

MINUTES OF THE MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE
PHILADELPHIA HISTORICAL COMMISSION

11 December 1986

David Hollenberg, Chairman

Present: David Hollenberg, Chairman
Theodore T. Bartley, Jr., F.A.I.A., Preservation Committee,
American Institute of Architects, Philadelphia Chapter
Penelope H. Batcheler, Historical Architect, Independence
National Historical Park
Herbert W. Levy, A.I.A..
Patricia Siemiontkowski, Assistant Historic Preservation Officer
Randal Baron, Preservation Planner
Terri Koob, Executive Secretary

Also: George Yu, Architect, to present a proposal for complete restoration
of 2021 Delancey Street..
Christopher Baldwin, Owner, to present a proposal for substantial
rehabilitation of 2143 Mt. Vernon Street.
Michael McCann of Hans P. Stein Architects, Inc. to present
a proposal for substantial rehabilitation of 24-26-28 S. Front
Street.
Jeff Kleger of Jefco Manufacturing Co. to present a proposal for
the installation of exterior storm windows at 1900 Rittenhouse
Square.
Ivano D'Angella, applicant, to present a proposal to reconstruct a
pent eave between the first and second floors on the front facade
of 762 S. Front Street.
John Lloyd, Architect, to present a proposal to restore stairways
and portico area of the Union League at 140 S. Broad Street.
John Miller, Owner, to request approval of porch reconstruction
at 29 E. Penn Street.
Mary Lou McFarland, Executive Director, Preservation Coalition of
Greater Philadelphia,
And others.

ALTERATIONS

2021 Delancey Street, George Yu, Architect. Mr. Yu presented a proposal which
calls for the complete restoration of the front facade at 2021 Delancey
Street and extensive renovations to the interior and rear elevation.
Built c. 1870, this house stands three stories tall and has a fourth
story mansard.

Mr. Yu stated that preliminary plans call for cleaning and repointing of
the bricks and removal of paint from the brownstone trim. The Committee
recommended that the design of the new handrail on the entrance stairs

be kept simple. It was further recommended by the Committee that the transom above the entrance door contain uninterrupted leaded glass.

The Committee agreed to recommend an approval, in concept, for this project. However, the submission of a revised elevation including details of all windows, doors, transom and handrails is required. In addition, a complete set of specifications on mortar composition and the paint removal process must be received and approved by the staff before a final approval can be recommended.

- 2143 Mt. Vernon Street, Christopher Baldwin, Owner. Mr. Baldwin presented a proposal calling for a substantial rehabilitation of this three-story brick house built c. 1850. Changes proposed to the front facade include a new four-panel wood door and new wood two-over-two window sash on the ground floor and four-over-four sash on the upper levels. The vertical mullions on these upper floors will be heavier than the horizontal mullions. Mr. Baldwin further stated that the proposal calls for the repainting and repair of the existing cornice. A new prefabricated painted chimney and new roof are also planned. Structural reinforcing bolts will be installed on the front facade. The side and rear elevations will be stuccoed. A roof deck is also proposed atop the one-story garage with plans to set back the rail six feet from the front elevation. An exterior light is proposed for above the entrance door.

The Committee reviewed the proposal as presented and suggested that the entrance lighting be incorporated into the transom.

The Committee agreed to recommend an approval of this project pending receipt and approval of a revised exterior light design and additional information on the door and shutters.

- 24-26-28 S. Front Street, Michael McCann of Hans P. Stein Architects, Inc. Mr. McCann presented a proposal which calls for the substantial rehabilitation of three commercial loft buildings at 24-26-28 S. Front Street. Built c. 1840, these buildings stand four stories tall and are constructed of brick with a stone commercial front on the ground floor. The structures will be converted into apartments on the upper levels with commercial space planned for the first floor.

The building at 24 S. Front Street, presently two stories tall, will be raised to its original height of four stories. All original window sash will be retained and repaired; all new sash will match existing. Exterior aluminum storm windows, painted to match the color of the wood window trim, will be installed. Doors will be 18 gauge pressed steel fire rated doors. An additional floor and roof decks are also proposed.

