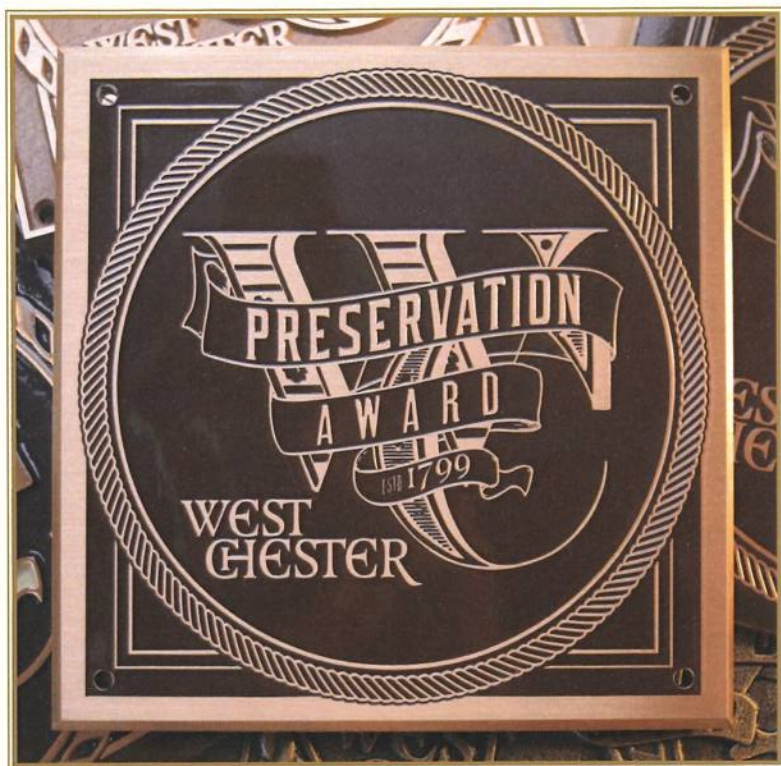


THE WEST CHESTER DOWNTOWN FOUNDATION

presents

THE *Twelfth Annual*



AWARDS CEREMONY

OCTOBER 19, 2023

The Chester County History Center



225 N HIGH ST.
WEST CHESTER, PA
19380



Preservation Legacy Award

STANFORD ROLAND ZUKIN

This year the West Chester Preservation Awards program recognizes Stanford Roland (Stan) Zukin for the West Chester Preservation Legacy Award. Stan was a successful local pharmacist, businessman, entrepreneur, and real estate developer. Stan played a significant role in developing the vibrant and successful West Chester that we experience today. He collaborated with those who shared his vision to grow West Chester and influenced others to do the same. His focus was on community and keeping everything local.

This award is given posthumously due to Stan's passing on January 15, 2018.

