

**THE MINUTES OF THE 415th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
12 March 1997**

**City Council Caucus, Room 401 City Hall
Wayne S. Spilove, Chair**

Present

Wayne S. Spilove, Chair
David Brownlee, Ph.D.
Duane Bumb, Deputy Director, Department of Commerce
Joseph James, Deputy Commissioner, Department of Public Property
Barbara Kaplan, Executive Director, City Planning Commission
Arlene Matzkin
Steve Mullin, Director, Department of Commerce
Michael Sklaroff, Esq.
Robert Vance, Esq., Chair, City Planning Commission
Maria Walker
Dennis Ward
Caroline Wischmann

Richard Tyler, Historic Preservation Officer
Randal Baron, Assistant Historic Preservation Officer
Jeffrey R. Barr, Historic Preservation Technician
Laura M. Spina, Historic Preservation Specialist
Mark Zecca, Esq., Deputy City Solicitor

Also, with affiliation and/or project

Shelly Merhige, President Street's Office
Harry Hansell
Dick Janezic, Philadelphia Sign Company
Leslie Gallery Dilworth
Carl Petterson, Edwards & Kelsey
Fran Holtzin, Metalworks
Chuck Karnes, 2042 Locust Street
Jim Hess, 2042 Locust Street
Charles Broudy, Reading Terminal Market
Jeffrey Wilson, Richard Conway Meyer Architect
Lenore Millhollen, Center City Residents Association (CCRA)
Bobbie Burke, Preservation Alliance
Margaret MacLaren, CCRA
Fred Slavin, 315 South Street
Dante Massler, 2933 South 13th Street
Marcy Rogovin, Reading Terminal Market
Harvey Forman, 2122 Green Street

Wayne S. Spilove, Chair, recognized the presence of a quorum and called the 415th Stated Meeting of the Philadelphia Historical Commission to order at 10:15 a.m. Mr. Spilove welcomed two new Commission members, Maria Walker and Dennis Ward. He also welcomed Don Meginley, the new president of

Preservation Alliance for Greater Philadelphia.

MINUTES of the 414th Stated Meeting of the Philadelphia

Historical Commission. Mr. Spilove noted that the record should reflect the presence of Mark Zecca. Upon a motion made by Mr. Brownlee and duly seconded, the Commission unanimously approved the Minutes of the 414th Stated Meeting of the Philadelphia Historical Commission held on 12 February 1997, Wayne S. Spilove, Chair, as corrected.

ARCHITECTURAL COMMITTEE REPORT, 25 February 1997,
Arlene Matzkin, Chair

Ms. Matzkin read the Committee's recommendations before discussion of each proposal.

1115-1145 Market Street, Reading Terminal Market

Pennsylvania Convention Center Authority, Owner

Leslie Gallery Dilworth, Applicant

DATE: 1893

PROPOSAL: Lighting, signage in concept

Architectural Committee Recommendation: Approval in concept with change to hanging flat sign over Filbert Street.

Ms. Matzkin gave a brief description of the signage concept for the Reading Terminal Market. The proposal includes: awnings and blade signs on 12th Street; lighted signs for the Market and SEPTA wrapping around the corners of 12th and Filbert Streets; lighted wrap-around sign on the corner of 12th and Arch Streets; awnings, lights, and blade signs on Arch Street; and improved lighting on Filbert Street

Leslie Gallery Dilworth then presented the sketches of the conceptual plans for signage, lighting, and awnings. The proposal includes two lighted signs wrapped around the corners of 12th and Filbert Streets. The Committee found this scheme unacceptable because the signs covered the stone brackets, a major architectural feature. However, the Committee recommended approval for a second scheme which included a flat board sign across the overpass. Ms. Kaplan, Mr. Sklaroff and Mr. Mullin did not agree with the Committee and favored the first scheme of wrapped signage which emphasized the Market on the north side of Filbert Street and the Southeastern Pennsylvania Transit Authority (SEPTA) entrance on the south side. Ms. Kaplan acknowledged that SEPTA would require a second sign, which pedestrians could see from Market Street. Ms. Dilworth stated that the proposal does not include the SEPTA signage; SEPTA will apply for signage in a separate proposal. Mr. Tyler noted that the *Standards* recommend against any illuminated, inappropriately

scaled signage; signage that projects over the sidewalk unless it was a characteristic feature of the building; or signage that obscures, damages, or destroys character-defining features of the building.