The Committee reviewed the preliminary plans and agreed to recommend an approval in concept. A more detailed presentation before the Committee

will be required before a final approval can be recommended. The Committee suggested that existing insurance surveys be used to determine the correct restoration of these buildings.

1900 Rittenhouse Square, Jeff Kleger of Jefco Manufacturing Co. . .
Mr. Kleger presented a proposal which calls for the addition of exterior aluminum storm windows on this 1924 building designed by Sugarman and Hess. Mr. Kleger presented two sample windows for the Committee's review.

The Committee reviewed the proposal and photographs of this building and agreed that the installation of exterior storm windows would be inappropriate.

Following some discussion it was determined that the Philadelphia Historic Preservation Corporation is in possession of a facade easement for 1900 Rittenhouse Square. This document, in itself, might prevent the addition of exterior storm windows on this building.

762 S. Front Street, Ivano D'Angella, Applicant. Mr. D'Angella appeared before the Committee to request approval for reconstruction of a pent eave on the front facade of 762 S. Front Street. Ms. Siemiontkowski explained that additional work shown on the drawing was completed illegally and cautioned the Committee that today's review should address the pent eave only. Mr. D'Angella stated that it was his intention to unify the pent eave at 762 S. Front Street with the one on the adjoining building at 760 S. Front Street.

The Committee reviewed the drawings presented and noted that the dimensions were out of scale. The Committee further noted that the mouldings should replicate those at 760 S. Front Street.

The Committee agreed to recommend approval of this proposal pending receipt and approval of a revised drawing showing corrected dimensions. The Committee members agreed that should the owner of 760 S. Front Street object to the unification of the pent eaves, the architect must submit revised drawings for review and approval.

Union League, 140 S. Broad Street, John Lloyd, Architect. Mr. Lloyd presented a proposal for reconstruction of the stairways and repairs to the portico entrance area to the Union League building at 140 S. Broad Street. Mr. Lloyd presented photographs illustrating considerable damage to this area which occurred recently owing to two automobile accidents. Today's proposal calls for repairs to the stone masonry, repairs to the brass railing, replacement of the railing brackets with replicas of the original brackets and re-installation of lighting on the stairwell area.

The Committee decided to table its recommendation on this project and reconvene on-site to examine the stone masonry reconstruction samples which will be made available for inspection.

29 E. Penn Street, John Miller, Owner. Mr. Miller appeared before the Architectural Committee as a result of a violation issued by the Department of Licenses and Inspections for work being performed without a permit or the approval of the Historical Commission. Mr. Miller presented drawings and photographs showing work already completed on the reconstruction of the original side porch at 29 E. Penn Street.

The Committee reviewed the photographs and recommended that the drawings be amended to show a hipped roof to replicate the original design.

The Committee agreed that the drawings should be revised and resubmitted for further review. Ms. Siemiontkowski explained that Mr. Miller is scheduled to appear at a hearing on 8 January 1987 on this Department of Licenses and Inspections violation and agreed to contact the appropriate official to seek an extension of this case pending review of the Historical Commission.

Mellon Bank, Broad and Chestnut Streets. Ms. Siemiontkowski reported that a new glass vestibule was recently erected within the main banking floor of the Mellon Bank at the northwest corner of Broad and Chestnut Streets. This work was undertaken without a building permit or the review and approval of the Historical Commission.

A drawing of this alteration was presented for the Committee's review. Messrs. Hollenberg and Levy reported that they visited the site and found the completed glass vestibule to be acceptable.

The Committee agreed to recommend an approval of this completed project to the Commission.

783 S. Front Street. Ms. Siemiontkowski reported that the owner of 783 S. Front Street received a violation for work completed without a permit from the Department of Licenses and Inspections or the review and approval of the Historical Commission. The illegal work consists of an application of stucco on a side elevation along an alleyway.

The Committee agreed that this wall should be examined and photographed. Subsequent to the Committee meeting, members of the staff visited the site. Since the wall faces a narrow alley and since removal of the stucco would result in serious damage of the brickwork, it was the opinion of the staff that the permit application should be approved.

There being no further business, the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Terri Koob
Executive Secretary