

**THE MINUTES OF THE 383rd STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

3 June 1994

**Wayne Spilove, Chairperson
City Council Caucus Room
Room 401 City Hall**

Present

Wayne Spilove
Ronald Barber, Commerce Department
Jeffrey First, Law Department
Barbara Kaplan, Planning Commission
Bennett Levin, Commissioner, Department of Licenses & Inspections
Arlene Matzkin
Susan Rabinovitch
Peter VanderHeide, Department of Public Property
Scott Wilds, Office of Housing and Community Development

Richard Tyler, Historic Preservation Officer
Randal Baron, Preservation Planner
Lori Plavin Salganicoff, Historic Preservation Specialist
Jeffrey Barr, Historical Research Technician

Also

T. Twaddel
Warren Bradway, 345 S. Camac Street
Charles Hancock Jr.
Bill Brookover, National Park Service, Independence National Historic Park
Doris Fanelli, National Park Service, Independence National Historic Park
Otis Thomas, 6th and Master Streets

The 383rd Stated Meeting of the Philadelphia Historical Commission was called to order at 10:15am by Wayne Spilove, Chairperson.

THE MINUTES of the 382nd Stated Meeting of the Philadelphia Historical Commission held on 11 May 1994, Wayne Spilove, Chairperson, were approved by unanimous vote and adopted after a motion by Mr. Wilds and a second by Ms. Rabinovitch.

THE REPORTS of the Architectural Committee of the Philadelphia Historical Commission, 26 and 31 May 1994, Arlene Matzkin, Chairperson:

510 Walnut Street, Penn Mutual Building

Anthony Colciaghi, Diversified Interior Design

PROPOSAL: Alterations behind Egyptian Facade

Architectural Committee Recommendation (31 May 1994): The Committee recommended approval of the foyer design, suggesting, however, that the foyer ceiling extension projecting visibly behind the facade to cover basement stairs be changed to a non-visible roof. This roof should be connected to the marble facade's concrete support structure in a manner which allows for drainage away from the facade. Lighting of the facade and stair were recommended to return for further review.

The Applicant seeks to alter the facade and expand the first floor of a Mitchell Guirgola-designed building. This building is set behind the 3-story marble Egyptian Revival facade wall of an otherwise demolished building. The proposed first floor alteration would extend the recessed entrance vestibule forward to the sidewalk, to a point next to but 3' back from the marble facade, with a clear glass foyer capped by a band of black glass. The tenant of the building, CoreStates Bank, would place signage on the band above the foyer. As proposed, this black glass band would then extend the entire width of the marble facade to offer some protection and light to a basement restaurant's stairs.

Although approving of the foyer design, Commission members agreed with the Committee's opinion that a band of glass running close behind the marble facade would unsympathetically alter its appearance. The Committee's suggested alternative was seen as preferable.

Mr. Wilds made a motion to accept the recommendations of the Architectural Committee and approve the design as modified by the Committee. The lighting of the facade and stair were not approved; their design must return to the Committee and Commission for another review. This motion was seconded by Ms. Rabinovitch and approved by unanimous vote.

220 Queen Street, St. Philip de Neri Church

Joseph Clearkin, Contractor

PROPOSAL: Cornice/Gutter Replacement

Architectural Committee Recommendation (31 May 1994): The Committee recommended denial of the proposal and asked that the Applicant return with measured drawings of the existing and proposed cornice and gutter systems. Cost estimates for producing the cornice in fiberglass and/or fiberglass and aluminum should also be required. Instead of returning for Commission review, the Applicant may work with staff to develop this project.

The Applicants propose to replace the Church's roof, pole gutters, and part of the cornice. The new hanging "k" gutter would be installed within a new aluminum cornice that approximates but does not match the profile of the original wood cornice. Mr. Wilds asked if this contractor has the ability to produce the cornice in fiberglass. Ms. Matzkin responded that the presumably high cost of fiberglass would make it an unfeasible solution for the church whether the contractor could produce it or not. Randy Baron stated that other contractors have said they could produce a cornice with the correct profile.

A motion was made by Mr. Wilds and seconded by Ms. Rabinovitch to accept the Committee's

recommendations. This motion was passed by unanimous vote.

City Hall, Broad and Market Streets

Ray Grenald, Grenald Lighting Co.

Lisa Soderberg, Vitetta Group Inc.

PROPOSAL: East Pavilion Facade Lighting

Architectural Committee Recommendation (31 May 1994): The Committee voted to defer making a recommendation until the Applicant returns with section drawings demonstrating the angle and path of the proposed lights and prepares a light mockup atop the Wanamaker Building for Committee and Commission review.

The Applicant proposes to light the East Pavilion facade to a "daylight" level" by placing 15'x4' banks of 475-watt metal halide lights at west facade parapets of the Wanamaker Building and One East Penn Center. The resolution of this proposal will set the standard for lighting the entire building. The Vitetta Group is currently applying for money to finance a Wanamaker Building mockup and expects to thus demonstrate the proposal in 6-8 weeks. Note: The Beasely Building at 12th and Walnut Streets is lighted in much the same manner.

