weddings for the 12 months.

he restored historic hotel was scheduled to n in August of this year, following the "Forever I Syracuse Gala," which was attended by 1,500 e. When operating at full throttle, the hotel will re three restaurants, five bars and employ 300 le.

he "Old Gal" has come back to life, her venustas een restored and she's ready to delight and raise le's spirits again. The timing couldn't be better. Ist a few short years until 2020 and the start hat Ed Riley hopes will be a renewal of the ing Twenties.



- Neal Mednick

A view of the restored balcony in the Ballroom.

TOP AND BOTTOM: These are two of any historic chandeliers restored by Light. Photos: courtesy of Grand Light

Select Suppliers

General Contractor: The Hayner Hoyt Corporation, Gyracuse, NY

Restoration of mural and historic plaster; decorative finishes; consolidation of delaminated plaster on expanded metal lath: **ohn Tiedemann, Inc.,** North Arlington, NJ

Refurbished wood doors: **Stickley Audi & Company,** Hanover, NH

Restoration/replication of nistoric lighting: Grand Light,

Marquis reconstruction: **PWF Enterprises**, Phoenix, NY

Seymour, CT

Plaster treatment methods and products: **listoric Plaster Conservation** Services USA, North Arlington, NJ



Window Preservation: Sash Joint Dutchman

he window sash repair described here was part of a larger window preservation and barn repair project at the historic Sabbathday Lake Shaker Village in New Gloucester, ME. While working on the windows we could see they were entirely hand crafted, not factory made products. We did some research and determined that the windows were probably made onsite by Shaker craftsmen in the late 18th or early 19th century for an earlier building, and then re-used in the Shaker horse barn in the late 19th century.

On this project we had guidelines from the Shakers to do effective low-cost repairs that respected the historic character and cultural significance of these windows. Eldon Lindamood worked along with me as an intern craftsman. In our work we followed this guiding principle from the national Window Preservation Standards:

"Window Preservation is maintaining, repairing and upgrading older and historic windows. This is a creative process that depends on knowledgeable and skilled workers. A typical window preservation project saves all the existing windows. The emphasis is on craftspeople earning a living by doing best work, providing for the needs of the occupants and the building owner, while sustaining local economies." – "National Window Preservation Standards," 2013, page 6.



Sash Joint Dutchman Procedure

Step 1. Assess Conditions

During the window conditions assessment, I noted this broken joint between the meeting rail and the stile of the upper sash and scheduled the sash to be pulled and taken to the shop for repair.

Step 2. Plan the Repair

Here the sash has been deglazed (glass pane removed) and the heavy paint buildup has been removed so I can get a clear view of the damage. A piece of wood has been split off of the end of the rail, leaving part of the tenon and wooden peg exposed. All the remaining wood is sound.



Repair Methods Considered

Wood Dutchman: Remove the stile from the sash by drifting out the wooden pegs and disassembling the mortise and tenon joints. Even up the split wood surfaces. Make a wood dutchman to fit the void and glue it in place. Make a new mortise in the dutchman. Assemble the repaired stile onto the sash and peg it in place. This would result in an "open joint" that could be disassembled in the future.

Whole Part Renewal: Remove the broken stile from the sash. Make an all new stile to match the old exactly in size, shape and function, including mortises and glazing rabbet. Fit the new stile onto the sash and fasten it at the mortise and tenon joints with wooden pegs. This would result in "open joints" that could be disassembled in the future.

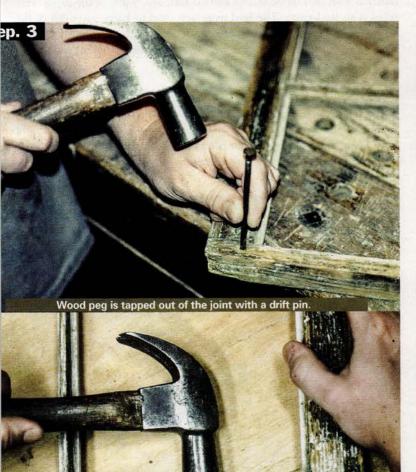
Wood-Epoxy Repair: Embed two 3/16-in. dia. fiberglass reinforcement rods in the sound wood to the right extending them through the void of missing wood to the end of the stile on the left. Saturate the interior joint surfaces and exposed split wood surfaces with epoxy consolidant to act as a primer. Fill the void with epoxy paste filler. Trim the cured filler down flush with adjacent surfaces. This repair could be done without disassembling the sash. This would result in a "locked joint" that could not be disassembled in the future.

In this case I decided to use the traditional wood dutchman method because of the historic nature of the sash. From a historic preservation point of view I wanted to preserve as much of the historic fabric of the sash as possible, but also I just felt like respecting the Shaker craftsman who originally made the sash by using a traditional repair method.

Costs: This repair using the dutchman method took 1.1 hours (66 minutes) and used \$1.90 in materials. The wood-epoxy repair method would have taken the same time and used \$6.50 in materials. A whole new stile would have taken 1.5 hours and used \$4.00 in materials.

Durability: I have seen several sash dutchmen and part replacement repairs that were done 110 and 125 years ago, so I think of those as

methods with a service life measured in centuries. I have done woodepoxy repairs like this that are still performing well after 37 years, but I have seen some wood-epoxy repairs that rotten out after just 10 or 20 years. So, I consider these more modern methods to have a proven service life measured in decades.





Step. 3 Disassemble the Sash

Most old sash are made with mortise and tenon joints and can be taken apart. Here I tap the wooden pegs out of the joint with a hammer and drift pin. Traditionally glue was not used in sash joints. The sash makers knew that the joints needed to flex and move a bit for long-term durability. Glue would limit that flexibility and trap moisture leading to decay. An advantage is that we can now easily take apart the sash for repairs.

Step. 4. Dutchman Layout

The dutchman will lap onto adjacent sound wood. The laps are half the thickness of the stile and at least three times longer than the width of the stile. The end of the dutchman is beveled underneath the old sound wood just for a little more strength in the connection.

Step 5. Shape the Socket

I saw the end of the socket with a fine toothed crosscut saw and flatten the bed of the socket with a chisel. With sharp tools and practiced woodworking skills on a few dutchmen this task goes much faster than if using power chop saws and routers. It's true, the power tools could step up the production rate if there are dozens of dutchmen to do at the same time, but here I used hand work because it is more controlled and less likely to damage the original wood.







The stile socket is shaped with traditional woodworking tools.



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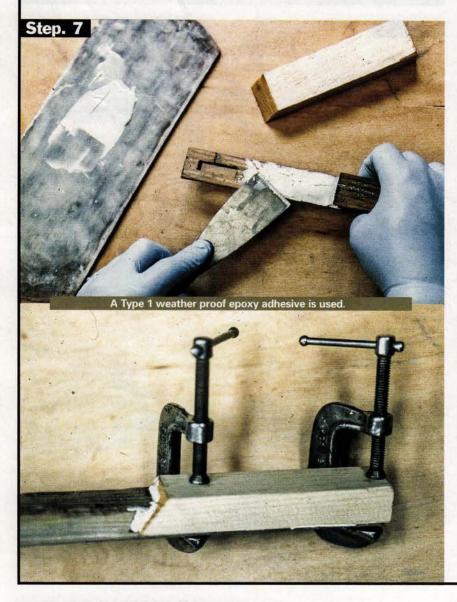


Step. 6 Make the Dutchman

I use wood of the same species, in this case Eastern White Pine. This is old-growth wood. I select for straight grain, all heartwood, even trying to match the growth ring count per inch. I definitely match the ring orientation, here on a slanting diagonal. If the ring orientation is not matched the old wood and new wood will expand and shrink in different directions, potentially stressing the joint resulting in a loose or open joint. The dutchman is shaped to fit the beveled end and flat bed, and is oversized a bit.