Mr. Tyler stated that the Redevelopment Authority wishes to make available the Federal Rehabilitation Tax Credits to help finance the restoration of the Headhouse. The National Park Service has determined that any changes to the Trainshed and the Market must conform to the *Standards* of the Secretary of the Interior so that the Headhouse restoration may receive the tax credits. Ms. Dilworth noted that she has contacted the Redevelopment Authority to incorporate the current proposal in any submission for the Investment Tax Credit.

Mr. Sklaroff made a motion to approve the concept of the signage, lighting, and awnings, including the wrap-around signs on Filbert Street. Mr. Mullin seconded the motion which carried with nine votes. Mr. Brownlee abstained.

315 Chestnut Street

William Taylor, Owner

Jeffrey Wilson, Applicant

DATE: 1930

PROPOSAL: Bronze plaques at entrance

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the two plaques which would flank the entrance. Mr. Tyler noted that they conform to the Secretary of the Interior's *Standards* because they would not obscure any architectural features.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Mullin seconded the motion which passed unanimously.

Owing to a fire in City Hall, the Historical Commission adjourned.

Respectfully submitted,

Laura M. Spina

Historic Preservation Specialist

**THE MINUTES OF THE CONTINUATION
OF THE 415th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
19 March 1997**

**City Council Caucus, Room 401 City Hall
Wayne S. Spilove, Chair**

Present

Wayne S. Spilove, Chair
David Brownlee, Ph.D.
Duane Bumb, Deputy Director, Department of Commerce
Joseph James, Deputy Commissioner, Department of Public Property
Barbara Kaplan, Executive Director, City Planning Commission
Arlene Matzkin
Maria Walker
Dennis Ward
Caroline Wischmann

Richard Tyler, Historic Preservation Officer
Randal Baron, Assistant Historic Preservation Officer
Jeffrey R. Barr, Historic Preservation Technician
Laura M. Spina, Historic Preservation Specialist
Mark Zecca, Esq., Deputy City Solicitor

Also, with affiliation and/or project

Richard Janezic, Philadelphia Sign Company
Ann E. Bell, Bell Atlantic/NYNEX Mobile
Carl Petterson, Edwards and Kelsey
Francyne Holtzin, 315 South Street
Harry Hansell, 2042 Locust Street
James Chu, 933 Race Street
Judith Eden, Center City Residents Association
Bobbie Burke, Preservation Alliance

Wayne S. Spilove, Chair, recognized the presence of a quorum and called the continuation of the 415th Stated Meeting of the Philadelphia Historical Commission to order at 4:15 p.m.

ARCHITECTURAL COMMITTEE REPORT, 25 February 1997,
Arlene Matzkin, Chair

Ms. Matzkin read the Committee's recommendations before discussion of each proposal.

1034 Spruce Street AKA 301 South 11th Street

Camille Partnership, Owner

Danilo Vicencio, Applicant

DATE: 1845; 1920 alterations

PROPOSAL: New storefront

Architectural Committee Recommendation: Approval of the reversal of the door and flanking window to create a storefront with details the same as the existing.

Ms. Matzkin described the storefront which dates to the 1920s and matches all of the storefronts on the building. The Committee acknowledged the need for moving the door to one side of the store and recommended approval of reversing the door with the side window. However, all of the details must remain, including the transom windows and stone base. Mr. Tyler noted that the proposal, as discussed with the Committee, conforms to the *Standards*, which state that distinctive features or finishes that characterize an historic property shall be preserved.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Ward seconded the motion which passed by unanimous vote.

933 Race Street

James Chu, Owner/Applicant

DATE: 1825; c. 1970 - new storefront

PROPOSAL: New storefront

Architectural Committee Recommendation: Approval with minor window change.

Ms. Matzkin stated that the proposal involves changing a non-historic storefront. The owner will remove several brick piers and install larger glass windows and a new door. Mr. Tyler noted that the *Standards* allow a new storefront when the original does not remain as long as the new design is compatible with the original building.

Mr. Bumb made a motion to accept the Committee's recommendation. Mr. James seconded the motion which carried unanimously.

