

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Arlene Matzkin, Chair
Commission Conference Room
Suite 1301, 1401 Arch Street
25 February 1997

Present

Arlene Matzkin, Chairperson
Penelope Batcheler
J. William Cornell
Daniel McCoubrey

Randal Baron, Assistant Historic Preservation Officer
Laura Spina, Historic Preservation Specialist

Also

Jeff Wilson, Richard Meyer Architect
Fran Holtzin, 315 South Street
Dmitri Chimes, 2222 Pine Street
Ed Fundy
Dan Vincencio, Architect
Carl Peterson, Edwards & Kelcey Engineers
James Chu
Paul Elia, Friends of Eastern State Penetentiary
Carl Doebley, Dan Peter Kopple & Associates
Arcangelo Guido, Dan Peter Kopple
Joseph Gabarini, University of the Arts
Michael Mancuso, Circa Gallery
Harvey Forman, 2122 Green Street
Brian Augustine, 2038 Green Street
Richard Janezic, 125 S. 18th Street
Ann Hockridge, 1904 Walnut Street
Lenore Millhollen, Center City Residents Association (CCRA)
Judith Eden, CCRA
Russell Pancelli, Property Manager
Albert Zaid, Mallin Pancelli
Chuck Karnes, 2042 Locust Street
Brad Pressman, Design Impulse
Nilo Regojo, Kise Franks & Straw Architects
Anthony Biel, School District of Philadelphia

Ms. Matzkin called the meeting to order at 12:30 p.m.
She introduced and greeted Dan McCoubrey the newly appointed
Committee member.

1115-41 Market Street

Pennsylvania Convention Center Authority, Owner
Leslie Gallery Dilworth, Applicant
DATE: 1893

PROPOSAL: Lighting/signage identity program concept

This proposal for conceptual approval for a signage and
lighting program for the Reading Terminal Market seeks to give

the Market a higher profile and more visibility on its three facades. On Filbert Street Ms. Dilworth proposes to remove the existing lighting under the bridge and replace it with a series of small bulbs running along the channel of each girder. The girders would be painted a lighter color to brighten the whole of the Filbert Street passage. The applicants showed two signage proposals for Filbert Street, the first involved two semi circular signs wrapping the stone brackets at the north and south corner while the second showed a flat sign spanning Filbert Street and hanging from the bottom of the bridge.

On 12th Street the designers proposed removing the lighting sconces on each brick pier and replacing them with icon/symbol signage of products sold in the Market, lit by gooseneck lights. New retractable awnings would hang above each window and door opening.

On Arch Street, the conceptual drawings show another curved sign at the corner of 12th Street and a semicircle of bulb lights over each window. Dome awnings cover each window.

Committee members debated the amount of signage with William Cornell, in particular saying it was too busy. However, there was a consensus that the Market needs more visibility and that the building is large enough to carry considerable signage without damage to its historic character. Committee members greatly preferred the flat sign over Filbert Street to the curved signs hiding the stone brackets. They recommended that the SEPTA signage, when it comes to the Commission in a separate proposal, should use a projecting sign on 12th Street, south of Filbert Street.

The Committee voted to recommend conceptual approval of the proposal with a change to the hanging flat sign over Filbert Street. Important details regarding the structure and attachment of the signs and lighting will be refined when a more complete submission is received.

315 Chestnut Street

William Taylor, Owner

Jeffrey Wilson, Applicant

DATE: 1930

PROPOSAL: Bronze plaques at entrance

This proposal calls for installing bronze plaques 18" X 26" on either side of the front door.

The Committee voted to recommend approval. Mr. Cornell abstained from voting.

1034 Spruce Street AKA 301 South 11th Street

Camille Partnership, Owner

Danilo Vicencio, Applicant

DATE: 1845/1920

PROPOSAL: New storefront, kitchen vent

This proposal calls for installing a restaurant in a small space in the ground floor of this former rowhouse now an apartment building. The ground floor including the shopfront probably dates from the 1920s. The shopfront has a central door flanked by two side windows with transoms. The proposal includes the removal of the storefront and installation of a side entrance storefront with pseudo Queen Anne details. The Committee understood the need for a side entrance, to allow room for tables, but asked the applicant to use the design of the existing shopfront and solving the problem of plan by reversing the position of the door with one of the flanking windows. They asked that the stone base of the storefront be reused in the new location.

The Committee voted to recommend approval of the reversal of the door and flanking window to create a storefront with details the same as the existing but with an entrance located to one side.

933 Race Street

James Chu, Owner/Applicant

DATE: 1825/storefront c.1970

PROPOSAL: New storefront

This proposal calls for altering a modern storefront on this Chinatown rowhouse/commercial structure. Non-historic brick piers would be removed and new windows installed. Committee members suggested moving a window element to the left eliminating a thin sidelight, lowering the cost and simplifying the storefront visually.

The Committee voted to recommend approval with a minor window change.

7500 Germantown Avenue

New Covenant Church, Owner

Ann Bell/NYNEX Mobile, Applicant

DATE: 1890, Wilson Bros.