Step. 7 Glue Up

Here I'm using two-part epoxy materials as a primer and adhesive system. First I treat the bare wood with an epoxy consolidant to act as a primer,

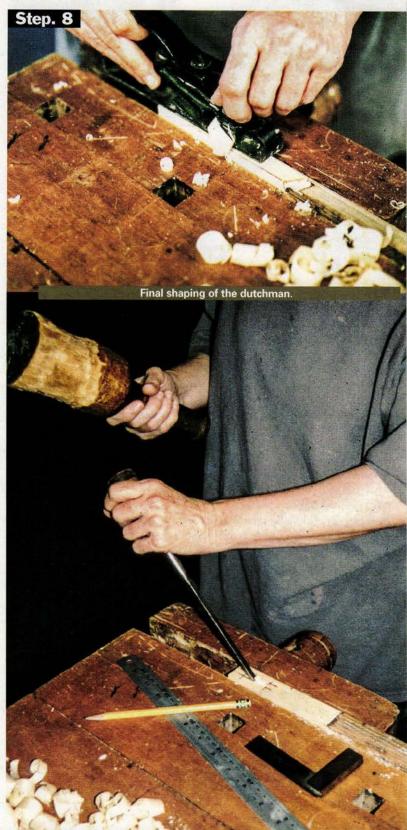


then I apply a gap filling epoxy paste. Only light clamping pressure is needed with this epoxy adhesive system.

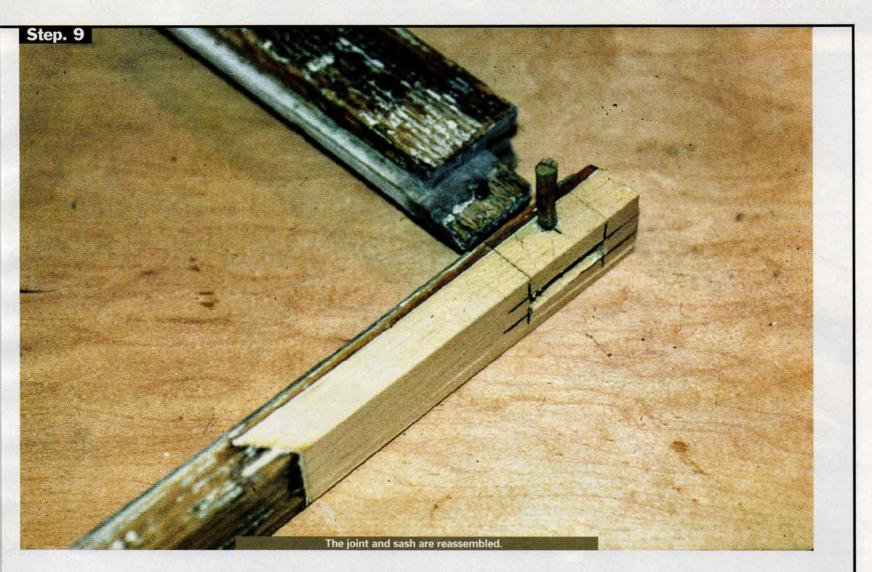
While I used modern epoxy materials on this repair, I have seen century-old sash dutchmen repairs still performing admirably. They were simply made with new wood lapped onto old wood as shown here, fastened with two wood screws and no adhesive. Some of the joints were filled with lead-paste. The lead paste was used to keep water out of the joint and prevent decay. I would not use lead-paste now, but have used wood screws with zinc paste as an effective substitute. This method of fastening is holding up well.

Step 8. Trim and Shape

First I hand plane the dutchman's surface to be exactly flush with surround surfaces and then layout the mortise with a square and straight edge. I can chop out up to four mortises with a chisel and mallet in the time it would take to set up my mortising machine.



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Step 9. Reassembly

Here I've drilled a hole for the wooden peg. In this case, the old original peg was made out of Locust wood. Even though it's two centuries old, it was still good, so I reused it.

The sash was primed, reglazed, painted and put back in the Shaker horse barn.

Specifications: Installation vs. Creation

So, how can you specify this method for your projects? You can't.

As you see in the above procedure, this repair is an act of **CREATION**. A craftsman uses his skill and knowledge of basic materials, wood and epoxy resin, to create something that did not exist before: an effective repair. What makes this repair effective and successful is not the wood or the adhesive; it is the skill and knowledge of the worker who created the repair.

How does specification work? As a project planner or designer you select a product, a contractor buys the product and a tradesperson installs the product. This is an act of product **INSTALLATION**. Of course, this can work very well with a factory-made product, like a plastic window going into a new building. A tradesperson can read the spec and install the product. And you may even get a known result.

For a repair like the one above, to simply specify the installation of a particular wood product, and a particular adhesive product, would not give you any assurance of an effective durable repair. Over the decades I have personally seen this attempted as a tradesman, a contractor, a specifier, a consultant, and a building owner. I can assure you that failures outnumber successes.

You can try to specify it if you like. Write dozens of pages of specs. Include boilerplate from the manufacturers, and even more boilerplate from the window specialists themselves. No amount or quality of specification can do it because an Act of Creation cannot be specified.

So, how do you get this creative preservation work done on your projects?

First, select the skilled, knowledgeable creative craftsperson who knows how to use basic materials to provide known and proven results.

Include the craftsperson in an early design phase of the project to help plan the work.

Assure the craftsperson will be well paid.

Ask that person to demonstrate their work in a preliminary project phase with mockups or sample work.

Make the mockups or work samples part of the main contract.

Follow through with effective supervision to assure the work matches the samples.

Finding Craftspeople

Who and where are these creative craftspeople? There are hundreds of historic window specialists who know how to do this work. They are located all across this great land. Here are some resources to help you find them:

Check with your state's historic preservation office and statewide non-profit preservation organization. www.nps.gov/nr/ shpolist.htm

The book, Save America's Windows, has a directory of hundreds of window specialists, some in every state. www.SaveAmericasWindows.com

The Preservation Trades Network can provide a list of its members if you join. **ptn.org**

The Window Preservation Standards book offers guidance in organizing window projects and provides a set of detailed standard methods and procedures. **WindowStandards.org**

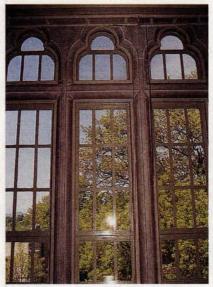
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Architectural Resource Center 800-370-8808; Fax: 603-942-7465 www.aresource.com

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Brandywine Forge designed the stainless steel shutter hardware for the shutters used in this lighthouse located in the Dry Tortugas national park in Key West.

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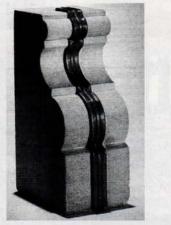


This metal roof has been treated with a waterproofing, elastomeric Acrymax coating from Preservation Products

Preservation Products, Inc. 800-553-0523; Fax: 610-891-0834 www.preservationproducts.com Media, PA 19063

Manufacturer & distributor of Acrymax restoration & preservation systems for historic metal roofs: durable weatherproof membrane can be used as complete roof system or for repair; Acrymax is an energy star partner.

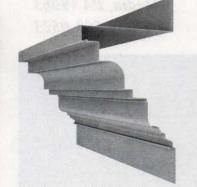
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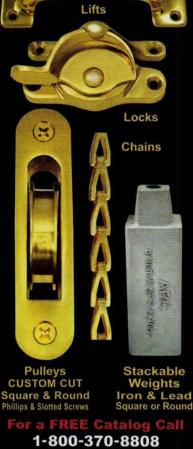


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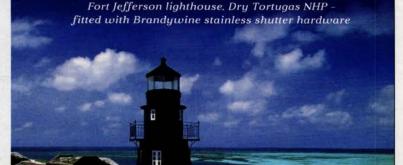


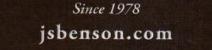
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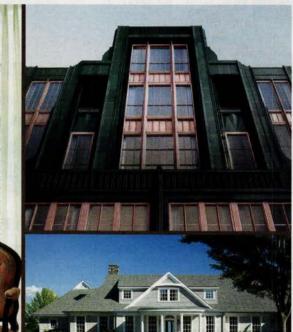


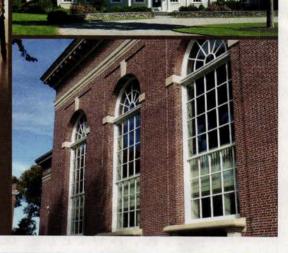
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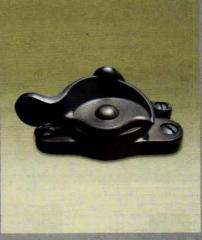


Wiemann Metalcraft fabricated this bronze door with insulated glass.

