

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

20 January 1982

Herbert W. Levy, A.I.A., Chairman

Present: Theodore T. Bartley, Jr., A.I.A., Preservation Committee, American
Institute of Architects, Philadelphia Chapter.
Penelope H. Batcheler, Architect for Independence National Historical
Park.
Henry J. Magaziner, F.A.I.A., Architect for the National Park
Service.
Russell Milnor, A.I.A., Architect for the Philadelphia Redevelopment
Authority.
Richard Tyler, Historian.
Patricia Siemiontkowski, Architectural Historian.

Also: Neil Schlosser, Architect, to present plans for alterations to
the front facade of 922 Spruce Street.
Elliott Rothschild, Architect, to present preliminary plans for
the rehabilitation of the Victory Building, 1001-13 Chestnut
Street and final plans for the Rubins Furniture Store at
3rd and Race Streets.
Joe Sweeney, Applicant, to present plans for the construction
of an exterior stairway at #12 Boat House Row.
George Claflen, Architect, to present his preliminary proposal
for the restoration of 2131 Wallace Street.

SUBMISSIONS FOR ALTERATIONS:

922 Spruce Street, Neil Schlosser, Architect. Mr. Schlosser
presented to the Architectural Committee for consideration
three proposed treatments of the front facade of 922 Spruce
Street.

Constructed as part of a row in 1831-33 from the designs of
T. U. Walter, 922 Spruce Street underwent changes to its
facade during the second half of the nineteenth century.
These included the construction of a large dormer structure
on the roof and the replacement of the original cornice with
a bracketed cornice; ornamental hoods over all window
openings; a new transom; and a ballustrade atop the portico
entrance.

Of the three designs submitted for the treatment of the
front facade, the architect expressed his preference for the
third which retained the existing, later dormer, cornice and
roof design and restored the area below. Scheme 1 called for

the restoration of the building to its original appearance; Scheme 2, for a conjectural Victorian treatment of the whole facade.

Following considerable discussion of the merits of each proposed design, the Committee agreed to recommend an approval of an amended version of Scheme 3. The Committee suggests the elimination of all shutters, the installation of one-over-one window sash in the first, second and third floor window openings and the replacement of the existing door with an appropriate, Victorian double door. It was the opinion of the Architectural Committee that such a treatment of the facade would be consistent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Of course, before a final approval can be granted, a full set of measured drawings with details must be submitted for review.

1001-13 Chestnut Street, Victory Building, Elliott Rothschild, Architect. Mr. Rothschild appeared before the Architectural Committee to present a preliminary development plan for the Victory Building.

Built in 1873 and enlarged in the 1890's, the building stands as a fine example of the Second Empire Office Building. As described by Mr. Rothschild, the original 1873 interior of the building will be preserved. Space within the later sections, however, will be gutted and completely renovated. On the exterior, plans call for the removal of the unsightly structures which abut the building at street level and the construction of a replacement greenhouse-type structure. In addition, the architect proposes to retain the existing at grade entrance along Chestnut Street. He further plans to remove the existing veneer on the ground floor and restore, at least, the rhythm of the first floor openings to conform with the upper levels.

The Committee, following considerable discussion of the proposed treatment particularly on the ground floor, agreed to recommend an approval of the development concept.

Rubins Furniture Store, 3rd and Race Streets, Elliott Rothschild, Architect. Mr. Rothschild presented a final revision of his plans for the rehabilitation of the Rubins Furniture Store to the Committee members for their consideration.

As recommended by the Committee, Mr. Rothschild studied the north elevation of the building and developed a fenestration

scheme which continues the rhythm of the small light, industrial sash along the entire elevation. This proposed, revised treatment calling for the installation of snap-in muntins in the operating sash only met with the approval of the Committee members.

In addition, on the ground floor elevation of the Rubins Store, the Committee agreed to recommend the approval of the architect's treatment of the large, window area along Third and Race Streets. The Committee did suggest, however, that an additional bar be added to the window grilles to reduce the spacing to approximately six or 8 inches between each bar. Furthermore, Mrs. Batcheler suggested that the grilles within the center of each window opening be installed so that they are visible on the exterior thereby allowing a continuation of the grille pattern along the streetscape.

#12 Boat House Row, Joseph Sweeney, Applicant. Mr. Sweeney appeared before the Committee to present the Penn Athletic Club Rowing Association's plan to install a stair on the exterior face of a later addition to the original building.

Following a discussion of the existing condition of the building and the inappropriateness of the later additions, the Committee agreed to recommend to the Commission that the proposed exterior stair be approved. Indeed, it was the opinion of the Committee that the stair added to, rather than detracted from, the nondescript, two-story, stucco addition.

2131 Wallace Street, George Claflin, Architect. Mr. Claflin presented to the Committee members his preliminary elevation drawing for the restoration of 2131 Wallace Street. Several specific items were discussed and a number of recommendations made. The Committee noted that the original window and door frames were of heavy, plank construction and should be replaced as such. They asked that the architect verify the dimensions of the frames and draw profiles of each. In addition, the Committee suggested the installation of a three-light transom and a four-panel door. The Committee agreed to the installation of a skylight on the roof and recommended the restoration of the original brick cornice at the roofline. They suggested, also, that the architect examine the existing fabric of the cornice to determine how the gutter should be treated. The architect agreed to examine the stucco watertable to ascertain its original appearance. Finally, the installation of new marble steps was approved and the preparation of a test panel for re-pointing and cleaning was suggested.

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The architect agreed to revise his elevation drawing and prepare the required details for a final review by the Committee.

PLAQUES

330 South 12th Street. The Committee recommended that the Commission not issue a plaque to 330 South 12th Street. The house has not yet been restored according to plans reviewed and approved by this office and, therefore, is ineligible for a plaque. Several items which need attention are as follows:

1. removal of the air conditioning unit in the dormer window;
2. removal of iron bars on the ground floor windows;
3. restoration of the cellar bulkhead;
4. installation of shutters at the first and second floors.

The Committee also noted some inconsistency in the color of the brickwork.

325 South Fawn Street. The Committee recommended that the Commission not issue a plaque to 325 South Lawn Street. This house, too, has not yet been restored. The following items require work:

1. replacement of the brick steps with wood, marble or cast stone.
2. the installation of shutters at the first and second floors;
3. the correct restoration of the cornice;
4. the installation of an appropriate door and door frame.

266 South 9th Street. Based on an inspection by Mrs. Batcheler, the Committee recommends that a plaque not be issued to 266 South 9th Street until the basement window shutters are removed.

There being no further business, the meeting adjourned at 5:00 P. M.

Respectfully submitted,

Patricia Siemiontkowski
Architectural Historian