

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

19 December 1979

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

Present: Henry J. Magaziner, A.I.A., Historical Architect for the Mid-Atlantic Region, National Park Service.
Russell Milnor, A.I.A., Philadelphia Redevelopment Authority.
Richard Tyler, Historian
Patricia Siemiontkowski, Executive Assistant to the Chairman
Marion Carroll, Architectural Historian
Jefferson Moak, Historical Research Technician

(Herbert W. Levy, A.I.A., Architectural Advisor to the Commission and Theodore T. Bartley, Jr., A.I.A., Preservation Committee, American Institute of Architects, Philadelphia Chapter met on 21 December in the Commission office to review the submissions and comment upon them. The following minutes reflect both the 19 December 1979 meeting and Messrs. Levy and Bartley's review on 21 December.)

Also

present: Ted Moser, developer, to present plans for the rehabilitation of the court houses at the rear of 229 Fulton Street.
Victoria Pyle, Carl Massara Associates, to present a proposal for the introduction of a basement areaway at 604 Spruce Street.
James Kise, Architect, to request a courtesy review by the Architectural Committee of his plans for the development of Drum Moir, the Houston Estate.
William Revelli, Architect, and the owner of 117 North Twenty-first Street to present plans for renovations to the building.
Stewart Harting, Lance Silver and David Beck, Architect, to present their resubmission for alterations to Heaton's Hotel, 301 Chestnut Street.
Jack Dundon and Steve Leibowitz, Architect, to present preliminary plans for the renovation of the Bergdoll Brewery Cooper Shop.
Lanny Leibowitz, Architect, to present his plans for the rehabilitation of 122-124 Chestnut Street.

SUBMISSIONS FOR ALTERATIONS

- ✓ 229 Fulton Street, Edward Hinderliter, Architect. Ted Moser, Developer, presented to the Architectural Committee his plans for the renovation of the historically certified court houses at the rear of 229 Fulton Street. The Committee members, following a brief discussion of the proposal, agreed to recommend the approval of the plans subject to two minor revisions. These consist of positioning the meeting rail

of the shutters below the center rail of the windows and installing a bi-fold shutter at the ground floor window opening of the western-most court house.

- ✓ 604 Spruce Street, Victoria Pyle, Carl Massara Associates. Ms. Pyle presented for review her proposal for the introduction of a basement areaway at 604 Spruce Street. The Committee recommended a further study of the proposed areaway and the preparation of more detailed drawings. It was suggested that a second entrance rail to the first floor be installed to match the existing rail and that the new railing around the areaway follow that same design.

Druim Moir, James Kise, Architect. Although Druim Moir has not been certified by the Philadelphia Historical Commission, it was recently nominated to the National Register of Historic Places and is clearly a significant property. In view of this, Mr. Kise appeared before the Architectural Committee to request support in his attempt to have the present zoning changed to RC6. Such a change will serve to protect the property while allowing its sympathetic development.

In addition to the renovation of the Houston mansion, Mr. Kise's plans call for the construction of twenty-three townhouses on the estate. The new houses will be designed to compliment the scale, fabric and design of the existing buildings and will be sited on the property in an unobtrusive manner. Approximately fifty-three percent of the land will remain open and in common ownership, thereby retaining the integrity of the grounds particularly the sunken garden and the slope to the Wissahickon.

Following a detailed discussion of these plans, the Committee agreed to recommend that the Historical Commission support Mr. Kise's proposal for the development of Druim Moir and his request for re-zoning.

117 North Twenty-first Street, William Revelli, Architect. The Committee reviewed plans for the renovation of the building situate at 117 North Twenty-first Street as presented by the owner's architect, William Revelli. The submission was determined by the Committee to be unacceptable. It is recommended that the architect be asked to resubmit his proposal taking into consideration the Committee's recommendations. These are as follows:

- 1) restore the ground floor on the Twenty-first Street elevation by installing an entrance door and two windows similar in size and detail to the adjoining buildings on the street. The frame surrounding the door may be executed in wood instead of stone.
- 2) retain all original openings intact and install two over two double hung window sash. Storm sash or therma-pane replacement sash may be used within the existing window openings.

- 3) restudy the interior plan to determine if a better use of space and the historic openings can be achieved.

301 Chestnut Street, Silver and Harting, Developers; David Beck, Architect. Messrs. Silver, Harting and Beck presented to the Architectural Committee for review a revised elevation showing their proposal for renovations to Heaton's Hotel, 301 Chestnut Street. The Committee, following a brief discussion of the proposal, agreed to recommend its approval. Because the alterations do not constitute a complete and accurate restoration, the building will not be eligible for receipt of a Commission plaque.

Bergdoll Brewery, Building 5, Cooper Shop, Aleaker and Reiff, Architects. Jack Dundon and Steve Leibowitz, Architects, presented to the Architectural Committee their preliminary proposal for alterations to the exterior of the Cooper Shop, Building 5 of the Bergdoll complex. Because of the arrangement of the interior plan, Mr. Leibowitz noted that it would be necessary to cut new openings into the exterior masonry wall to meet the light and air requirements dictated by code.

The Committee members considered the architects' proposal and recommended its approval in concept. Several suggestions for the treatment of the elevation were made. It was determined that the new openings at the second floor were not acceptable in either square or circular form. It was suggested that the architect seek a variance to allow for the retention of the existing fenestration without alteration at the second floor level. The new openings planned for the basement level should be treated in a manner similar to those within the fourth bay from either end of the building. This treatment consists of a double cut opening positioned below the existing band course. Finally, the Committee agreed to accept the Palladian treatment within the center bay of the building.

- ✓ 122-124 Chestnut Street, Lanny Leibowitz, Architect. Mr. Leibowitz presented his proposal for the rehabilitation of the building situate at 122-124 Chestnut Street to the Architectural Committee for review. The Committee agreed to recommend the approval of Mr. Leibowitz's plans with the requirement that he examine the ground floor carefully during the rehabilitation process and report his findings to the Commission staff and the Committee. It was also suggested that the wood panels in the ground floor transom openings be removed and replaced with glass.

PLAQUES

- ✓ 413-15 Gaskill Street. The Committee recommended the issuance of a Certified Restored plaque to this building.

411 Spruce Street. Mr. Bartley agreed to inspect 411 Spruce Street and report his findings to the Committee at its next meeting.

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232 Spruce Street. Mr. Bartley agreed to inspect this building as well.

✓ Fire Museum, Second and Quarry Streets. The Committee recommended that the Historical Commission issue a Certified Restored plaque to this building.

There being no further business, the meeting adjourned at 5:15 P. M.

Respectfully submitted,

Patricia Siemiontkowski
Executive Assistant to the Chairman

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