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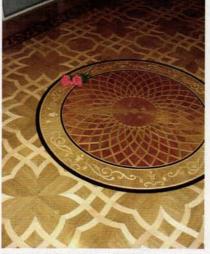
Carlson's Barnwood supplied the walnut flooring for this room.

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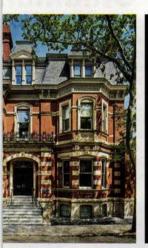
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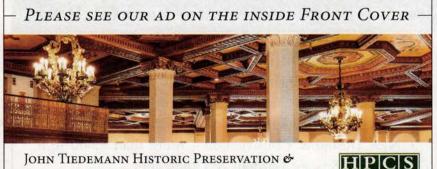
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er, designer & fabricator of stained-glass winfaceted glass, mosaics & hand-crafted wood, um & steel frames; protective glazing systems for stained-glass conservation, U.S. patent 67; replicates lost stained-glass windows. **m No. 7690**

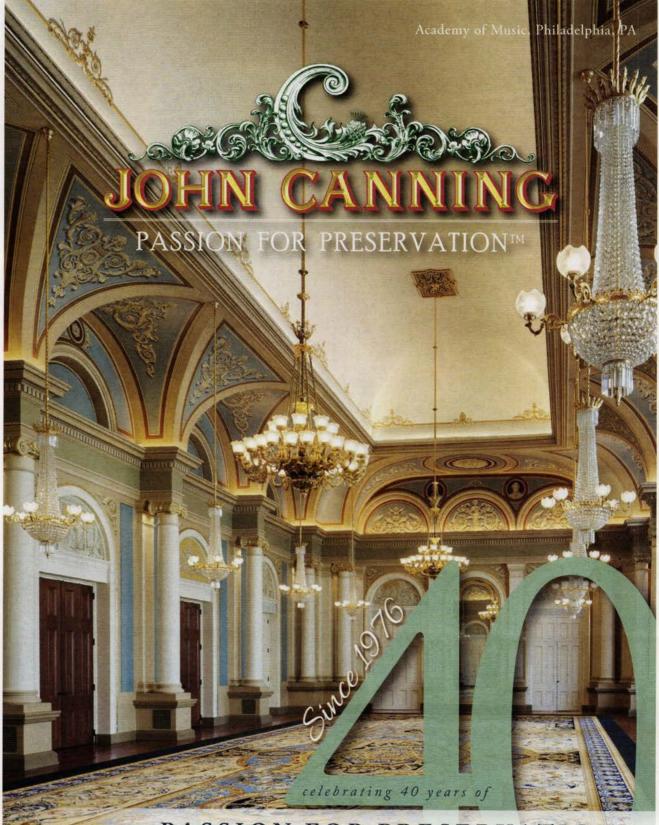
rad Schmitt Studios, Inc. 9-3033; Fax: 262-786-9036 conradschmitt.com Jerlin, WI 53151

r, conservator & restorer of decorative paintined & art glass; ornamental plaster work ngs; gilding; murals, mosaics & statuary; for & religious buildings; since 1889.

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EverGreene Architectural Art: Inc.

212-244-2800; Fax: 212-244-6204 www.evergreene.com New York, NY 10001

Decorative-arts studio: murals, decorative pair gilding, plaster, wood, metal, stone & mosaics; design, conservation & restoration; ecclesiasti institutional, public & commercial projects; offi NYC & Chicago.

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John Canning Studios restored and con the ornamental plaster and elaborate murals throughout the Cosmos Club Warne Ballroon Washington, DC.

John Canning Conservation 8 Painting Studios 203-272-9868; Fax: 203-272-9879 www.JohnCanningCo.com Cheshire, CT 06410

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laster restoration in this decorative ceiling lone by **John Tiedemann.**

n Tiedemann, Inc. 30-2666; Fax: 201-991-3419 Johntiedemann.com Arlington, NJ 07031

rer of interior elements: interior painting & n, liturgical renderings, decorative granite ig, faux finishes, murals & frescoes, gilding, iss, fine art, paint & plaster analysis, historic sis & testing. on No. 1765

talCeilingExpress 23-2288; Fax: 941-729-1470 v.metalceilingexpress.com etto, FL 34221

facturer of ceilings: ornamental; decorative ng & faux finishes; architectural, standard & m sheet metal.

on No. 2035

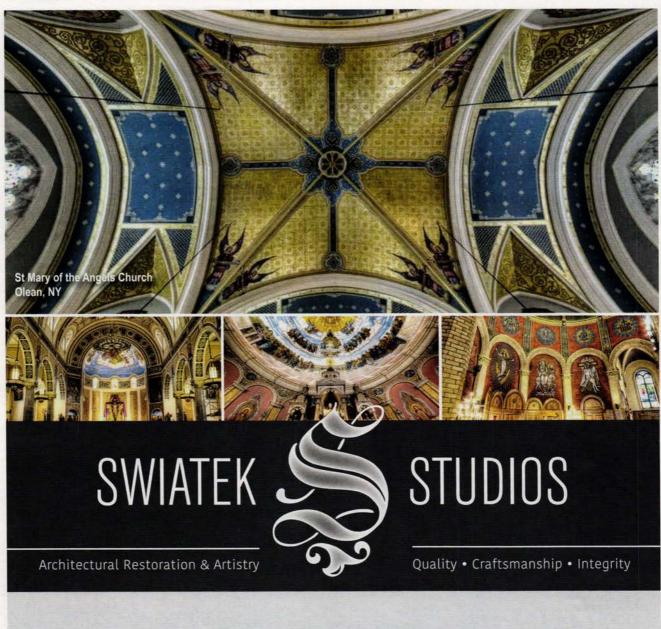


's Performing Arts, an historic movie palace n Buffalo, NY, in 1926, now hosts traveling dway shows, thanks to a a renovation by atek Studios.

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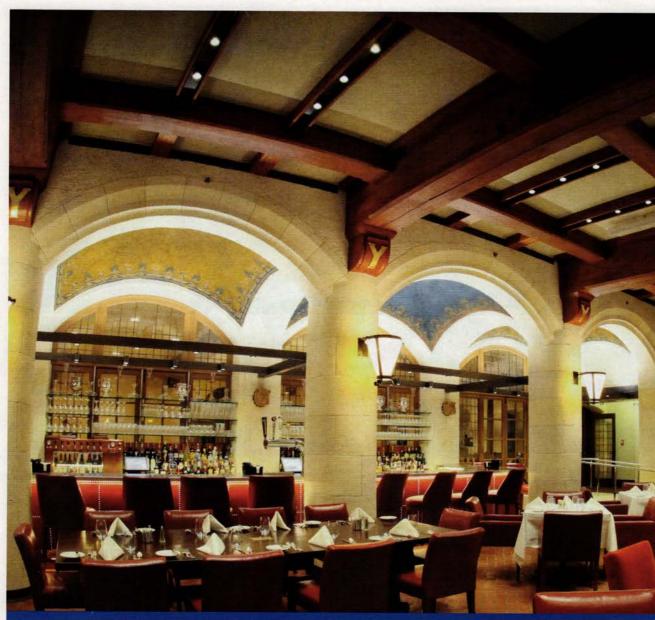
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The Yale Club Tap Room, New York City

Historic Finishes Investigations Conservation & Restoration Preconstruction Design Decorative Painting & Stenciling Gilding & Glazing Specialty Finishes Ornamental, Flat & Acoustic Plaster Murals & Artwork Wood, Metal & Stone Restoration EverGreene restored the interior finishes including ornamental and flat plaster, woodwork, decorative painting, faux stone and faux bois. Artisans replicated the Tyrolean textured plaster finish to imitate hand-cut medieval limestone and implemented a decorative paint scheme, resembling natural stone.



