

MINUTES OF THE 278th STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

1 March 1984

F. Otto Haas, Chairman

Present: F. Otto Haas, Chairman of the Commission
Janet S. Klein, Vice Chairman of the Commission
Edward Pinkowski
Allen J. Beckman, Esq.
William D. Thompson
Paul Deegan, Deputy Commissioner, Department of Public Property
Herbert W. Levy, A.I.A., Architectural Advisor to the Commission
Kenneth Cooper, Esq., Deputy City Solicitor, Law Department
Richard Tyler, Historian
Patricia Siemiontkowski, Architectural Historian
Jefferson Moak, Executive Secretary

Also: James Biddle, Chairman, Preservation Coalition of Greater Philadelphia.
Richard Boyle, Historic Rittenhouse, Inc.
Martin Jay Rosenblum, R.A., Center City Residents Association.
Several other observers were present but did not include their names on the attendance sheet.

Unless otherwise noted, all actions taken herein are the results of motions correctly made, seconded and carried.

The Chairman introduced The Reverend William D. Thompson and welcomed him as a member of the Philadelphia Historical Commission.

THE MINUTES of the 277th Stated Meeting of the Philadelphia Historical Commission, 2 February 1984, were reviewed. The Historian reported to the Commission members the result of the staff's investigation regarding the Bread and Quarry Street properties. At the 2 February meeting, Mr. Pinkowski pointed out a discrepancy between the addresses on the Commission's photographs of the buildings and the addresses listed on the demolition permit application. Mr. Tyler reported that the demolition permit application calls for the destruction of the buildings at 126-134 Bread Street, a.k.a., 232-236 Quarry Street, a.k.a., 233-241 Cherry Street. In fact, the applicant does not intend to demolish 236 Quarry Street. Mr. Tyler reported further that the applicant does intend to demolish 136-140 Bread Street. This address, however, does not appear on the demolition permit application. The owner will be advised of this discrepancy. Mr. Pinkowski moved to amend the Minutes of 2 February 1984 with the addition of the staff's report regarding the Bread and Quarry Street properties. This motion was seconded and carried. Subject to this amendment, the Minutes of the 277th Stated Meeting of the Philadelphia Historical Commission were approved and directed to be filed.

THE REPORT of the Architectural Committee for 15 February 1984, Herbert W. Levy, A.I.A., Chairman. The Report of the Architectural Committee for 15 February 1984 was reviewed and discussed. Mr. Levy stated that the approval of the storefront alterations in the 30th Street Station concourse was dependent upon AMTRAK's concurrence with the proposed work. Subsequent to the Commission meeting, Ms. Siemiontkowski contacted Carl Demas of AMTRAK who gave his approval of the two storefront projects.

Mr. Levy then asked the staff for its report regarding alterations to the properties at 2319, 2347 and 2349 St. Albans Place. Ms. Siemiontkowski found that since 1969 no permits for the installation of aluminum siding were issued by the Department of Licenses and Inspections for these addresses. Mr. Levy asked that L&I be notified of the illegal work undertaken on these buildings and be asked to cite the owners of the three properties for not having obtained the necessary approvals and permits for the work performed.

Finally, the Commission decided to remove from the Report of the Architectural Committee the item regarding the proposed demolition of 20, 22 and 24 South 21st Street and act upon it separately. Subject to the removal of this portion of the report, the Commission approved the Report of the Architectural Committee for 15 February 1984 and directed that it be filed with the official copy of the Minutes.

The Commission next discussed the College of Physicians' request for permission to demolish the three historically certified buildings situate at 20, 22 and 24 South 21st Street. Mr. Levy reported that the Architectural Committee met and discussed the proposed demolition with representatives of the College. The College of Physicians intends to demolish the three buildings to provide for parking on the site. According to the College's legal counsel, the buildings continue to drain the College of its limited resources. Demolition would eliminate that drain while parking would generate some additional income. After hearing the testimony of Messrs. Chaveaus and O'Neill regarding the College's need to demolish these buildings, the Architectural Committee voted to recommend that the Commission impose its six-month statutory delay on demolition in order to explore alternatives.

Ms. Siemiontkowski pointed out to the Commission members that the Department of Licenses and Inspections had issued permits, in error, to demolish the buildings at 20, 22 and 24 South 21st Street. These permits were later revoked by the Department at the request of the College of Physicians. It was the intention of the College to follow all proper procedures and receive all necessary approvals before proceeding with demolition.

Representatives of various groups including the Center City Residents Association, Historic Rittenhouse, Inc. and the Preservation Coalition

of Greater Philadelphia, expressed their concern for the preservation of these three buildings. Mr. Rosenblum testified that although the houses were somewhat deteriorated, they possessed extraordinary details and were worthy of preservation. Mr. Boyle noted that Historic Rittenhouse, Inc., in drawing the boundaries for the Rittenhouse National Register Historic District extended the district a block north to include these fine Addison Hutton structures.

Following some discussion, the Commission decided that it could not take action on the College's request since demolition permit applications had not been presented for consideration. The Commission refused to accept the College's letter of intent as a proper application and asked that the applicant be required to submit demolition permit applications for these three properties. Upon the receipt of these applications, the Commission will consider the College's request.

The Report on Philadelphia Historical Commission Staff Activities for February, 1984, Richard Tyler, Historian. Mr. Tyler reported to the Commission on the Inner-City Ventures Fund workshop held on 28 February. Mrs. Klein who attended the workshop commended the staff for its work in organizing and conducting this day-long program designed to familiarize non-profit neighborhood organizations with the National Trust's Inner-City Ventures Fund.

Mr. Tyler also reported to the Commission the receipt of a check in the amount of \$148.08 from Temple University Press. This sum represents the royalties accrued from the sale of Philadelphia Preserved.

OLD BUSINESS

Certification Refusal - 2136 Locust Street. The Commission voted to refer the owner's refusal to accept the certification of 2136 Locust Street back to the Committee on Certification for its further consideration.

Historic Preservation Ordinance - status report. On 27 February 1984, members of the Ordinance Committee (Janet Klein and Herbert Levy), the Commission's legal counsel, Ken Cooper, Mr. Tyler and Ms. Siemiontkowski met with Commissioner Sykes to address the various concerns outlined in the Historian's memorandum of 6 February 1984 to Theodore Hershberg of the Mayor's Office. Overall, the concerns raised were satisfied; two items, however, required further attention. These items included the extent of the Commission's jurisdiction over new construction and the inclusion of a hardship clause for low-income homeowners. To satisfy federal requirements for a certified ordinance, some jurisdiction over new construction in historic districts is needed. The Ordinance Committee recommended that that jurisdiction be limited to a 45-day period of review and comment. This procedure would satisfy federal requirements and reduce the concerns

of the City's municipal planning and redevelopment agencies regarding the imposition of any additional constraints on new development.

The Commission further discussed the inclusion of a hardship clause in the ordinance to protect low-income homeowners. It was agreed that the hardship clause should apply to a single permit application and not run continuously with the property owner.

Mr. Cooper agreed to make all the necessary revisions and additions to the proposed ordinance, prepare another draft and make copies available to the Commission members before the next scheduled meeting.

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Patricia Siemiontkowski
Architectural Historian