

**THE MINUTES OF THE 413th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
8 January 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
Ed McLaughlin, Deputy Commissioner, Department of Licenses and
Inspections
Michael Sklaroff, Esq.
Robert Vance, Chair, City Planning Commission
Scott Wilds, Deputy Director, Office of Housing and Community
Development
Stephanie Wolf, Ph.D.

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., Counsel

Also, with affiliation and/or project

John Cluver, Voith & Mactovish
Steve Klein
Richard Goldberg, Esq., Ballard Spahr Andrews & Ingersoll
Peter Kelly
Josh Grimes, Esq.
Charles Crescenzo, J.S. Cornell & Sons
Frank Lump, Penn Mutual
Mark Thompson, Mark Thompson & Associates
Judith Eden, Center City Residents Association
Ronald Caplan, 1334 Walnut Street
Tony Colciaghi, Diversified Interior Design
Lorna Katz Lawson, Society Hill Civic Association
William Kerr, Esq., Penn Mutual

Wayne S. Spilove, Chair, recognized the presence of a quorum
and called the 413th Stated Meeting of the Philadelphia
Historical Commission to order at 10:05 A.M.

MINUTES of the 412th Stated Meeting of the Philadelphia

Historical Commission. Upon a motion made by Mr. Brownlee and duly seconded, the Commission unanimously approved the Minutes of the 412th Stated Meeting of the Philadelphia Historical Commission held on 11 December 1996, Wayne S. Spilove, Chair.

ARCHITECTURAL COMMITTEE REPORT, 17 December 1996
Arlene Matzkin, Chair

108 Chestnut Street

Frank Speracino, Owner
Neil Sandvold, Applicant
DATE: c. 1830
PROPOSAL: Facade alteration
Architectural Committee Recommendation: Approval.

Ms. Matzkin described the restoration work which includes new wood, true-muntin windows. Mr. Tyler noted that the work, an accurate restoration based on historical, pictorial and physical documentation, conforms to the Secretary of the Interior's *Standards*.

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

312 Market Street

Alfred Cappelli, Jr., Owner
John Hoey, Applicant
DATE: c. 1850
PROPOSAL: Exterior lighting for statue and building
Architectural Committee Recommendation: Approval of the installation of Types One and Two lighting fixtures.

Ms. Matzkin explained that a copy of the original sailor statue, now at the Atwater Kent Museum, stands in the original spot on the second floor. She then described the proposed lighting which includes three different lighting types. Type one will highlight the sailor's face and type two will uplight the entire statue. Type three will attach to a utility pole and light the entire area. Ms. Matzkin explained the Committee's reservation of the need for the third lighting type. Mr. Tyler noted that the proposal conforms to Standard Five, which states that historic features shall be preserved, and Standard Ten which states that any addition shall be undertaken in such a manner that if removed, the essential form and integrity of the historic property would remain unimpaired.

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

recommendation. Mr. Wilds seconded the motion which carried unanimously.

322-330 Race Street, Old First Reformed United Church of Christ

Michael Hauptman, Architect/Applicant

DATE: 1836-1837

PROPOSAL: Partial demolition, new construction of addition and wall, parking area

Architectural Committee Recommendation: Approval of the new wall; rebuilding the deck; the removal of the shed; a new addition on the east facade, and new door and parking area on the west facade. Approval of the tent and a smaller attachment system, if possible.

Ms. Matzkin, using photographs, described the work proposed which includes a new wall of either brick or brick with stucco face; rebuilding the deck; removal of the existing shed; a new addition on the east facade; an attachment system for a tent on the east facade; a new door cut from a window, and a parking area on the west facade. Mr. Tyler stated that the work conforms to Standards Nine and Ten.

Ms. Wolf made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which carried by unanimous vote.

125 Fitzwater Street

Octavia Hill Association, Owner

John Szumski, Contractor/Applicant

PROPOSAL: Replace fence

Architectural Committee Recommendation: Approval.

Ms. Matzkin explained that the owner wishes to replace a cyclone fence with a wrought-iron one. The proposal conforms to the *Standards*.

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

1834-1838 North Park Avenue, Shusterman Hall

Temple University, Owner

George Yu, Architect/Applicant

DATE: c. 1895

PROPOSAL: Re-face side wall

Architectural Committee Recommendation: Approval.

Mr. Sklaroff recused himself from the discussion and vote.

Ms. Matzkin described the stone proposed for the former party wall of the building. George Yu, architect, proposed a limestone in semi-ashlar coursing, which differs in color and coursing from the original facades. The Committee decided that the stone differs from the original and will not be mistaken for an historical facade. Mr. Tyler noted that the proposal conforms to Standard Three which states that any new construction shall not create a false historical appearance.

Mr. Baron noted that on the plans presented to the staff for approval, the proposal included spot pointing and bird netting which the Committee did not discuss. The Commission members agreed to accept the pointing and netting.

Mr. Brownlee made a motion to accept the Committee's recommendation and to approve the spot pointing and bird netting. Ms. Wolf seconded the motion which carried by unanimous vote.

