



Joan F. Lyon

August 7, 1939 - June 3, 2026

Joan Frances Lyon died on June 3rd 2026. She was 86. Joan was born in Philadelphia on August 7th, 1939 to Herbert W. Lyon and Mary Bradley Lyon. She is survived by brother Herbert Lyon and his wife Louise Lyon of Suffield, CT; Nephew Ted Lyon of Winchester, MA, his wife Margaret, and their sons, James, Andrew, and William; and nephew Gregg Lyon of Longmeadow, MA, his wife Kristin, and their sons, Brendan and Brody.

After graduating from Merion Mercy Academy, Joan obtained a two-year degree in Business from Cabrini College (then an all-girls college) and later attended evening classes at Saint Joseph's University while working full time at IBM, ultimately obtaining a Bachelor's Degree in Business. Over a 31-year career at IBM (1959 to 1990), she rose through the ranks of the administrative side of the company during the era in which IBM's mainframes were defining the global computing industry. She directed increasingly large administrative staffs, managed facilities, budgets, vendors, and supporting technologies, eventually managing the entire administrative staff at IBM's Regional Headquarters at Commerce Square in Center City, Philadelphia. When IBM later moved its Regional Headquarters to Wayne, Joan moved with it.

Upon retiring from IBM in 1990, Joan launched into a second career in residential real estate, becoming an agent for Century 21 Rambo (later Century 21 Norris) in Phoenixville. Through her people skills and keen

intellect, she quickly found success in real estate. Her work as a realtor further expanded and cemented Joan's extensive ties to the community, where her network of friends, colleagues, clients, and clergy would prove essential in her later work helping to bring about affordable housing for the Phoenixville area.

As a Founding Incorporator of PETRA Community Housing, Joan showed an unwavering commitment to bringing about brick-and-mortar housing solutions for low-income families, the elderly, and those with disabilities. Joan was instrumental in enabling PETRA to eventually purchase three vacant former factories in Phoenixville and Spring City and transform them into a total of 139 affordable rental units-one of which is now called The Joan Lyon House. She served PETRA actively from its inception in 1994 to 2021. In addition to being a Founding Incorporator and dedicated Board member, her roles included Governing Director, HUD Entity Director, Interim Executive Director, and Emeritus Director. She found particular joy in connecting directly with residents, regularly volunteering to call bingo at Flag House, where laughter and community gathered around her.

Joan was very active for many years with Saint Mary's Church in Phoenixville, donating her time across many fronts. She was a standing member of the finance committee, taught religious education classes, provided bereavement counseling, chaired fundraising events, served as a Eucharistic Minister, and worked with patients at the Memory Unit of Parkhouse Nursing and Rehabilitation Center.

Joan lived with and cared for her mother, Mary ("Mimi") until her death in 1991. They moved from the Overbrook section of Philadelphia to Phoenixville in 1979. Joan was protector, supporter, and loving companion to her mother throughout her life.

Joan was unapologetically old school and traditional. Astute, organized,

informed and energetic, she was a force to be reckoned with. Her unyielding integrity, work ethic, professionalism, and adherence to ethics, manners, and civility made her respected in any realm. Joan was a stalwart fan of the Phillies and the Eagles. She was quick to smile, loved to laugh, loved children, and was always ready to do a favor for anyone. Her loss leaves a tremendous hole for the many, many people whose lives she touched.

Family and friends are invited to attend her funeral mass in the St. Mary of the Assumption Catholic Church, 212 Dayton Street, Phoenixville, PA on Thursday, June 11, 2026 at 11:00 AM. Officiating will be Rev. John Hutter and Rev. Thomas Kletzel. Burial will be held privately in Holy Cross Cemetery, Yeadon, PA. Friends will be received in the Church on Thursday morning from 9:00 AM - 10:45 AM. In lieu of flowers, memorial contributions may be made in her name to PETRA Community Housing by visiting <https://petrach.org/donate/>. Arrangements are being handled by the Campbell-Ennis-Klotzbach Funeral Home, Inc., Phoenixville, PA. Condolences may be offered online by visiting www.PhoenixvilleFuneralHome.com.

Cemetery Details

Private

Previous Events

Visitation

JUN 11. 9:00 AM - 10:45 AM (ET)

St. Mary of the Assumption Catholic Church
212 Dayton Street
Phoenixville, PA 19460

Mass

JUN 11. 11:00 AM - 12:00 PM (ET)

St. Mary of the Assumption Catholic Church
212 Dayton Street
Phoenixville, PA 19460

Tribute Wall

CC

“ *Chris Carroll's Wedding 1985*



Chris Carroll, Cousin - June 11 at 07:18 AM

CC

“ *Family memories from
Chris Carroll*



Chris Carroll, Cousin - June 11 at 07:09 AM

CC

“ *2 files added to the tribute wall*



Chris Carroll, Cousin - June 11 at 06:28 AM

CC

“ 1 file added to the tribute wall



Chris Carroll-Cousin, daughter of Claire - June 11 at 06:12 AM

TB

“ The Ohio Bradleys purchased the Dreams From the Heart Bouquet for the family of Joan F. Lyon.



The Ohio Bradleys - June 06 at 12:15 PM

TB

“ The Ohio Bradleys planted a [Memorial Tree](/store/Product.aspx?ProductId=4518) in honor of Joan F. Lyon.

The Ohio Bradleys - June 06 at 12:15 PM

MR

“ My name is Monica and a volunteer with MOW and she was so sweet and kind to me. May she rest in eternal peace forever more and my condolences to the family. With kind thoughts and prayers, Monica.

MONICA RUBIO - June 05 at 01:30 PM