7500 Germantown Avenue

New Covenant Church, Owner

Ann Bell/NYNEX Mobile, Applicant

DATE: 1890

PROPOSAL: Antennas on smokestack

Architectural Committee Recommendation: Approval on the condition that installation is painted to match the brick background and

the removal of the equipment when no longer needed.

Ms. Matzkin described the proposal for antennas on the brick smokestack of this building. The Commission already approved antennas for the top of the smokestack for a different company, Comcast. The conditions of the approval included: painting out the antennas to match the color as the brick; installing the antennas in the niches of the smokestack; tucking the cables into the area hidden by the cornice, and covering the cable tray that rises up the tower. However, Comcast did not comply with the conditions and the antennas are highly visible from Germantown Avenue.

This proposal includes antennas located below those of Comcast attached with two metal bands to eliminate drilling holes in the brick, and another cable tray running up the side of the stack. Ms. Bell of Bell Atlantic/NYNEX Mobile stated that her company will comply with any conditions that the Commission requires, including removing the equipment once it becomes obsolete, a part of the lease agreement.

The Commission members discussed at length the jurisdiction of the Commission within federal statutes and the non-compliance of Comcast. Mr. James noted that the federal law does not preempt the city's jurisdiction. As long as the Commission holds every company to the same standards and due process, the Commission can review and vote on these proposals.

Mr. Tyler noted that the proposal does conform to Standard Nine because the equipment will not destroy any historic materials that characterize the property. The proposal also follows Standard Ten which stipulates that if the new construction is ever removed, the essential form and integrity of the historic property and its environment would be unimpaired.

Mr. James made a motion to accept the recommendation of the Committee. Mr. Bumb seconded the motion which passed with a vote of five to three. Mr. Brownlee, Ms. Matzkin, and Ms. Wischmann cast the dissenting votes.

Ms. Kaplan stated that the Commission should ask the Department of Licenses and Inspections to issue a violation for Comcast until the previous antennas meet the conditions set by the Commission.

Mr. Brownlee asked that the Commission create an Ad-Hoc Committee to review the federal and local statutes governing the rights and restrictions of the installation of communications equipment, such as these antennas. Other Commission members agreed that a committee would prove helpful.

2101-2199 Fairmount Avenue, Eastern State Penitentiary

City of Philadelphia, Owner

Paul Elia, Architect/Applicant

DATE: 1823-36

PROPOSAL: Fencing, landscaping

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the project for landscaping on two sides of Eastern State Penitentiary, including a new four-foot-high chainlink fence, gravel and some plantings. The site on Corinthian Street, in the future, may be used for parking for the Pennsylvania Prison Society members who work at the prison. Ms. Kaplan noted that if the site on Corinthian Street becomes a parking lot, the Prison Society should check other city codes to ensure compliance.

Mr. James made a motion to accept the Committee's recommendation.

Mr. Ward seconded the motion which passed with eight votes. Mr. Brownlee abstained.

140 South Broad Street AKA 1400-1440 Sansom Street, Union League

Arcangelo Guida, Architect/Applicant

DATE: 1864-65; 1910 - addition

PROPOSAL: New doors on Sansom Street facade

Architectural Committee Recommendation: Approval.

Ms. Matzkin explained that the Union League wishes to replace a non-historic double-leaf door with a new double-leaf door. Mr. Tyler noted that the *Standards* allow new design, compatible to the historic building, if original doors no longer remain.

Ms. Kaplan made a motion to accept the recommendation of the Committee. Mr. Bumb seconded the motion which carried by unanimous vote.

320 South Broad Street, University of the Arts

Joseph Garbarino, Applicant

DATE: 1824

PROPOSAL: Paint, roof repair

Architectural Committee Recommendation: Approval.

Ms. Matzkin stated that the proposal involves repairing in kind the existing roof and repainting the standing-seam metal

roof a dark red color. The proposal conforms to the *Standards*.

Mr. James made a motion to accept the recommendation of the Committee. Mr. Ward seconded the motion which passed with eight votes. Ms. Kaplan abstained.

315 South Street

Ute Simons, Owner

Francyne Holtzin, Applicant

DATE: 1823

PROPOSAL: Storefront alteration

Architectural Committee Recommendation: Approval; however the Committee was concerned that approval would legalize the present storefront installed without a permit.