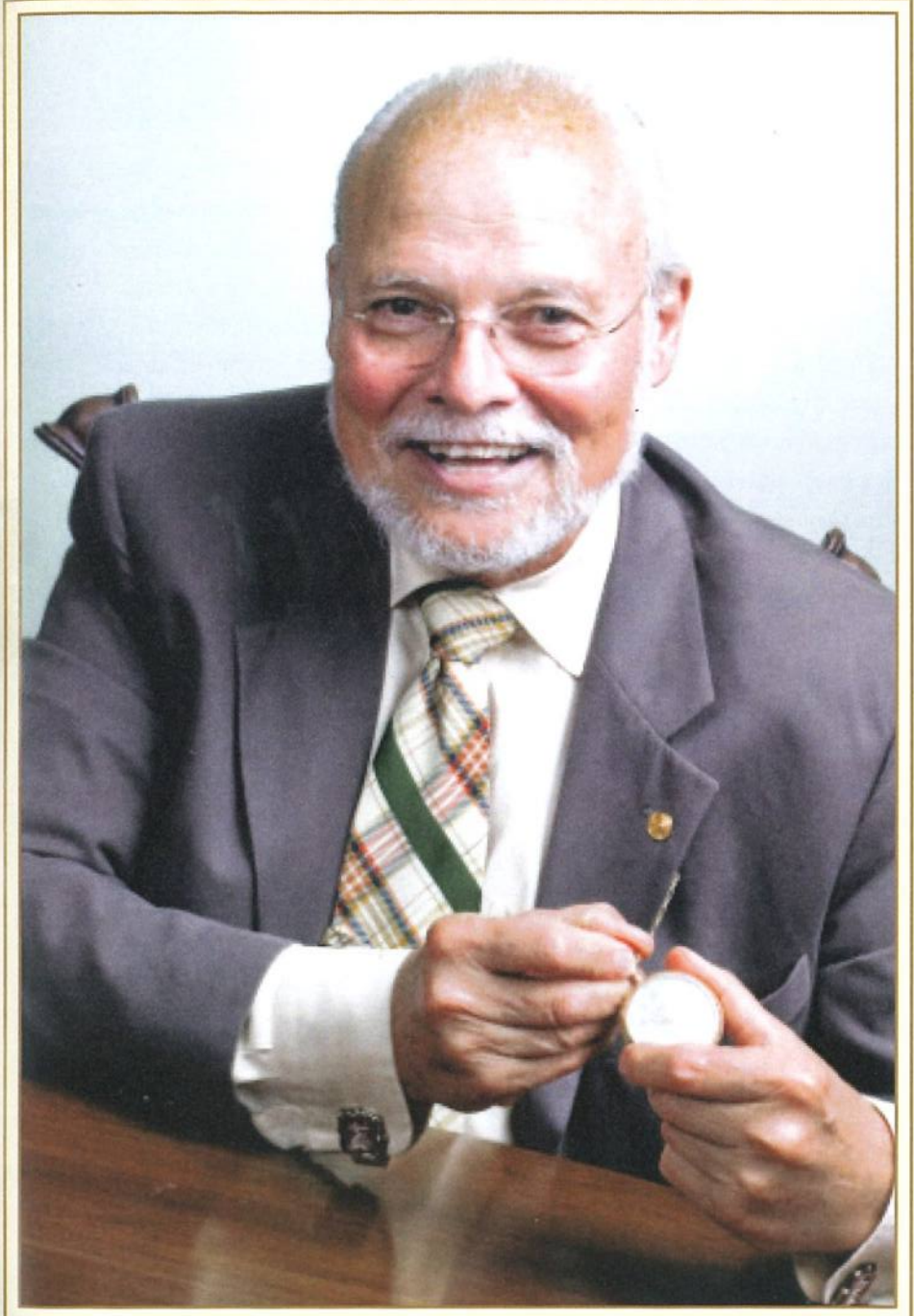
Stan, with his twin brother Ron Zukin purchased a small local business, Thatcher's Pharmacy, in 1964 that quickly became a cornerstone of his beloved adopted hometown, West Chester. At that time, the borough had a thriving downtown retail and business community. During the sixties and seventies, the emergence of shopping malls altered the geography of retailing. The West Chester downtown shopping

district was severely affected. During the mid-1970's businesses were closing at an alarming pace. It is difficult to believe our now flourishing borough was once considered desolate, with over 60% of its commercial spaces vacant.

Stan's first major real estate purchase was the Spence Building, at 29 East Gay Street, in 1978. Stan's connection to the community and its history sparked his interest in the preservation, restoration and then re-adaptive use of West Chester's buildings. Over the years Stan grew Zukin Realty into a company that owns and manages approximately sixty properties in the borough. His focus on developing West Chester was through carefully choosing businesses to work with. West Chester does not have many national franchises in town. Stan focused on local businesses.

In the early 1990's Stan retired as a pharmacist to focus on real estate development full time. The County Services Buildings moved out of West Chester, and the downtown was still suffering 60% commercial

Preservation Legacy Award



Preservation Legacy Award

vacancy rates. During this period Zukin Realty began working with local banks to purchase properties at a time when their survival was not guaranteed. By doing so, he preserved a significant part of the borough's historic architectural fabric for future generations. In addition to his real estate activities Stan supported organizations working to improve and preserve West Chester. He worked for the formation of the West Chester BID (Business Improvement District) and served on the West Chester HARB (Historical and Architectural Review Board).

Since the very beginning of the West Chester Preservation Awards program, the West Chester Downtown

Foundation has recognized Stan's preservation achievements. Zukin Realty has been the recipient of five West Chester Preservation awards which are listed on the following page. Beyond Stan's commercial real estate ventures, he purchased Eyre View, a neglected historic estate on North High Street. Over the years Stan worked to restore and improve the property. Today it is a familiar landmark when entering the north end of town. Stan's vision for West Chester has been integral to creating the town as it exists today. Stan's lasting impact on West Chester is continued through Zukin Realty, now operated by his children Wayne, Scott, and Lori, as they continue his legacy in purchasing, preserving, and restoring historic buildings in West Chester.