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vale, TX 75182

d ceramic floor and wall tile: Rustic, marbleumee, and limestone finishes. 8x8, 12x12, 16x16 ile; wall tile in 6x8 and 8x10; borders available nolement floor tile.



rican Restoration Tile provided this 1" yon pattern for the historic Capital Hotel lobby le Rock, AR.

erican Restoration Tile, Inc. 55-1000; Fax: 501-455-1004 /restorationtile.com

Ivale, AR 72103

m manufacturer of historical tile: for fireplaces, ng, kitchens, baths & custom mosaics; restoranew construction; custom matching of glazed glazed tile.

Sacks Tile & Stone 78-8453; 503-281-7751; Fax: 503-287-8807 /.annsacks.com and, OR 97211

ters of limestone, marble, granite, slate, stone, terra cotta, mosaic; manufacturers of an terrazzo tile and custom color ceramic tile, nercial and residential. Csutom murals and ics. Arts & Crafts motifs.



ne Gigliotti of **Batik Tile** created this "Sunrise m" print, it measures 11 inches square.



Hand-painted tile from **Equipment of Culure** was used to create this balustrade wainscot.

BatikTile.com, LLC 888-MY-BATIK; 301-590-3050; Fax: 301-990-0009 www.batiktile.com

Gaithersburg, MD 20877

Artist & designer of large custom wall mosaics that are ultra-high fidelity ceramic reproductions of the original hand-painted tile: vibrantly colored tiles; super high-gloss or matte finish; floral & geometric patterns: int/ ext.

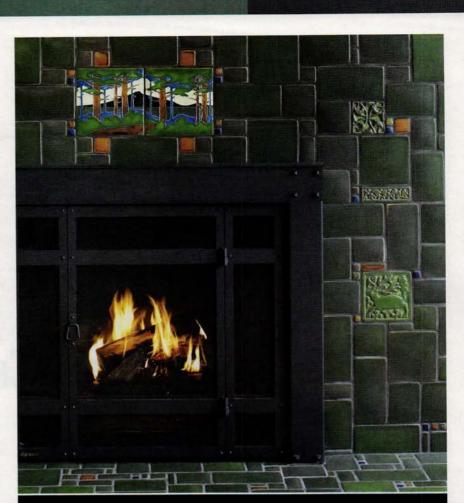
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Ann Arbor, MI 48103 Supplier of tile: Arts & Crafts, Art Nouveau, medieval, Celtic & animal motifs; ceramic relief tile for fireplaces, kitchens, baths & floors; specializes in custom-designed fireplaces.

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www.no9uk.com Umberleigh, Devon, UK EX37 9HF

Manufacturer of terra-cotta architectural elements:

chimneys, sculptural fountains & garden furnishings/ornament; ceramic tile & clay tile roofing; cupolas, finials & vents; special brick & features; mural painting; flooring; restoration.

RTK Studios 805-640-9360; Fax: Same as phone www.rtkstudios.com Ojai, CA 93023 Architectural ceramic tile using Old World techniques and exclusive glaze formulas with original and historic designs.



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The Federal Courthouse in Milwaukee, WI, used Executive Coffer Ceiling Tile from **Above View** to provide a traditional appearance.

Above View Inc. 414-744-7118; Fax: 866-728-5586 www.aboveview.com Milwaukee, WI 53221 Supplier of ornamental plaster ceiling tile made in

US: Each 2x2-ft. tile drops into standard 15/16-in. T-bar grid; tile is non-toxic, non-combustible & biodegradable; more than 70 standard designs; custom capabilities; since 1984. Click on No. 1537

American Ceiling Tile enhances the country kitchen aesthetic of Selland's Market in Sacramento, CA.

Ornamental Ceilings & Fans

American Tin Ceiling Co. 888-231-7500; Fax: 941-359-8776 www.americantinceilings.com Bradenton, FL 34203

Manufacturer of tin panels: for ceilings, backsplashes, wainscoting & walls; multiple installation methods for any ceiling substrate including SnapLock™ tiles that screw directly into drywall; 35+ patterns in 50+ colors.

Click on No. 1822



Chelsea Decorative Metal Co. manufcatures pressed-tin ceiling panels in a variety of finishes, including bright copper.

Chelsea Decorative Metal Co. 713-721-9200; Fax: 713-776-8661 www.thetinman.com

Houston, TX 77074

Manufacturer of pressed-tin ceiling & wall panels: tin-plated steel has shiny silver finish, can be painted with oil-based paint; 3-, 6-, 12- & 24-in. patterns ranging from Art Deco to Victorian; easy-to-install 2x4-ft. sheets.

Click on No. 190

Classic Ceilings 800-992-8700; Fax: 714-870-5972 www.classicceilings.com

Fullerton, CA 92831

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Click on No. 2400



Tin ceilings that are hand finished in antique copper, antique brass and pewter can be acquired from **Classic Ceilings**.



This plaster and compo combination is one of many traditionally styled ceilings available from **Decorators Supply Corp.**

Decorators Supply Corp. 800-792-2093; Fax: 773-847-6357 www.decoratorssupply.com Chicago, IL 60609

Manufacturer of classic architectural elements: 13,000 appliqués for woodwork, furniture & walls; plaster crowns, ceiling medallions, ceilings, niches & swags; 900 sizes of column capitals, plaster capitals, corbels & columns; 15 styles of traditional wood mantels; Classically inspired grilles; since 1883. Click on No. 210

MetalCeilingExpress 941-723-2288; Fax: 941-729-1470 www.metalceilingexpress.com

Palmetto, FL 34221 Manufacturer of ceilings: ornamental; decorative painting & faux finishes; architectural, standard & custom sheet metal.

Click on No. 2035



This hand-painted faux-finish metal ceiling wa fabricated and installed by **MetalCeilingEx**