Ms. Matzkin offered a brief history of the property. In 1977, the Commission approved a permit for interior work, but the owner performed work beyond the legal permit. He removed the historic, recessed storefront and installed a new storefront flush with the face of the building. The proposal now before the Commission involves repairing the illegal storefront; yet approving the new proposal also may approve the illegal work.

Mr. Tyler explained that the *Standards* allow the repair and replacement of a non-historic storefront, on the condition that the new design is compatible with the historic building. However, the *Standards* recommend against the removal of an historic storefront for a new design.

The Commission members expressed dismay that the historic storefront no longer exists, but acknowledged that the City had twenty years to issue violations. In this light, the Commission voted to approve the present proposal.

Mr. James made a motion to approve the proposal as submitted. Mr. Bumb seconded the motion which carried unanimously.

2227 Pine Street

Cort Wizorek, Owner

Dmitri Chimes, Applicant

DATE: c. 1855; 1930 - 1st floor alteration

PROPOSAL: Make-up air unit

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the make-up air unit which Mr. Chimes wishes to install on the east side of the extant ductwork on the rear ell. The Commission members noted that the roof already has other highly visible mechanical equipment.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Bumb seconded the motion which carried by unanimous vote.

2122 Green Street

Harvey Forman, Owner/Applicant

DATE: c. 1855

PROPOSAL: Replace front doors

Architectural Committee Recommendation: Denial of proposed door; approval of repair of current doors; approval of new door matching present ones if repair proved not feasible.

Ms. Matzkin explained that the owner first proposed to replace the double-leaf door with a small single-leaf door that was not architecturally accurate. Since the Committee meeting, he has changed the proposal to a single-leaf door that will replicate the extant door. Mr. Brownlee noted that the doors are the principal ornament for the building.

Mr. Brownlee made a motion to approve the replacement of the double-leaf door with a single-leaf door that replicates the original or repair the double-leaf door, with staff to review details. Ms. Wischmann seconded the motion which passed with a unanimous vote.

2038 Green Street

Jim Hoyne, Owner

Brian Augustine, Contractor/Applicant

DATE: c. 1990

PROPOSAL: Roof deck

Architectural Committee Recommendation: Approval.

Ms. Matzkin explained the history of the building. In 1990 the Historical Commission approved the demolition of the rear ell and the construction of three new houses. In the course of demolishing the rear ell, the owner also demolished the front portion of the house. The drawings for the front portion only had basic features and assumed the retention of the original elements. In reconstructing the front section, the contractor followed the drawings of the basic features so that the new building has similar elements but does not exactly replicate the historic building.

The new owner of this front building wishes to install a roof deck. The railings will be set back three feet from the Green Street and 21st Street edges, mostly hiding the deck from

view from the street.

Commission members discussed the now non-historic nature of the property and questioned its listing on the Philadelphia Register. Mr. Tyler noted that the process to decertify the building is the same as the certification process and the owner must be notified of any discussion of decertification.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Bumb seconded the motion which carried by unanimous vote.

2044 Sansom Street

Michael Mancuso, Owner/Applicant

DATE: c. 1860

PROPOSAL: Security grates on shop window

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposal for mesh-type window grates for the non-historic storefront. The owner will remove the grates when the shop is open. Mr. Tyler noted that the *Standards* allow for protection from vandalism.

Mr. Bumb made a motion to accept the recommendation of the Committee. Ms. Kaplan seconded the motion which passed unanimously.

1900-1904 Walnut Street, Holy Trinity Church

Jane Foster, Architect/Applicant

DATE: 1857

PROPOSAL: New basement doors

Architectural Committee Recommendation: Approval of single door with fixed side panel with glazing.

Ms. Matzkin stated that the double-leaf basement doors need to conform to ADA requirements. The proposal calls for replacing the doors with a single-leaf door and narrow side light that will mimic the original details. Mr. Tyler noted that the proposal conforms to the *Standards*.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Ward seconded the motion which carried unanimously.

125 South 18th Street

Manhattan Bagel Company, Owner

Dick Janezic, Applicant

DATE: c. 1940

PROPOSAL: Legalize new red plastic barrel awning

Architectural Committee Recommendation: Denial of red plastic awning; approval of matte canvas awning.

Ms. Matzkin explained that without a permit the owner installed a shiny red plastic awning on an existing frame. Both the Art Commission and Zoning Board approved a maroon awning of matte fabric. The Committee recommends approval of an awning of matte fabric in either maroon or red.