PROPOSAL: Antennae on smokestack

This proposal involves installing twelve new antennas on the smokestack of the campus powerhouse in order to provide cell phone service to this part of Mount Airy. In 1995, a permit issued to a competitor, Comcast Metrophone to install antennas at the top of the chimney. Plans for those previous antennas showed them recessed into the niches at the top of the chimney, painted out in brick red color to be invisible from Germantown Avenue. The wires were to be placed on the face away from the street and

enclosed in a brickfaced box. The horizontal cornice hides the horizontal wires. Some of the work to hide that installation was not done and Comcast has been contacted to correct that old work.

This new proposal of necessity will be more visible because it falls below the cornice which hides the mounts and wires of the previous installation. Committee members thought that both installations compromise the historic integrity of the chimney and they worried about future applications from other competing companies that would add yet more to this chimney. They asked that the installation be painted out as much as possible in tones to match the chimney. They also asked the applicant to provide a letter agreeing to remove the antennas at their own expense at such time as this technology becomes obsolete and the antennas no longer needed.

The Committee voted to recommend approval so long as the installation was painted out, by a vote of 3 to 1 with Ms. Matzkin dissenting.

2101-2199 Fairmount Avenue, Eastern State Penitentiary

City of Philadelphia, Owner
Paul Elia, Architect/Applicant
DATE: 1823-36
PROPOSAL: Fencing, landscaping

This proposal involves simple landscaping and fencing for two open areas on the Corinthian Avenue and Brown Street sides of the prison walls. A four foot high chain link fence clad in black vinyl and set back five feet from the sidewalk behind a planting bed will replace the present decrepit tall chain link fence. A small group of cherry trees at the corner of Brown and Corinthian will evoke a former name of the area "Cherry Hill". Gravel, however, will cover a portion of the parcel outside the penitentiary walls for possible use as a parking area for staff of the Prison Society. The Committee members hoped that this gravel zone remains free of weeds and frowned on the idea of parking on the edge of the prison.

The Committee voted to recommend approval.

140 South Broad Street AKA 1400-1440 Sansom Street, Union League

Dan Peter Kopple, Architect/Applicant
DATE: addition 1910, Horace Trumbauer
PROPOSAL: New doors on Sansom Street facade

This proposal calls for removing a pair of non-historic doors on Sansom Street and installing new wood doors with six lights. No record exists of the historic doors but these are modeled on other exterior doors on the same building.

The Committee voted to recommend approval.

320 South Broad Street, University of the Arts

Joseph Garbarino, Applicant
University of the Arts, Owner
DATE: 1824, John Havilland
PROPOSAL: Paint, roof repair

This proposal involves repairing the existing roof in kind and repainting the metal roof a dark red color.

The Committee voted to recommend approval.

315 South Street

Francyn Holtzin, Applicant
Ute Simons, Owner
DATE: 1823
PROPOSAL: Storefront Alteration

The tenant seeks to alter the existing storefront installed in 1977. The issue is complicated by the fact that when the building was designated in 1964 it had an historic recessed storefront with prism glass transoms. The current owner had the storefront removed in 1977 under a permit for interior work only.

The Committee voted to recommend that the removal of the storefront in 1977 did not meet the Secretary of the Interior's Standards, but that the change to the current storefront does. Unfortunately a vote to approve the current work would legalize the old work. Ms. Batcheler abstained from voting.

2227 Pine Street

Dmitri Chimes, Applicant
Cort Wizorek, Owner
Date: c.1855/1930
Proposal: Make-up air unit on roof

This proposal involves installing a make-up air unit, a cube about 3'x 3' on the roof of the one story rear addition of this restaurant. The Committee members noted that this roof is already cluttered with mechanicals and that this one will be only slightly visible from Fittler Square.

The Committee voted to recommend approval.

2122 Green Street

Harvey Forman, Owner/Applicant
DATE: c.1855
PROPOSAL: Replace front door

This proposal involves the removal of a set of elaborate original wood doors and their replacement with a single door in a reduced frame. The owner expressed his concern for the safety of this kind of door. He also said that the lock operated with

difficulty and that the locksmith could not fix it. Committee members expressed their opinion that the doors were a very important element of this completely intact house and that the locks may be cured by rehangng the doors. They recommended that he seek the help of a restoration carpenter. It was explained that restoring the existing doors would make the building eligible for a Commission plaque. If the doors could not be made to function properly they said that he could have a new single door made to match exactly the size and look of the double doors. This solution will require shop drawings.

The Committee voted to recommend denial of the proposed door in the catalogue cut but approval of repair of the current doors or building a matching door if repair proved not feasible.

2038 Green Street

Jim Hoyne, Owner

Brian Augustine, Contractor/Applicant

DATE: c.1990

PROPOSAL: Roof deck

This proposal involves adding a roof deck to the top of this rebuilt rowhouse. The original designated building was demolished and rebuilt without Historical Commission approval about 1990. The applicant proposes to set the roof deck back from the facade so that it will be less visible from the street.

The Committee voted to recommend approval.