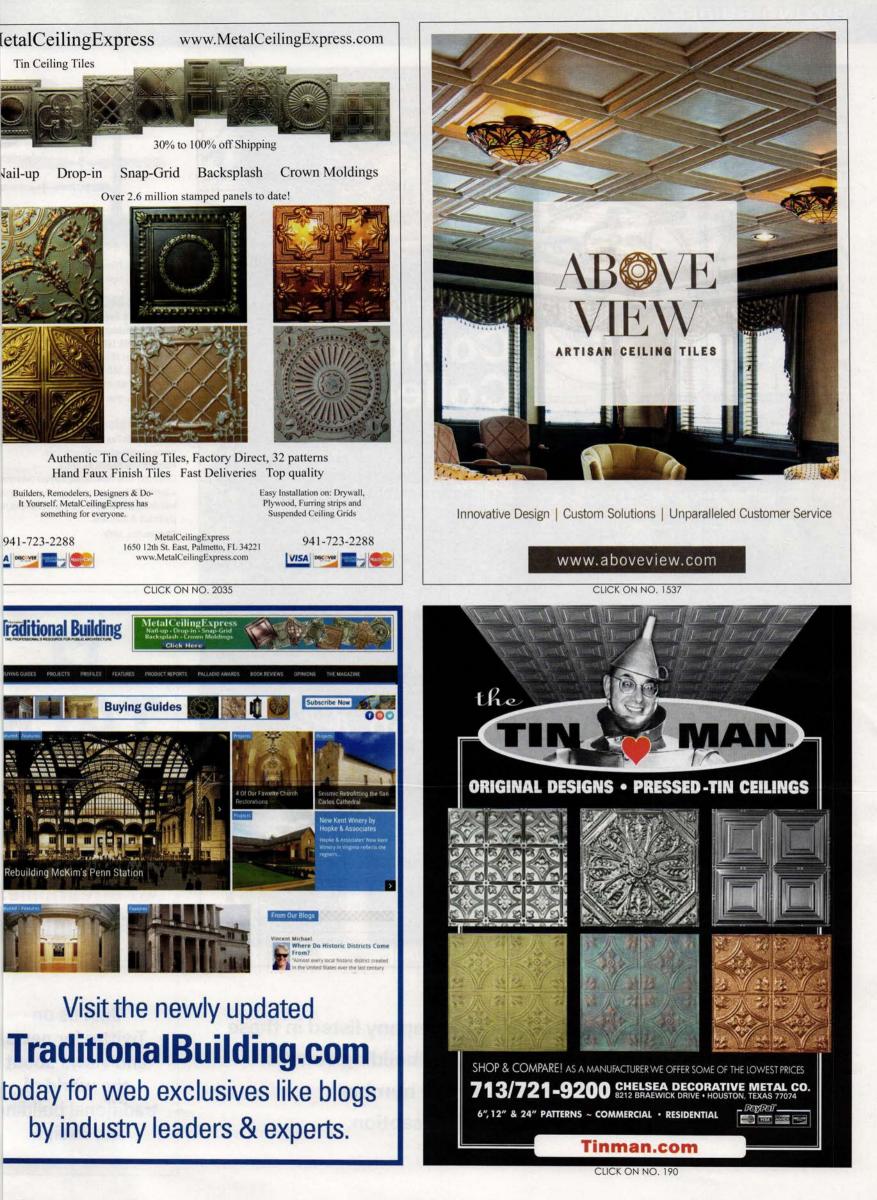


This Oriental-style ceiling was created using pressed-tin panels from W.F. Norman Corr

W.F. Norman Corp. 800-641-4038; Fax: 417-667-2708 www.wfnorman.com Nevada, M0 64772

Manufacturer of sheet-metal ornament: hundre of stock designs; cornices, moldings, brackets, pressed-metal ceilings, roofing, siding, finials & more; zinc, copper & lead-coated copper; duplic tion from samples or drawings. Click on No. 520

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Woolen Mill Fan Co. 717-382-4754; Fax: 717-382-4275 www.architecturalfans.com New Park, PA 17352 Manufacturer of decorative ceiling fans: histo new designs; belt-&-pulley models & beltless gle-motor units; iron, bronze & aluminum cas Click on No. 316

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Interior Lighting



ntic Designs' Armillary chandelier mea-8- in. high and 28-in. dia. Its is made of solid nd is shown in an antiqued brass finish.

entic Designs -9416; Fax: 802-394-2422 uthenticdesigns.com upert, VT 05776

cturer of historical lighting fixtures & speetal products: chandeliers, lanterns, sconces lamps crafted in brass, copper, terne metal & t maple; Early American & Colonial; CUL/UL r wet & damp locations; library binder \$30. I No. 60



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P Lamp Supply, Inc. -3450; Fax: 931-473-3014 vplampsupply.com noville, TN 37110

aler of traditional lighting parts for repair, tion & fabrication of interior light fixtures; an 7,500 parts ready to ship nationwide; sells umer under Antique Lamp Supply brand: 352.

n No. 1151



nd Ball Lighting restored this historic handelier.



This double-cone chandelier was created by **Deep Landing Workshop**.

Ball & Ball Lighting 610-363-7330; Fax: 610-363-7639 www.ballandball.com

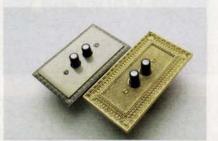
Exton, PA 19341

Fabricator of historical lighting: chandeliers, sconces, pendants, lanterns & table lamps; Early American & Turn of the Century styles; antique & salvaged originals, new designs, custom work & reproductions; stair handrails; restoration services. Click on No. 7660

Deep Landing Workshop 877-778-4042; Fax: 410-778-4070 www.deeplandingworkshop.com Chestertown, MD 21620

Manufacturer of custom lighting fixtures: chandeliers, sconces, pendants & lanterns; new designs, historic reproductions & custom work; handcrafted in wood, tin, brass or copper; glass, mica or alabaster shades.

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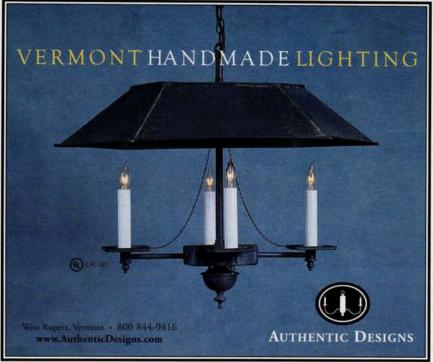




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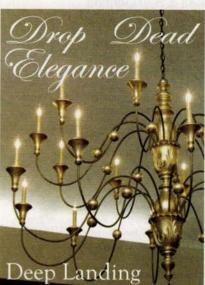




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Workshop A 115 Deep Landing Rd Chestertown Maryland 21620

Chestertown Maryland 21620 877-778-4042 fax 410-778-4070 www.deeplandingworkshop.com CLICK ON NO, 809



The Slaven sconce from Lantern Masters is one of the company's many period-style fixtures.

Lantern Masters, Inc. 818-706-1990; Fax: 818-706-1988 www.lanternmasters.com Westlake Village, CA 91362

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The Hampton Copper Lantern Wall Light with Bracket, shown here; from Lanternland; is traditional Antique Copper finish with Seedy

Lanternland 855-454-5200; Fax: 480-962-1997 www.lanternland.com Mesa, AZ 85210

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Click on No. 2076



St. Louis Antique Lighting Company manufactured several sizes and types of lic ing for the historic Cosmopolitan Hotel and Restaurant in San Diego, CA.

St. Louis Antique Lighting Co 314-863-1414; Fax: 314-863-6702 www.slalco.com Saint Louis M0 63130

Saint Louis, MO 63130 Manufacturer & supplier of architectural light styles; historical reproductions & custom ligh restoration services; commercial & ecclesias projects. Click on No. 6190

Mantels & Fireplaces

3-3562; Fax: Same as phone roncrafters.com ury, NY 11590

acturer of ornamental metalwork: railings, e, fireplace doors, mantels, hardware & canas; handcrafted & hand forged.

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rlington mantel from **Chesney's** is hand in limestone.

SNEY'S D-0609; Fax: 646-840-0602 chesneys-usa.com ork, NY 10022

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ini Marble & Stone provided the marble scustom fireplace.

rini Marble & Stone 7-5466; Fax: 714-547-7282 chiarini-marble.com Ana, CA 92701

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800-392-6896; 610-275-4713; Fax: 610-275-6636 www.felber.net

Parkesburg, PA 19365

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Motawi Tileworks 734-213-0017; Fax: 734-213-2569 www.motawi.com Ann Arbor, MI 48103

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Motawi Tileworks provided the tile for this fireplace; the pattern and hues are from the Zelda style group.



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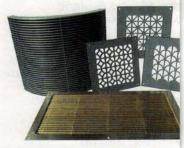
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nster. MA 01453 acturer of grilles & registers: for forced-air & elocity systems; cast iron, brass, aluminum, k wood; handcrafted to last for generations. on No. 5810



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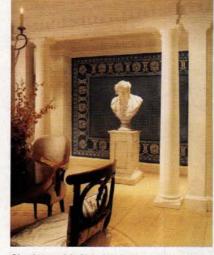
Restorer, designer & fabricator of stained-glass windows: faceted glass, mosaics & hand-crafted wood, aluminum & steel frames; protective glazing systems vented for stained-glass conservation, U.S. patent #7607267; replicates lost stained-glass windows. Click on No. 7690



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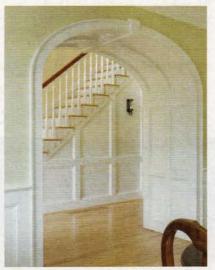
Chadsworth's Plain PolyStone columns with Roman Doric capitals and attic bases are used with the company's authentic replication plain Roman Doric pilasters to add architectural interest to this hallway.

Chadsworth Columns 910-763-7600; Fax: 910-763-3191 www.columns.com

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Detailed millwork is one of many features of the building kits provided by **Connor Homes**.

