

ARCHITECTURAL COMMITTEE MEETING - MINUTES

20 June, 1963

Present were: Mr. George K. Trautwein, Chairman
Mr. Charles E. Peterson
Mr. R. Norris Williams, II/

Also present: Mr. Clyde F. Trudell, of Sacramento, Calif, guest of Mr. Peterson
Mr. John F. Lloyd for the Redevelopment Authority
Mr. Joseph B. Townsend, Jr., for the Old Phila. Development Corp.
Mr. Margaret B. Tinkcom, Historian
Mrs. Charles J. Maurer, Secretary

SUBMISSIONS

502 Spruce Street. At the May Meeting, the plans were approved in general, with the recommendation that work on the building be postponed until additional details were presented. Prior to the present meeting, the Chairman of the Commission reviewed these requested details and approved the application for a building permit, to be endorsed at this Architectural Meeting, with comments and recommendations to be included in the letter to the architect. They are as follows:

1. The "circular dormer", mentioned in the 1851 survey is to be carefully studied and returned to its 1795 details. A drawing of this is required.
2. The present window sills appear to be original. These should be retained.
3. Muntons for the new windows must have simpler details than those indicated on the plans. (One too many curves)
4. The louvered shutters in the drawing appear to be immovable. If so, this must be changed. Louvers must move and the shutters be operable.
5. Precast concrete steps are a last resort. Check with the Redevelopment Authority on this point at an early date.

221 Arch Street. The Historical Commission recommends a full restoration, based on a detailed set of drawings. If this is impracticable at this time, the Commission asks that changes be made to the door and bulk window on the first floor only; that details of roofing be referred to the Department of Licenses and Inspections. Interior changes, such as installation of a new heating unit are also subject to the requirements of that Department. This Commission approves these changes, however.

The Historical Commission hopes that this building and the twin to it, built about 1754, will eventually be restored with domestic facades. No plaque can be authorized until this has been done.

1210, 121, 1214, 1216 Pine Street. All built about 1828-1830.

1210: If there is any indication of an iron railing for the front steps, it should be replaced in a style consistent with the era of

SUBMISSIONS continued

1210 Pine St., cont.

the house. The Commission assumes that the louvered shutters for the upper floors will be operable. The door should be either preserved, as it appears to be the original, or replaced with one similar to it. The cellar doorway should be examined to determine whether a bulkhead or an area way door were used here originally. (This note applies also to 1212 Pine). Unless there is clear evidence that the area way is original, the bulk head must remain.

1212 Pine. The Commission assumes the original iron rails to the circular steps will either be repaired, or replaced with similar ironwork and that the inappropriate pipe railing to the cellarway be replaced with more suitable ironwork, if the bulkhead was not original. The door and shutters indicated on the separate sheet are approved for this building.

1214 Pine. The dormer of this and 1216 should be correctly restored and should match each other. The original fanlights must be retained, and, if necessary, repaired. The door and shutters indicated in the submission are appropriate. Ironwork at 1216 should be repaired and a similarly appropriate railing placed at 1214. The bulkhead of 1214 must be repaired and/or fully restored unless an areaway existed originally.

1216 Pine. There does not appear to have been a bulkhead here, although at this period it was a typical feature. The distinctive detail is the castiron rail to the front steps, which must be retained.

In Summary: Brick sills, 1210 and 121 are not original, but a later repair. All sills should be either of wood or stone. Imposts of the four doorways should be carefully preserved. Where details are missing from fanlights, these must be restored. The Commission is glad to learn that the rear alterations will not be visible. The work may proceed with the above points in view. A letter in regard to findings of the architect concerning the bulkheads is necessary for our files.

1230 Pine Street. The dormer is typical. Leave it alone except for any necessary repair. It is recommended that slat shutters be used for the second floor, as being appropriate for the period. Shutters indicated on the drawing could be used for the first floor, were it to be restored as a domestic facade. The Commission approves the work, not as a restoration but as a rehabilitation of an existing store front. It will, therefore, not be eligible for a plaque.

QUERY:

236 Spruce Street. The architect has asked if brick bulkheads may be used for the cellarway. This request is denied.

PLAQUES REQUESTED

209 Spruce Street. Authorization to purchase a plaque is withheld until the work is completed and the Commission furnished with a 5 x 7 photograph of the facade. The shutters may be hung to appear correct

Plaques Requested continued

209 Spruce

when open, since the windows are slightly out of line and the shutters cannot be made to appear correct both open and closed. They must seem to be operable, however.

768 South Front Street. Authorization was refused at the May meeting. Correspondence on this building, together with a photograph, show that the work done does not correspond to that proposed, according to the application for a building permit dated June 17, 1959. The original and unique plaster cove eave is gone and the wide box eave is inappropriate. The fenestration has been changed also.

The Commission regrets that the owner did not correctly restore this house. It does not qualify for a plaque.

There being no further business the Meeting was adjourned at five o'clock.

However, Mr. Peterson asked the Chairman's permission to discuss the Octavia Hill properties on Lombard Street, - nine houses, 611 to 627 - which the Commission will have on the agenda for its Stated Meeting, June 25th. Mr. Lloyd stated that Phipps Institute at 7th and Lombard Street will be demolished and the ground made available to Octavia Hill for new structures, thus completing the Association's holdings in the 600 block. Considerable study has been given over the past two years, to developing the block in two ways: Restoring the present buildings in combination with new ones, or demolishing these and developing the entire block with new structures.

It was further stated that the City Planning Commission has turned down the latter proposal, recommending that the old buildings remain. These certified houses are under contract with the Redevelopment Authority to be restored. The Authority is now waiting for an opinion from the Historical Commission.

Mr. Williams asked that the Commission be given a full report from the Octavia Hill Association, based on its architect's opinion, showing cause why the nine houses may not feasibly be restored correctly.

Respectfully submitted

George K. Trautwein, Chairman