2044 Sansom Street

Michael Mancuso, Owner/Applicant

DATE: c.1860

PROPOSAL: Security grate on shop window

The owner proposes installing fixed metal open grates that he would remove when the store is open. He explained that there have been a rash of window breakings without theft. It was noted that this is a modern storefront.

The Committee voted to recommend approval.

1900-1904 Walnut Street, Holy Trinity Church

Jane Foster, Applicant

Church of the Holy Trinity, Owner

DATE: 1857

PROPOSAL: New basement doors

This proposal involves two sets of doors set in stairwells down to the basement, only one of which is visible to the public. The architect had designed several door/side panel schemes to replace the existing two leaf doors and provide future handicapped accessibility .

The Committee voted to recommend approval of the scheme with a door on one side and a fixed light and panel on the other.

125 South 18th Street

Manhattan Bagel Company, Owner
Dick Janezic, Philadelphia Sign Co. Applicant
DATE: c.1940
PROPOSAL: legalize new red plastic barrel awning

This application seeks to legalize a shiny red plastic barrel awning installed on existing framework. Mr. Baron read from the Zoning Board and Art Commission approvals both of which were contingent upon the use of maroon canvas type material.

The Committee voted to recommend an approval consistent with the other two approvals requiring canvas type fabric.

744-752 S. Front Rear, #4 & 5 Workman Place

Octavia Hill, Owner
Thomas Williams, Applicant
Date: 1742
Proposal: Window replacement

The applicant seeks to install new wood sash in frames to match the originals in place of non-matching windows installed without a permit.

The Committee voted to recommend approval.

2131-2133 Pine Street

Jacob Erlich, Owner
Russ Pancelli, Manager/Applicant
DATE: c.1889
PROPOSAL: Legalize replacement windows

This application seeks to legalize the partial replacement of the French door/casement windows on the second floor of this building and the continued replacement of the rest with white vinyl double-hung sash. The work began without a permit and was stopped by a Commission staff call to the owner. The new windows bear no similarity to the old. Mr. Pancelli explained that the old windows, in poor condition, let in cold air. The Committee explained that new casement type windows have modern standards of energy efficiency and the old ones can be repaired and retrofitted with weather stripping. A letter was produced showing that Mr. Erlich, the owner, had been notified of designation and the Commission's review of windows.

The Committee voted to recommend denial of the proposed window replacement with the vinyl double-hung sash.

2042 Locust Street

Chuck Karness & Jim Hess, Owners
Harry Hansel, Contractor/Applicant
DATE: c.1905
PROPOSAL: Rear facade windows

This proposal involves installing new windows and one door on the rear facade of this rowhouse which faces the fronts of houses on Latimer Street. The windows would have an applied muntin grid of 6/6 that would not match the profile of the existing windows. Additionally the central window on the first floor, which currently holds a single picture window, would receive a Queen Anne type window with a border of small panes. Some Committee members found this treatment acceptable because the windows will be seen through the yard recessed from the street. Ms. Batcheler and Mr. Cornell thought it was important to more closely replicate the existing windows with true muntins.

The Committee vote was split, two in favor and two against.

2432 Pine Street

Janice Bellace, Owner
Frank Reis, Contractor/Applicant
DATE: c.1850
PROPOSAL: New door, transom and frame

This proposal calls for a new transom, door and frame to correct a warped door condition. The new transom would project forward more in its opening and have a different window configuration to take advantage of stock parts. Committee members asked the contractor if he couldn't fix the problem by retaining the existing transom and cutting out and replacing the existing door jambs. He explained that he could.

The Committee voted to recommend approval for replacing the door jamb and door but not the transom area.

901 South Broad Street, High School for Performing Arts

Philadelphia Board of Education, Owner
Nilo Rogojo, Architect/Applicant
DATE: 1878
PROPOSAL: Metal roof, exhaust vents

This proposal involves an upgrade of roofing from what had been previously approved and some new smoke exhaust vents on the roof. The proposed roof would now be standing seam metal to match the original.

The Committee voted to recommend approval.

1849 Walnut Street AKA 135 South 19th Street, The Wellington
Ephraim Frankel, Owner
Brad Pressman, Applicant
DATE: c.1905/1960 building base
PROPOSAL: New awning, sign

This proposal involves a new sign and awning for a hair salon at the Sansom Street end of the building. Part of the treatment has already been installed because Mr. Pressman claims he was told by someone at Licenses and Inspections that he only needed Zoning approval which he had already received.

Judith Eden of C.C.R.A. explained the Zoning Board does not get any notice from Licenses and Inspections that a building is historic and does not put on its decision letters that the applicant must seek Commission approval. In contrast the need for Art Commission and Planning Commission approvals are noted. In addition she noted that applications for signs and some fences are typically not sent for Historical Commission review at all unless part of a larger package requiring a building permit.

The Committee voted to recommend approval of the awning and signage and that a letter should be written to the Zoning Unit asking that all applications for work on historic buildings be referred to the Commission and that applicants be notified on refusal and approval notices of the need for historical review.

Respectfully submitted,

Randal Baron

Randal Baron
Assistant Historic Preservation Officer