Preservation Legacy Award

ZUKIN BRICKS AND MORTAR AWARDS

2011

5 North Church Street

Formerly the Village Record, Joel's Dress Shop and now Yori's Bakery. Zukin Realty purchased this building from the county in 2010. The building was vacant, desolate, and set for demolition. Zukin structurally repaired and carefully restored the building into three apartments and one first floor commercial space.

2012

38-44 East Market Street

Formally Rubenstein's and a Cigar Shop, Zukin Realty purchased this building when it had been vacant for about 15 years. This property was renovated and restored into ten apartments and one first floor commercial space, currently Santino's Tap and Table.

2015

33-39 West Market Street

The reconstruction of the sidewalk canopy restores a significant architectural element in the center of West Chester's historic district.

2017

119 East Gay Street

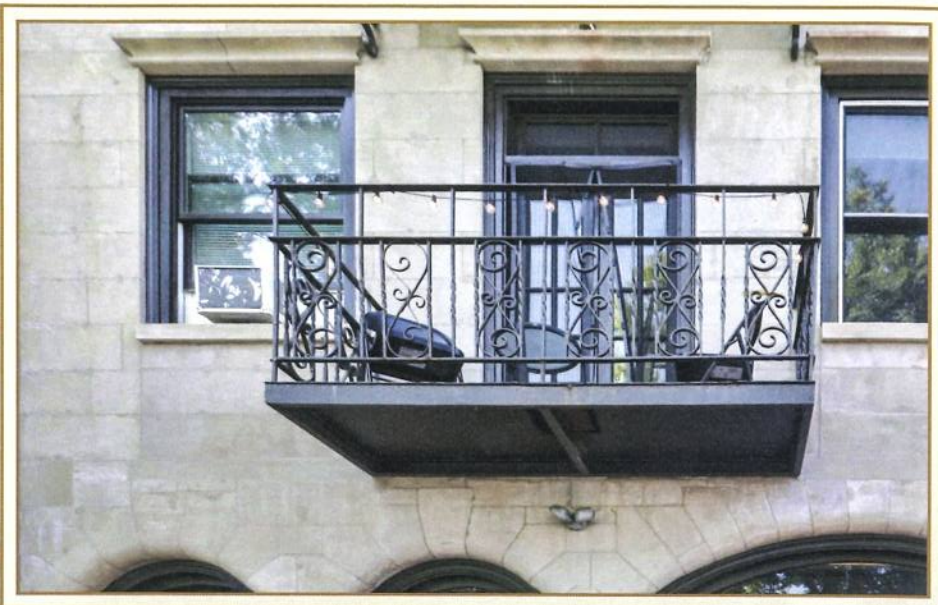
After purchasing the building, the Zukin family did historical research and found photographs which when combined with their preliminary demolition discoveries aided development of a final plan which restored much of the building's original appearance.