1231-1233 Walnut Street, AKA 135-145 S. 13th Street, Empire Building

Philadelphia Management Corp., Owner

Ronald Caplan, Applicant

DATE: 1900

PROPOSAL: Legalize cleaning, painting, masonry work

Architectural Committee Recommendation: Denial of the painting.

The Committee stated that the paint should be removed to stop any further damage, with staff to approve a cleaning sample and the replacement of any elements broken during the previous cleaning process.

Ronald Caplan, owner, Josh Grimes, attorney, and John Cluver, architect, presented the proposal to the Commission. Without a permit, Mr. Caplan cleaned the terra cotta on the first two floors, the window surrounds on the upper floors and the cornice with several cleaning solutions. In the course of the cleaning, several terra cotta elements broke. Since the cleaning solutions did not succeed, Mr. Caplan then painted the first two floors a bright cream color. Mr. Grimes stated that the glazing of the terra cotta is missing, but offered no pictures for demonstration. The proposal presented includes legalizing the work already performed and the painting of the rest of the terra cotta.

Ms. Matzkin explained the Committee's concern that the paint will accelerate the deterioration rather than protect the terra cotta. Mr. Baron described the terra cotta, if the glazing is actually missing, as similar to brick which is unglazed. Unglazed terra cotta can survive the elements without a coating or sealant, such as paint, just as brick can. Mr. Tyler noted that the *Standards* do not recommend applying waterproof, water

repellent or non-historic coatings to masonry. The coatings are frequently unnecessary, expensive and may change the appearance of the historic masonry as well as accelerate its deterioration.

Mr. Grimes stated that the paint used is designed specifically for terra cotta.

The Commission discussed the proposal at length. Mr. Brownlee stated that the cream color does not match the unpainted terra cotta and perhaps a better color can be chosen. Ms. Wolf noted that this problem would not exist if Mr. Caplan had applied for the necessary building permit and worked with the staff and Committee before work was performed. After further discussion, Mr. Caplan stated that he was satisfied with the cleanliness of the terra cotta on the upper floors and he was willing to repaint the first two floors a color that better matches the rest of the terra cotta. He is also willing to replace the pieces of terra cotta that broke off during the cleaning.

Mr. Brownlee made a motion to deny permission to paint any unpainted terra cotta and to direct the application back to the staff and the Architectural Committee to reach a solution for the terra cotta that is both economically feasible and historically appropriate. Mr. Wilds seconded the motion which passed by unanimous vote.

217 Delancey Street

Stephen Klein, Owner/Applicant

DATE: c. 1758, 1968 - rear wing addition

PROPOSAL: Partial demolition, new addition

Architectural Committee Recommendation: Approval in concept.

Mr. Sklaroff recused himself from the discussion and vote.

Ms. Matzkin described the addition that Mr. Klein proposes for the 18th Century house that was restored by Otto Haas. The brick will be slightly darker than the brick of the original house and will be coursed in running bond. Mr. Tyler stated that the proposal follows Standards Nine and Ten which state that any addition should be compatible to the original building in massing, size, scale and features and, if removed, leaves the essential form and integrity of the historic property intact.

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

508-510 Walnut Street, Penn Mutual Life Insurance Co. Building

Penn Mutual Life Insurance Company, Owner

Charles Crescenzo, Contractor/Applicant

DATE: 1839 - Egyptian Revival facade; c. 1970
PROPOSAL: New side entrance
Architectural Committee Recommendation: Approval.

Mr. Sklaroff recused himself from the discussion and vote.

Ms. Matzkin stated that the owner wishes to install metal and glass doors in the non-historic side wall of the building. William Kerr, the attorney for the owner, and Tony Colciaghi, architect, presented the proposal. Mr. Tyler noted that the proposal conforms to the *Standards*.

Lorna Lawson, a neighbor, objected to the use of the building as a restaurant. She stated that although the Commission does not have jurisdiction over use of a building, she wanted her objection on record.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which carried by unanimous vote.

Mr. Spilove passed the gavel to Ms. Wolf, Vice-Chair.

1420 Pine Street, Peirce Junior College

Vincent Piersante, Applicant

DATE: 1897-1898

PROPOSAL: Carlisle Street access ramp, door alteration

Architectural Committee Recommendation: Approval.

Ms. Matzkin explained that the school wishes to extend the access ramp to the next door, remove a wood lintel and raise the door several inches to comply with the Americans with Disabilities Act. This proposal preserves the historic strap hinges. Mr. Tyler noted that the proposal conforms to the *Standards*.

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

2101-2199 Fairmount Avenue, Eastern State Penitentiary

City of Philadelphia, Owner

Robert Makim, Contractor/Applicant

DATE: 1823-1836

PROPOSAL: Exterior lighting

Architectural Committee Recommendation: Approval.

Mr. Baron stated that Mr. Makim has not chosen a design for

the lampposts and requests a tabling of the proposal until the February meeting.