Connor Homes 802-382-9082; Fax: 802-382-9084 www.connorbuilding.com Middlebury, VT 05753 Home builder: homes & more; follies, garden houses, pool houses, storage sheds; mantels, kitchen cabinets, barns, millwork, paneling, windows, stairs & stair parts.

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This woodwork ornament is the work of **Decorators Supply**.

Decorators Supply Corp. 800-792-2093; Fax: 773-847-6357 www.decoratorssupply.com Chicago, IL 60609

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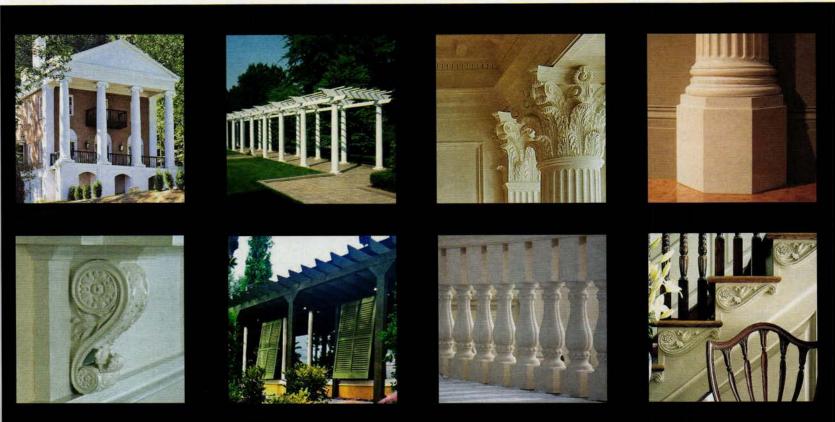
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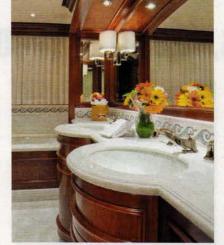
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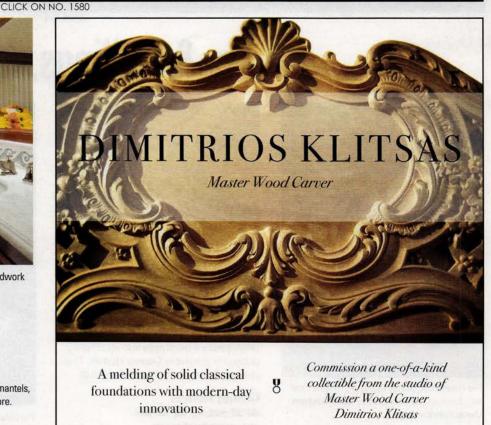
saic Millwork 10-1862; Fax: 973-458-0431 .passaicmillwork.com on, NJ 07508 facturer & supplier of stairs, railings & parts:

ar, elliptic, spiral & straight stairs; columns & gs; stock & custom moldings in pine, poplar &



Zepsa fabricated the custom interior woodwork for this bathroom.

MDF lumber cut to size. **Zepsa Industries, Inc.** 704-583-9220; Fax: 704-583-9674 www.zepsa.com Charlotte, NC 28273 Supplier of architectural woodwork: stairs, mantels, paneling, wine cellars, furniture, doors & more. **Click on No. 1996**



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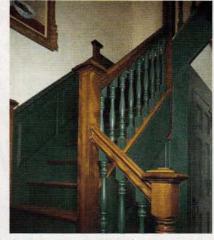
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This ornate custom stair railing with a floral motif was designed and fabricated by **Bill's Custom Metal Fabrications**.

Bill's Custom Metal Fabrications 516-333-3562; Fax: Same as phone www.ironcrafters.com Westbury, NY 11590

Manufacturer of ornamental metalwork: railings, furniture, fireplace doors, mantels, hardware & candelabras; handcrafted & hand forged. Click on No. 1270



Detailed stairs is one of many features of the building kits provided by **Connor Homes.** These stairs can be seen in the Oliver Haines House.

Connor Homes 802-382-9082; Fax: 802-382-9084 www.connorbuilding.com Middlebury, VT 05753

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The balusters of this stair railing were supplied by King Architectural.

King Architectural Metals 800-542-2379; Fax: 800-948-5558 www.kingmetals.com Dallas, TX 75228

Wholesale supplier of ornamental & architectural metal components: staircases, handrails, gates, fences, furniture, mailboxes, lampposts, finials & fireplace screens; wrought iron & aluminum. Click on No. 418



This staircase and the red oak cap rail were fabricated by **Passaic Millwork**.

Passaic Millwork 973-210-1862; Fax: 973-458-0431 www.passaicmillwork.com Haledon, NJ 07508

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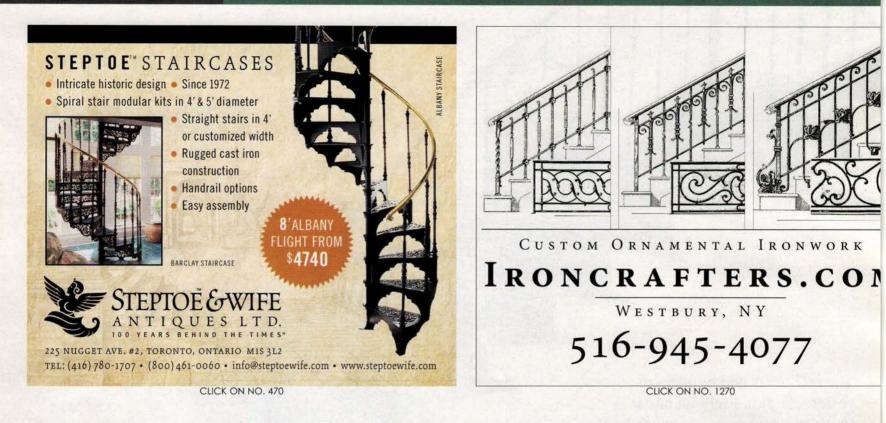