2023

29 East Gay Street

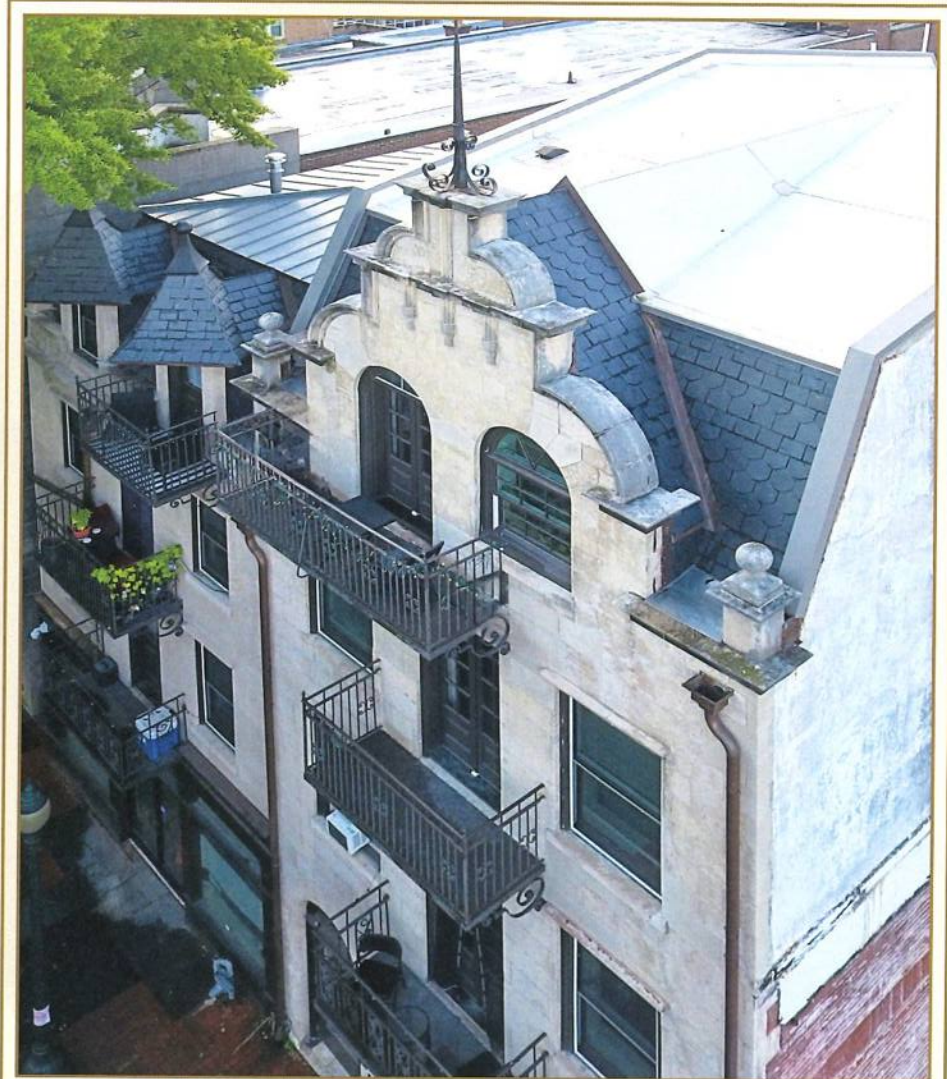
The Spence Building restoration.

*Bricks
& Mortar*
THE SPENCE BUILDING



*Bricks
& Mortar*
THE SPENCE BUILDING

The Spence Building has a long and rich history. Its restoration and adaptive reuse are an important contribution to West Chester. The project is an excellent example of an owner collaborating with borough entities to achieve a positive outcome that is beneficial to all.



RESTORATION OF THE SPENCE BUILDING

29 E. GAY STREET

Owner: Zukin Realty

Designer: PZS Architects and the Robert Powers Company

General Contractor: Zukin Realty

Masonry Restoration: Blue Moon Masonry, LLC

Slate Roof Restoration: Erwin Krantz

29 East Gay Street has long been known as the Spence Building, named after James Spence who operated "Spence's Central Café and Restaurant" there from 1896 to 1925. The building was originally built circa 1890. Spence's recipe was to provide quality food with "Attentive waiters, with long experience" including "pleasant and comfortable ladies rooms on the first floor." In 1906 Mr. Spence expanded his building onto the adjacent lot and added a fashionable façade featuring balconies and French doors. The building became a local landmark described as "one of the finest business places in the borough."

In 1934 the Quaker Baker was opened by the Nagle family who owned the building until 1978.

From 1978 to 2016 Zukin Realty operated the structure as an apartment building with various restaurants on

the first floor. In 2022 Zukin Realty undertook an effort to preserve the entire original building that included a rear addition to expand the structure's capacity. The concept design features a first-floor restaurant/retail space and provides eleven upper floor apartments.

They planned to replace the exterior's crumbling white brick façade with stucco, however, as the brick was removed the original sandstone façade was discovered underneath. This led to a new plan that called for repair and preservation of the original sandstone exterior. Features and details were carefully repaired or replicated by Blue Moon Masonry, LLC. A new first floor storefront was created, and appropriate exterior windows and doors were installed throughout.

The texture of the sandstone complements the curving shape of the

doorway and the first-floor window wells. Interior features were preserved where possible. The original interior access stairway and railings leading to the apartments have been preserved.

When construction started, the original roof was still on the building,

and it needed to be replaced. Zukin found a quarry in NY State that could provide new material matching the color and characteristics of the original slate roof. Erwin Krantz, a roofer with extensive knowledge in historic work custom cut each piece.

