

**REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION**

**Robert Thomas, Chair
Commission Conference Room, One Parkway, 13th Fl., 1515 Arch St.
27 April 1999**

Present

Robert Thomas, Chair
Tony Atkin
J. William Cornell
Herbert Levy
Daniel McCoubrey
Suzanne Pentz

Randal Baron, Assistant Historic Preservation Officer
R. Scott Jacob, Executive Secretary
Richard Tyler, Historic Preservation Officer

Also

Aliki Strakes, Preservation Alliance
William Burke, Art Commission
Janet Potter, Philadelphia Historic Northwest Coalition
Catherine Franklin, Penn Knox Neighborhood Association
K. Frank
Jonathan Weiss, Esq.
Tracy Wolfson
Todd Hart, National Park Service
David Anderson, Richard Conway Meyer Architect
Richard C. Meyer, Richard Conway Meyer Architect
Eric Harris, Carlson Associates
Edward Fitzgerald, Carlson Associates
Janet Potter, Philadelphia Historic Northwest Coalition
Steven Kaufman, Community Ventures
Robert Johnson, Community Ventures
Robert Cavalier
Jean Paul Gulle
George Thomas
Martin Abbot
Judith Eden, Center City Residents Association
Phillip Kunz, Kunz Gordon Architects
Samuel Gordon, Kunz Gordon Architects
Daniel Mac Donald
Stuart Teacher
Neil Richmond, Richmond Associates
John Angienucci
Carl Zucker, Esq.
Gregory Allen, Capital Sign Systems
Bernard Neary

Mr. Thomas recognized a quorum and called the meeting to order at 12:00 p.m.

537 Spruce Street, ne corner at South 6th Street

John Carter, Owner

Reed Axelrod, Architect/Applicant

DATE: c. 1970

PROPOSAL: Alterations and additions

This proposal involves extensive alterations to a Acontributing@ house, build c. 1970, within the Society Hill Historic District. The alterations involve removing the mansard roof from several sections of the L shaped structure and adding a floor and a half gable roof. The architect seeks to cut new windows on the 6th Street facade. He also plans additions for inside the courtyard out of the view of the public.

2300 Spruce Street, a.k.a. 300 South 23rd Street

T. L. Wolfson Inc., Owner

Philip DiDonato, Hoodco Inc., Applicant

DATE: c. 1845

PROPOSAL: Visible ductwork

This proposal revisits the ductwork proposal seen last month, but with the addition of an HVAC unit and additional code information. Last month the Committee voted to recommend approval of placing the ductwork and fan on the roof of the one story rear portion of the building next to a rear deck for the subject property, recessed back from the street. The Commission later voted to send the issue back to the Architectural Committee.

The applicant has met with the Center City Residents Association regarding the revised proposal, and reported no opposition from that organization. The applicant also stated that the Department of Licenses and Inspections will not permit the use of a ductless vent in this location owing to the amount of food preparations expected in the kitchen. The Committee did not object to the revised proposal reflecting its original recommendation, or the installation of the HVAC unit. The applicant informed the Committee of plans to remove the small roof top deck over the rear portion of the building owing to its close proximity the proposed location for the vent.

The Committee voted unanimously to recommend approval of the proposal and the removal of the small roof top deck over the rear portion of the building.

313-315 Chestnut Street

Chemical Heritage Foundation, Owner

David Anderson, Architect/Applicant

DATE: 313 Chestnut Street - 1953; 315 Chestnut Street - 1865

PROPOSAL: Demolition and replacement of facade at 313 Chestnut Street; alterations to 315 Chestnut Street

Mr. Cornell recused himself from the discussion and the vote owing to his company=s affiliation with the proposal.

This proposal involves removing a 1953 Classical Revival facade and replacing it with a contemporary glass and brick facade, installing a glass curtain wall on the side facade, currently a stuccoed party wall and replacing piers of greenish-gray glazed brick with red brick along the east wall of the old

bank and to either side of the proposed glass front curtain wall on 313 Chestnut Street. A few years ago, the Commission approved the expansion of the center column of windows on the facade of 313 Chestnut Street for a previous owner to provide more light and a better view of Independence National Historic Park. That proposal was never executed.

The applicant presented the history of the two buildings with a series of drawings, maps and photographs to illustrate the progression of the structures and their relationship to one another. Mr. Baron explained that 313 Chestnut Street was designated about a decade after 315 Chestnut Street, but as an extension of the latter. 313 Chestnut Street is an individually designated building.