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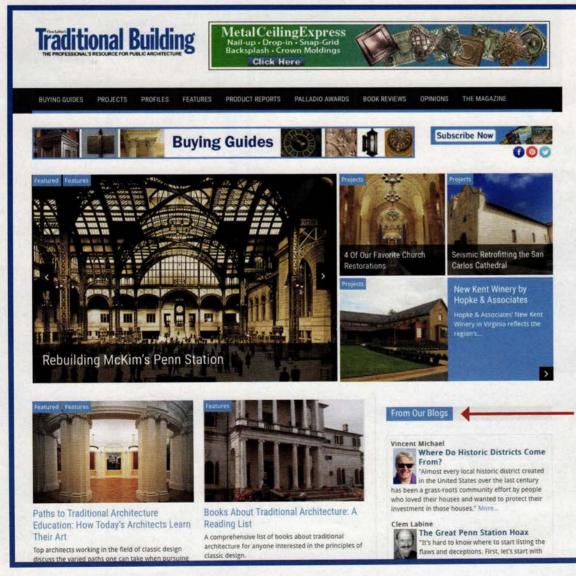
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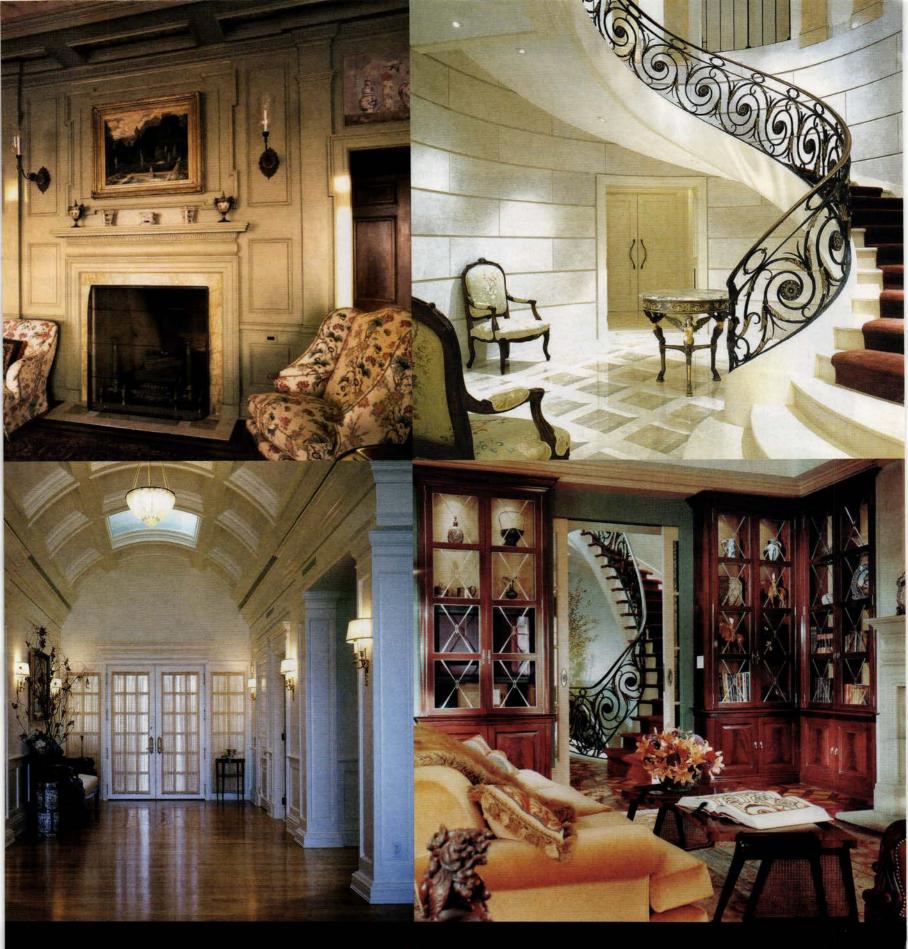
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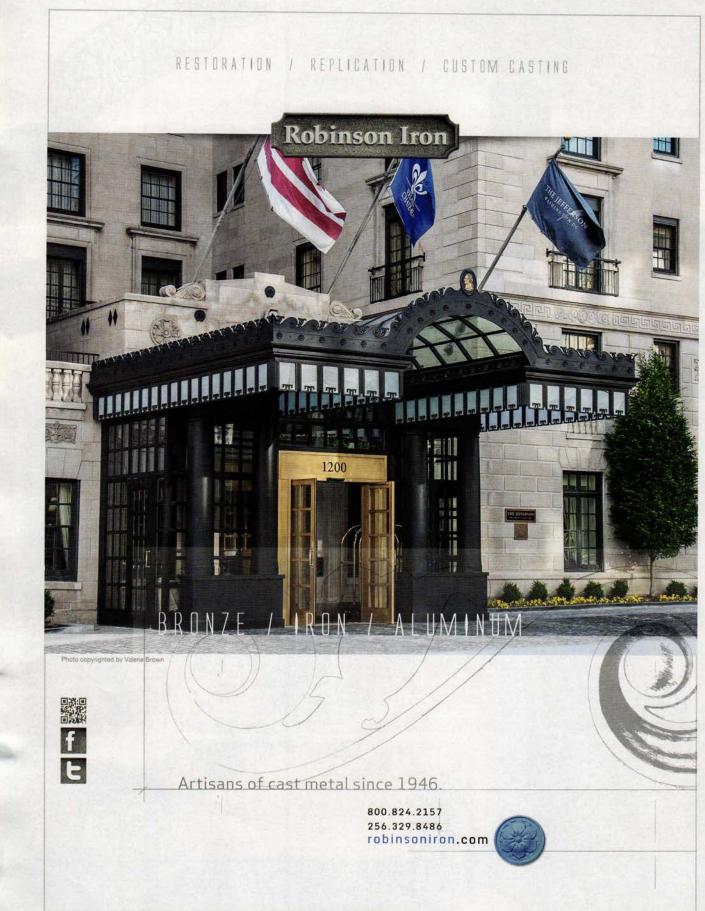
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This Kensington is one of the historically style iron staircases available from **Steptoe & W**

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This custom-forged, cast-bronze and -iron st railing was fabricated by Wiemann Metal

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Stone, Salvaged

Architectural Accents Architectural Antiques (MN) The Building Reclaimers Gavin Historical Bricks, Inc. Old Wood Workshop, LLC Southern Accents Architectural Antiques

Stoves, Antique Original

American Historic Hardware Restoration Resource

Timber Frames, Antique & Salvaged

Aurora Mills Architectural Salvage Inc. The Building Reclaimers Carlson's Barnwood Co. Chestnut Specialists, Inc Foster Wood Products Reclaimed Wisconsin Southern Accents Architectural Antiques

Timbers, Antique & Salvaged

The Building Reclaimers Carlson's Barnwood Co. Foster Wood Products Goodwin Company Reclaimed Wisconsin Southern Accents Architectural Antiques Sylvan Brandt LLC

Windows, Antique

Architectural Accents Architectural Antiques (MN) Architectural Antiques of Indianapolis Carlson's Barnwood Co. Eron Johnson Antiques Restoration Resources Seekircher Steel Window Corp. Southern Accents Architectural Antiques Sylvan Brandt LLC

Wood Boards, Antique & Salvaged

Architectural Antiques of Indianapolis Aurora Mills Architectural Salvage Inc. The Building Reclaimers Carlson's Barnwood Co. Chestnut Specialists, Inc Foster Wood Products Goodwin Company Old Wood Workshop, LLC Reclaimed Wisconsin Southern Accents Architectural Antiques Sylvan Brandt LLC

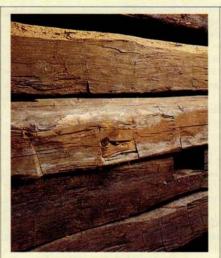
Wood Flooring, Antique

Aurora Mills Architectural Salvage Inc. BABA Antique Wooden Flooring Co. The Building Reclaimers Carlson's Barnwood Co. Chestnut Specialists, Inc Foster Wood Products Goodwin Company Old Wood Workshop, LLC Reclaimed Wisconsin Southern Accents Architectural Antiques Sylvan Brandt LLC

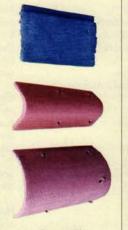
YOUR COMPREHENSIVE GUIDE TO COMPANIES SPECIALIZING IN HARD TO FIND ARCHITECTURAL ANTIQUES



This casement window is one of thousands repaired annually by Seekircher Steel Window Corp.



Sylvan Brandt offers antique hand-hewn beams in lengths from 6 to 40 ft.



Auburn Tile specializes in four lines of tile in a variety of colors finished in either a brushed or smooth finish.



Lighting fixtures, furniture, columns, antique doors are among the many items offered by **Southern** Accents Architectural Antiques.



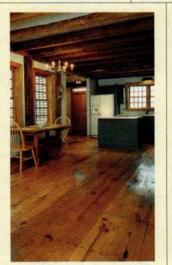
Bathroom Machineries has an extensive line of restored faucets and valves.



The Bath Works offers several vintage bathtub designs including this St. Bordeaux with an aged patina.



This Mission style doorknocker fabricated in hammered bronze is available from **Aurora Mills Architectural Salvage.**



Antique random-width wide-plank oak from **Chestnut Specialists** can be used to create custom flooring.



Architectural Antiques (PA) specializes in restoring architectural salvage to meet the needs of clients.



From a 19th century Denver area mansion, this pair of antique, finials ori inally flanked a grand staircase outdoo Each features a spiral finial above a larc flattened ball of openwork C-scrolls ar is supported on four legs; its available from **Eron Johnson Antiques.**



This lighting fixture is one of the many available from **C. Neri Antiques.**



The Brass Knob Architectural Antiques has an extensive collection of authentic antiques dating from 1850-1940.



This Ornate 12'Soda Fountain Back Bar with stained glass and marble top is one of many unique items available from Architectural Antiques of Indianapolis.



one of the more than 300 available from **Metropolitan Artifacts** in their 28,000-sq.ft. showroom.



This antique wood flooring by **Old Wood Workshop** is just one many salvaged & antiq flooring available.