Ms. Kaplan made a motion to accept the Committee's recommendation. Mr. Bumb seconded the motion which passed by unanimous vote.

Rear of 744-752 South Front Street AKA #4 & #5 Workman Place

Octavia Hill, Owner

Thomas Williams, Applicant

DATE: 1742

PROPOSAL: New wood windows

Architectural Committee Recommendation: Approval.

Ms. Matzkin explained that the owners replaced the historic windows with ones that do not replicate the original frame details. They now wish to install wood windows that will copy the original details. Mr. Tyler noted that the *Standards* call for replacing in kind an entire window that is too deteriorated to repair using physical evidence to guide the work.

Mr. Bumb made a motion to accept the recommendation of the Committee. Mr. Ward seconded the motion which carried by unanimous vote.

2131-2133 Pine Street

Jacob Erlich, Owner

Russ Pancelli, Manager/Applicant

DATE: c. 1889

PROPOSAL: Legalize replacement windows

Architectural Committee Recommendation: Denial. Remove vinyl windows and replace with wood french doors to match originals.

Ms. Matzkin noted that again this property comes before the Commission to legalize work performed without a permit. Now the owner has replaced three of the six wood french doors with vinyl double-hung windows. The Committee recommends denial of the legalization of the vinyl windows. The replacement windows should be removed and replaced with french doors which match the originals. Mr. Tyler noted that the *Standards* call for replacing windows in kind when the original is too deteriorated to repair

using physical evidence to guide the work.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Bumb seconded the motion which passed unanimously.

2042 Locust Street

Chuck Karness & Jim Hess, Owners
Harry Hansel, Contractor/Applicant

DATE: c. 1905

PROPOSAL: Rear facade windows, door

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposal which includes new windows and door on the rear facade. The rear faces on Latimer Street which has other houses facing it. The original proposal called for windows with applied muntins in a Queen Anne pattern.

The owners have changed the proposal to wood, true-divided-light Colonial Revival-type windows. The revised proposal conforms to the *Standards*.

Mr. Brownlee made a motion to approve the revised proposal with staff to review muntin details. Mr Ward seconded the motion which carried unanimously.

2432 Pine Street

Janice Bellace, Owner

Frank Reis, Contractor/Applicant

DATE: c. 1850

PROPOSAL: New door, transom and frame

Architectural Committee Recommendation: Approval of replacing door jamb and door, but not transom area.

Ms. Matzkin explained the proposal for a new six-panel door, door frame and transom. The transom has the historic configuration of three panes, with the center pane larger than the flanking ones. The proposed transom had three equal panes. The Committee believed that the historic configuration of the transom should remain. The applicant has now changed the proposal to replace only the door jamb and door. The *Standards* allow replacing in kind an element that is too deteriorated to repair.

Mr. Walker made a motion to accept the Committee's

recommendation. Mr. Bumb seconded the motion which passed with eight votes. Mr. Brownlee abstained.

901 South Broad Street, High School for Creative & Performing Arts

Philadelphia Board of Education, Owner

Nilo Rogojo, Architect/Applicant

DATE: 1878

PROPOSAL: Metal roof, exhaust vents

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposal for an historically accurate standing-seam metal roof. The contractor needs to install exhaust vents along the ridge line of the roof for smoke exhaust in the case of a fire. Pedestrians may see these necessary vents.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Ward seconded the motion which carried by unanimous vote.

1849 Walnut Street AKA 135 South 19th Street, The Wellington

Ephraim Frankel, Owner

Brad Pressman, Applicant

DATE: c. 1905; c. 1960 - 1st floor alteration

PROPOSAL: Legalize new awning, sign

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the awning and signage for the corner of the building at 18th and Sansom Streets.

Mr. Brownlee made a motion to accept the Committee's recommendation. Ms. Walker seconded the motion which passed by unanimous vote.

The Report of the Activities of the Historical Commission Staff, February 1997, Richard Tyler.

Ms. Kaplan asked if the Commission needed to act on the petition submitted by neighbors of 217 Delancey Street. Mr. Tyler replied that the petition does not warrant any action at this time because the Commission does not have a formal proposal to review. The Commission has given an approval in concept to the additions to 217 Delancey Street, but the owners have not yet submitted a formal building permit application.

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

Laura M. Spina
Historic Preservation Specialist