Committee members objected to removing the facade of a designated building, and suggested the applicant consider executing the previously approved proposal to expand the center column of windows on the facade of 313 Chestnut Street by lowering the sills. The Committee did not object to the glass curtain wall on the side facade, but did recommend denial of the proposal to replace the glazed bricks on the side of 315 Chestnut Street with red brick.

The Committee voted to recommend:

Denial of:

- 1. Removal of the facade of 313 Chestnut Street.*
- 2. Replacement of the greenish-gray glazed bricks with red brick.*

Approval of:

- 1. The glass curtain wall on the side facade*
- 2. Executing the previously approved proposal to expand the center column of windows on the facade of 313 Chestnut Street by lowering the sills.*

401 North Broad Street

401 North Broad Street Associates, Owner

GTE Internet Working Inc., Tenant

Daniel Cobbett, Applicant

DATE: 1929-1931

PROPOSAL: Louvers in front facade

This proposal involves installing louvers in the front façade of the building in place of existing windows.

North Leland Street, 800 Block

City of Philadelphia, Owner

Steven Kaufman, Applicant

DATE: early 20th Century

PROPOSAL: Alterations to street

This proposal involves incorporating Leland Street into a housing development. Most of the street will be re-laid, though without a curb and at a different grade. The plan shows the granite block laid with the long direction of the block, i.e. the stretcher, parallel to the street. The current pattern of block has the stretcher perpendicular to the street. The applicant seeks to build a house at one end of the bed of the street.

Germantown Avenue, Broad Street to Hunting Park Avenue

Charles Denny, Streets Department, Applicant

DATE: c. early 19th century

PROPOSAL: Reconstruct roadway in asphalt

Kristin Cardi, staff member of the Commission, began by explaining the project as proposed by the Streets Department. The portion of Germantown Avenue slated for reconstruction extends from Broad Street to Hunting Park Avenue and currently consists of granite block between the trolley tracks and asphalt from the tracks to the curb. The street appears on the Philadelphia Register of Historic Places as part of the recently designated Historic Street Paving Thematic District. In addition, Ms. Cardi explained that the Streets Department's alternative to the complete reconstruction in asphalt consists of reconstructing the shoulders of the roadway in granite block and the area between the trolley tracks in concrete similar to the northern portions of Germantown Avenue that have been previously reconstructed. Both proposals call for the replacement of the trolley rails. According to Ms. Cardi, the Streets Department believes that granite block exists under the asphalt currently extending to the curb.

Two engineers from the Streets Department, Robert Wright and Charles Denny, explained that their alternative to full-width reconstruction in asphalt does not include granite block between the tracks owing to the replacement of the rails. The rail size commercially available today measures only seven inches in depth, not the nine inches that was originally used and is necessary to anchor the granite block in place. This change in rail size necessitates the use of an alternative material (e.g. concrete or asphalt) between the tracks. Mr. Tyler suggested considering asphalt as a replacement material between the rails rather than concrete since it is a more flexible material and is more resistant to cracking.

Several concerned area residents including Janet Potter of the Philadelphia Historic Northwest Coalition, Tina LeCoff of the Penn Knox Neighborhood Association and Joel Spivak attended the meeting. Ms. Potter and Ms. LeCoff testified as to the importance of this portion of Germantown Avenue. They strongly urged the submission of additional information prior to making a decision regarding the paving for this street. Ms. Potter disagrees that granite block cannot be used in between the rails and was supported by Mr. Spivak who made suggestions relating to an alternative rail tie that may make using the seven inch rails with the granite block possible.

Mr. Thomas agreed that further information needs to be collected and examined prior to making a final decision and suggested that the Streets Department explore five options.

The Committee voted unanimously to recommend that the Streets Department explore the following five options and supply the Committee with a cost estimate that also includes future maintenance of the paving material.

- 1. Reconstructing the street in granite block from curb to curb.*
- 2. Granite block between the tracks, asphalt to the curb.*
- 3. Asphalt or concrete between the tracks; granite block from tracks to curb.*
- 4. A Town square enhancement @ B examining the intersection of Germantown Avenue, Broad Street and Erie Avenue more closely.*
- 5. Asphalt from curb to curb.*

This proposal involves incorporating Leland Street into a housing development. Most of the street will be re-laid, though without a curb and at a different grade. The plan shows the granite block laid with the long direction of the block, i.e. the stretcher, parallel to the street. The current pattern of block has the stretcher perpendicular to the street. The applicant seeks to build a house at one end of the bed of the street.