YOUR COMPREHENSIVE GUIDE TO COMPANIES SPECIALIZING IN HARD TO FIND ARCHITECTURAL ANTIQUES



Architectural Antiques (MN) offers a changing wentory of antique architectural elements including lighting, hardware plumbing, stained glass, doors, mantles, stone, iron and more.



American Historic Hardware offers a wide selection of original hardware, all cleaned and researched, such as this door lock set.



Timber frame structures are one of the many specialties of **Reclaimed Wisconsin**.



rchitectural Accents' 30,000 sq. ft. showroom holds a comprehensive selection of 17th 18th and 19th century architectural antiques and reproductions.



Restoration Resources' 7,000-sq.ft. showroom displays an extensive collection of antique architectural salvage and vintage artifacts.



Available at **B&P Lamp Supply**, these early 20th century Schoolhouse Opal Pendant Shades have a wonderful nostalgic appeal and their versatile designs are currently popular in residential and commercial applications.



Salvaged flooring is one of the many items provided by The Building Reclaimers.



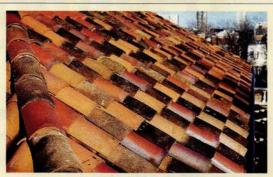
ChimneyPot.com stocks more than 1,200 chimney pots in a wide variety of styles, sizes and finishes.



Brosamer's Bells offers a wide selection of restored historic bells.



The antique reclaimed wood in this room was supplied by **Goodwin Company**.



This salvaged clay Mission tile was supplied by **Tile Roofs.**



This residence features Fumed Antique Oak flooring set in a chevron pattern by **BABA Antique Wooden** Flooring Company.



Carlson's Barnwood supplied the siding for this house in Colorado.



Foster Wood Products supplies select new and reclaimed flooring.



Gavin Historical Bricks supplied its reclaimed Old English Cobblestones for this driveway in Montecito, CA.

BOOK REVIEW

Reviewed by Clem Labine

Traditionalism's Global Thrust

Traditional Architecture: Timeless Building for the Twenty-First Century

By Alireza Sagharchi and Lucien Steil; Foreword by HRH The Prince of Wales; Preface by Leon Krier Rizzoli International Publications, New York; 320 pp; hardcover; over 350 full-color images; \$65 ISBN: 978-0- 8478-4080-9



izzoli has provided reassurance for any traditionalist architect who has felt that he or she was a lonely voice crying in a Modernist wilderness. This beautifully produced and lavishly illustrated volume refutes all the pejorative adjectives that Modernist critics gleefully attach to traditional designs and puts traditionalism on an equal theoretical and aesthetic footing with all the other fashionable "-isms" that mesmerize the brains of the world's taste-makers at any given moment. Although this opus can be viewed as just another coffee-table book, it is really much more than that: It's a valuable show-and-tell didactic piece that can demonstrate to any wavering client or building committee that modern traditional architecture has come out of the closet and achieved acceptance and respectability on a global scale.

This survey of the world's contemporary tra-

ditionalism consists of two major sections. The first part, which gives the book its persuasive power, consists of nearly 300 pages of sumptuous full-color photographs of 130 projects in 33 countries, ranging from Australia to the U.S.A., and including such other countries such as England, the Netherlands, Spain, Bangladesh, Russia and Tunisia. When viewed as an entire collection, the photos show a breathtaking scope and diversity of traditionalism around the world – inspired by wide-ranging cultural, geographic and climactic variations.

The photos vividly demonstrate the internal contradictions of Modernist ideology, for while preaching an eternal need for creativity and innovation, Modernism has managed to create cities around the world that have a numbing sameness. Shanghai looks like Manhattan on steroids. The authors show convincingly that there is growing pushback against homogenized global Modernism – with its intentional erasure of any historical sense of place.



RIGHT: London, England: For this new mixed-use building on Tottenham Court Road, Quinlan & Francis Terry Architects designed a nine-bay facade – 100 ft. wide –

in natural limestone, bronze and glass,

Peterhof, Russia: Ivan Kniazev and Irina Efendieva designed this new "summer palace" banqueting hall as an addition to a large hotel and restaurant in Peterhof.

On average there are 2-3 photos of each project plus a couple of paragraphs of description. The images are intended only to illustrate the traditional architectural character of each project and don't get down to a granular level, such as drawings showing plans, details or elevations. But that is not a flaw in this context because the intent of this visual survey is to demonstrate the global march of traditionalism.

The book's second major part consists of several essays that set out the intellectual case for traditionalism. The Prince of Wales notes that the new traditionalism is an essential vehicle for passing on knowledge, skills and cultural continuity – values that hold societies together. Leon Krier makes the case that traditional architecture is not a historical but rather a technological heritage.

The book's creators, Alireza Sagharchi and Lucien Steil, argue that traditional architects use

local typology, technology and architectural elements that inevitably create innovative buildings that enhance and enrich the special character of their locality. Samir Younes, in the book's principal essay, examines the intellectual lineage of modern traditional architecture and builds the theoretical armature on which the case for traditionalism as a valid contemporary option rests. He nicely epitomizes his case thusly: "Blindly repeating a tradition is an affront to reason. Blindly rejecting a tradition is also an affront to reason."

Traditional Architecture offers an optimistic vision of a new breed of modern architects working with an awareness of sustainability, local culture and continuity of building crafts. These architects have the depth of understanding to enrich the future while honoring the past.

Clem Labine is the founder of Old House Journal, Traditional Building and Period Homes magazines.



LEFT: Oklahoma City, OK: Cram & Ferguson Architects added new context-sensitive transepts and tower to St. Edward's Chapel – originally built by the firm in 1949.

RIGHT: Lugano, Switzerland: For the American School in Lugano, David Mayernik composed a comprehensive plan where buildings, passages and piazzas create a harmonious urban ensemble.



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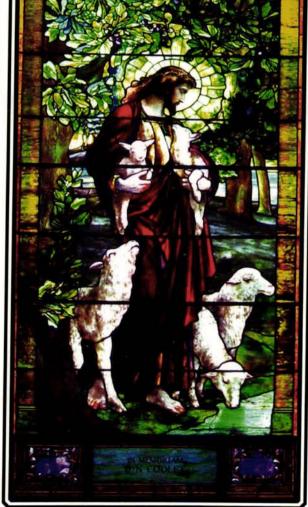
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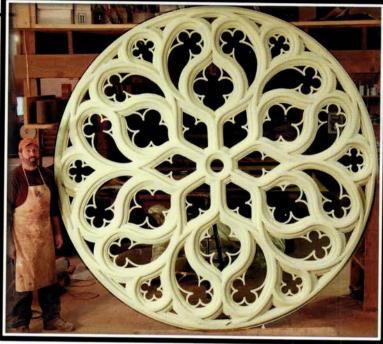


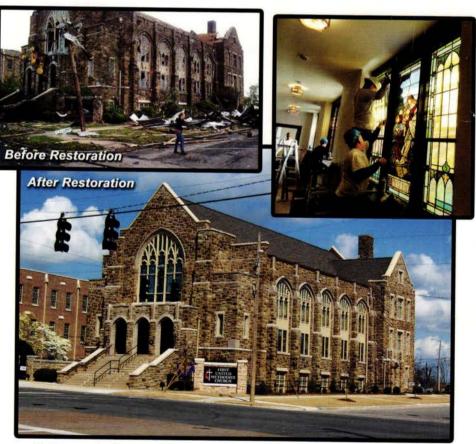




Louis Tiffany's "The Good Shepherd", exhibited at the 1893 World Columbian Exhibition. Tiffany's stained glass masterpiece was restored by Bovard Studio Inc. for St. Luke's United Methodist Church in Dubuque, Iowa.

Bovard Studio's Woodshop created this new rose window frame with plantation grown mahogany for the First Presbyterian Church in Fort Smith. Arkansas. Note: We also fabricate and install ornate aluminum frames.





Before and after photos of the F4 tornado damage to the First United Methodist Church of Cullman, Alabama restored by Bovard Studio Inc

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