Mr. James made a motion to table the discussion and vote until the next stated meeting. Mr. McLaughlin seconded the motion which carried by unanimous vote.

2222-2224 (2226) Green Street

2226 Green Street Association, Owner

Peter Kelly, Applicant

DATE: c. 1860

PROPOSAL: Subdivision, new construction

Architectural Committee Recommendation: Notification to the Zoning Unit of the Department of Licenses and Inspections that the subdivision would not interfere with the historic nature of 2224 Green Street. The Committee voted to recommend approval in concept of new construction on the lot to be 2226 Green Street.

Mr. Sklaroff recused himself from the vote.

Ms. Matzkin explained that several years ago the lot encompassing 2222-2226 Green Street received approval for a subdivision, and 2226 was purchased. Within several months of the sale, the City revoked the subdivision approval. Mr. Kelly intends to buy the lot, apply for a subdivision again and construct a new single-family house.

The Commission discussed the issue at length. Several issues the Commission members raised include: the historic features of 2224 Green Street which may be obstructed by the new construction; any trees which may be on the lot; the need for a curb-cut, and the effect of a driveway on the lot's topography. Mr. Zecca, counsel for the Commission, emphasized that the subdivision of the lot does not negate the jurisdiction of the Commission. Mr. Wilds noted that the Commission should review any new construction as it relates to 2224 Green Street because the lot originally belonged to that historic building. He compared this proposal to the Commission's approval of new construction on the property of 5535 Ridge Avenue in May 1996. Since the Green Street proposal did not include any information describing the proposed new construction, several Commission members believed that a vote on the construction, even in concept, premature.

The Commission members told Mr. Kelly that he may want to proceed with the subdivision application; however, without more information, the Commission could not give any assurances that it would approve the building of a house on the lot.

Mr. James made a motion to affirm the Commission's jurisdiction of the lot even if the subdivision is approved and to deny the new construction, in concept, because of a lack of information and details. Mr. Brownlee seconded the motion which passed by unanimous vote.

Ms. Wolf returned the Chair to Mr. Spilove.

2128 Green Street

Frank Gould, Owner/Applicant

DATE: c. 1850

PROPOSAL: New wood, true-muntin windows

Architectural Committee Recommendation: Approval.

Ms. Matzkin stated that the owner wishes to install wood, true-muntin windows. Mr. Tyler noted that the changes follow the Standards.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Brownlee seconded the motion which passed unanimously.

2432-2434 Pine Street

Mr. Bellace-Latta, Owner

H. Gregory Moore, Applicant

DATE: c. 1850

PROPOSAL: Replace carport

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposal which includes demolition of a non-historic carport and the construction of a new carport which matches the original in scale and style. The proposal conforms to the Standards.

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

108 South 20th Street

Dewertrios Parekvopoulos, Owner

Maheirdra Patel, Applicant

DATE: c. 1860; c. 1940 - 1st floor alterations

PROPOSAL: Take-out window

Architectural Committee Recommendation: Deny the proposal as drawn and to defer further review until the Zoning Board of Adjustment has made its decision on the take-out window since this is probably the more difficult part of the problem. The Committee encouraged Mr. Patel to return with a different design.

Ms. Matzkin stated that the owner of the store presented an incomplete proposal to the Committee. The Committee needed more information before it could make a recommendation. Ms. Kaplan suggested that the staff refer Mr. Patel to Debora Russo of the Office of Accessibility Compliance for advice.

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

3436 Sansom Street, La Terrasse

University of Pennsylvania, Owner

Titus Hewryk, Applicant

DATE: c. 1870

PROPOSAL: New cornice, window alteration, re-paint

Architectural Committee Recommendation: Approval of the window configuration, the cornice with several brackets, and the paint colors.

Mr. Brownlee recused himself from the discussion and vote.

Ms. Matzkin described the revisions of the proposal which the Commission approved previously. The proposal now includes double-hung windows instead of solid panes and awning windows; a new cornice above the first floor, and new paint colors. Mr. Tyler noted that the proposal follows the *Standards* of the Secretary of the Interior.

Ms. Wolf made a motion to accept the Committee's recommendation.

Ms. Kaplan seconded the motion which passed by unanimous vote.

The Guardhouse - Rittenhouse Square

Mr. Tyler explained that the drawings made by Craig Morrison were for the restoration of the original guardhouse and assumed the presence of the original elements. The drawings do not include some details necessary for the new construction; however, Robert Thomas found an old photograph of the guardhouse that will provide some of the missing details.

The Report of the Activities of the Historical Commission Staff, December 1996, Richard Tyler.

In answering a question, Mr. Tyler noted that the Personnel Department told the Commission that it would schedule the Civil Service exam for some time in January. As of 6 January none of the examiners have been contacted and a date has not been set.

The Commission advised Mr. Tyler to contact the Director of the Personnel Department.

The meeting adjourned at 12:00 p.m.

Respectfully submitted,

Laura M. Spina