

JUNE 2020  
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# RETAIL RENOVATIONS



Above: "Audubon Village Shopping Center at Night" Photo by Phil Donnelly

## Dever Architects is Celebrating 35 Years: Retail Center Renovations

In honor of Dever Architects' 35th anniversary, all our 2020 newsletters will reflect on the projects and clients that made such a milestone possible, as well as the projects and clients that will keep us around for the next 35 years.

Dever Architects has years of varied experience in our 35 year history. But one of the types of architecture that we have decades of experience in, is retail centers. While we have designed new centers, we have renovated many centers and incorporated existing buildings where possible.

Previously mentioned in the December 2019 newsletter, Audubon Village Shopping Center is now a multi-award winning project, as it was featured in the Mid-Atlantic Real Estate Journal's Best of 2019 issue and was a recipient of a Professional Award from the 15th Annual Society of American Registered Architects PA Design Awards.

This old center, built in multiple additions from the 1960s to the 1990s, was dated and mis-matched with an empty anchor tenant shell, despite many smaller tenants. We came up with a cohesive, traditional design that not only spanned the two halves of the center and its mis-matched components, but also worked with the local vernacular, so that the retail center fit in with the rest of the community.

The final, updated look helped bring Redner's Fresh Market in as an anchor tenant, bringing a much needed amenity to the area.

Another center that incorporated an existing building and was designed for the same client, Westover Companies, is Dever Architects' Maple Lawn Village Shopping Center.





Above: "Maple Lawn Village Shopping Center" Photos by Dave Clemente

Built in 1992, the Maple Lawn Village was built on the site of a historic, stone barn. The two retail strips and other outlying buildings were each carefully placed to complement the existing historic structure. Each material used was selected to enhance the original barn's structure – the stone, siding, and wood detailing were all carefully studied before the final choices were made.

Finally, the barn itself was renovated to further enhance the retail center. A 2-story wood framed entrance vestibule was built to bring the barn up to current energy codes and to make the formidable stone barn more approachable. This barn is still being used today as a gallery and framing studio.

The owners were so pleased with our work that we were asked back to Maple Lawn Village for the Ace Hardware fit-out and shell modifications for the Planet Fitness space.

Maple Lawn Village Shopping Center was a finalist for the 1992 Commerce Bank sponsored Delaware Valley Building Excellence Awards in the retail category.

Whether the newly renovated center has been operational for 5 months or 18 years, both of these Dever Architects renovated retail centers currently have at least an 80% occupancy rate, bringing necessary stores and services to formerly outdated centers while providing the owner with secure tenants.



Above Left: "Framing Gallery at Maple Lawn Village Shopping Center" Photo by Dave Clemente

Above Right: "Audubon Village Shopping Center" Artwork by Allison Klingler

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