2051 Appletree Street

Jean Paul Gulle, Owner/Applicant

DATE: c. 1855

PROPOSAL: Legalize vinyl windows

The owner seeks to legalize vinyl one over one windows he installed without a permit. The bank that owned the house before him had also installed non-historic windows. Our designation photos for the row show wood two over two windows.

306 Delancey Street

Robert Cavalier, Owner/Applicant

DATE: c. 1775

PROPOSAL: Rear addition and deck

This proposal calls for a rear addition and deck. The addition will have some visibility from St. Peter=s Way.

5926 Germantown Avenue

Engelos Farfaras, Owner

David Gilfillan, Applicant

DATE: c. 1780

PROPOSAL: Rebuild storefront

This proposal involves building a new wood storefront, a modification of the aluminum one constructed without a permit after a car hit the former storefront. The proposed storefront contains some literal historic elements.

3700 Spruce Street, University of Pennsylvania Quadrangle

University of Pennsylvania, Owner

Richard Russell, Applicant

DATE: 1895

PROPOSAL: Landscaping renovations

This proposal calls for renovations to the Penn Quadrangle most of which will be reviewed at staff level. The applicant proposes several landscaping changes which do not qualify as restoration. The University will re-grade the interior courtyards to drain away from the building. The plans call for widening and in some cases altering the size and shape of the paths. A proposal to install concrete pavers to resemble bluestone derives from relatively recent historic photographs. An areaway will be enlarged to facilitate installation and maintenance of new electrical service.

Approval of the enlargement of the areaway and re-grading. The proposed landscaping and pathways, however, require additional research before the submission of the new plan to the Commission for final action. In addition, staff recommends review and comment by the University=s Cultural Resources Committee and conditioning any permit approval of a new landscape plan on the photographic recordation of existing conditions in the Quad.

1910 Rittenhouse Square Street

Mary Parenti, Owner/Applicant

DATE: 1890 - 92

PROPOSAL: Cut garage in rear (facing Manning Street)

This proposal calls for a garage and curb cut to be made at the rear of the house on Manning Street. Manning Street contains a mix of garages and fronts of houses to the west of this property.

1420-1434 Pine Street, se corner at 15th Street, Pierce College

Pierce College, Owner

James Mergiotte, Applicant

DATE: 1420-1424 Pine Street - 1897; 1426-1434 Pine Street - c. 1830

PROPOSAL: Rear additions, alterations

This proposal revisits an already approved rear addition to Pierce College. The addition itself has been reduced in size. New visible HVAC units will sit on the roof of the addition and the taller Pierce College building at the corner of Carlisle and Pine Streets.

Staff recommendation: Approval. The Committee should consider asking the applicant to install a muntin grill in front of the rear dormer louvers.

127 South 22nd Street

S. D. T. Holdings Inc., Owner

Bruce Myers, Applicant

DATE: 1885

PROPOSAL: Legalize roll-down grate

This proposal asks to legalize an exterior solid roll down gate installed without a permit. Vandals broke the window twice causing the owner to have the gate installed.

Staff recommendation: Denial. The applicant should install the gate on the interior and a sheet of Lexan on the exterior until he occupies the space.

250 South 5th Street

Town Sport International, Owner

Virginia Kieffer, Applicant

DATE: c. 1980

PROPOSAL: Signage

This proposal involves adding awnings and signage to a gymnasium at the base of a modern apartment building.

261 South 20th Street, ne corner at Manning Street

Philadelphia Restaurant Partners, LP, Owner

Neil Richmond, Applicant

DATE: c. 1850

PROPOSAL: Rebuild exterior duct

This proposal calls for removal and reinstallation of the large kitchen exhaust duct on the building at the

corner of Manning and South 20th Street.

Staff recommendation: Denial. The duct should be run inside the court of the rear building ell.

941 Lombard Street

Thomas Reda II, Owner/Applicant

DATE: c. 1860

PROPOSAL: Roof deck on visible rear ell

311 South American Street

Kimberly Beauchamp, Owner/Applicant

DATE: 1845

PROPOSAL: Flower boxes

Respectfully submitted,

R. Scott Jacob
Executive Secretary