The Committee suspected that the Wanamakers' light bank would be very visible from the west side of Market Street, possibly shining into pedestrians' eyes and obscuring the view to the PSFS Building. An additional concern was the effect on the historic buildings carrying the lights and the need for approval from their owners. The Commission also discussed the proposed quality and brightness of light, asking whether daylighting is the appropriate level.

Mr. Wilds made a motion to accept the recommendation of the Architectural Committee that the Applicant prepare a demonstration as well as section drawings showing the placement and angle of the lights on Wanamakers and One Penn Center. This was seconded by Ms. Rabinovitch and approved by unanimous vote.

At this time, Mr. Wilds brought up another City Hall lighting issue, the unattractive hanging lamp that replaced the Sputnik lamp. Mr. Tyler stated that this is not historic and has spoken to the Architect about its removal.

Mr. Wilds made a motion to direct the Commission staff to send a letter to the Department of Public Property expressing the Commission's concern and requesting their removal. This was seconded by Ms. Rabinovitch and approved by unanimous vote.

260 North 4th Street, St Augustine's Church

Mike Hauptman, Brawer and Hauptman Architects

PROPOSAL: Tower Reconstruction

Architectural Committee Recommendation (31 May 1994): The Committee recommended approval of this project.

In order to replace the tower of this church, which became unstable in a recent storm and was removed, the Applicant proposes to reconstruct it as faithfully as possible in aluminum with urethane

details and a steel sub-structure. Some original elements will be reused. The manufacturer that the Applicant has chosen would produce the tower and its structure at its factory, deliver it along with their own craftsmen, and in one day erect it on top of the building. The building will have to be prepared for the erection of the tower by the Applicant.

Mr. Wilds moved to adopt the recommendation and was seconded in this motion by Ms. Rabinovitch. The motion was approved by unanimous vote.

343-345 South Camac Street

Warren Bradway, Owner

PROPOSAL: Storefront Cornice Removal and Bargeboard Replacement

Architectural Committee Recommendation (31 May 1994): The Committee voted to recommend approval of Mr. Bradway's proposal with the requirement that he submit profile details of existing and proposed bargeboards and cornices, and that he work with Commission staff to establish and produce original detail drawings for the bargeboard and a proper detail for the individual storefront cornices.

This proposal, reviewed several months ago by the Architectural Committee and the Commission, returned once again owing to the Applicant's appeal of the first ruling to the Department of Licenses and Inspections Review Board. The Applicant's proposal, submitted in response to a Demolition by Neglect violation, called for the removal of a deteriorated wraparound cornice and the replacement of a missing bargeboard. The Applicant sought to replace the wraparound cornice with two separate cornices above first floor windows on both facades.

The Committee originally recommended that the proposal be approved with minor changes, and asked that the Applicant work with Commission staff in resolving these issues. In the weeks between the Committee and Commission meetings, however, staff found several architectural examples supporting replacement with a wraparound rather than two separate cornices. The Commission subsequently voted to have the Applicant replace the removed wraparound with another wraparound cornice, and to work with staff in finalizing a design. It was this determination that the Applicant appealed.

At its 3 June meeting, Commission members agreed that the wraparound cornice is not original, and sufficient evidence does not exist to suggest that the most "correct" replacement is the construction of another wraparound. While considering the bargeboard replacement, the Commission was presented with a piece of the original bargeboard. In response to a request from Mr. Spilove, the Applicant stated that he would have an architect submit to staff for approval architectural drawings of the original bargeboard and a same-scale drawing of the proposed which will closely approximate the original.

Mr. Wilds moved to accept the recommendation of the Architectural Committee and approve the proposal, subject to the approval of the bargeboard drawings by the staff. Ms. Rabinovitch seconded the motion which was approved by unanimous vote.

Independence Square Group of Buildings

Vitetta Group, National Park Service

PROPOSAL: Utility Improvement Project*Architectural Committee Recommendation (27 and 31 May 1994):**The Committee, in agreement with the National Park Service and their consultants, revised and adopted the recommendations of its technical sub-committee. The recommendations are as follows:**Criteria, in priority order:*

1. *preservation and conservation of the buildings*
2. *curation of collections*
3. *visitor comfort.*

*Operational criteria: run so as to permit no formation of condensation. Temperature will follow accordingly.**The Committee recognizes that the existing equipment has outlived its usefulness and effectiveness.**The Committee recommends the approval of:*

1. *the replacement of existing equipment with modern equipment at or proximate to the existing locations,*
2. *in general, the use of the existing ductwork with modifications, e.g. 1) new registers and returns in Independence Hall's second floor using existing in-floor ducts, and 2) changes in duct runs at the basement of Congress Hall,*
3. *the enhancement of the supply and return systems on the first floor of Independence Hall as shown in Alternate 2 of the 22 April 1994 working drawings,*
4. *the enhancement of the supply and return systems on the second floor of Independence Hall as long as the existing in-structure ductwork systems are not changed in size or location,*
5. *double walling for all new water-filled pipes and vertical chases above finished spaces,*
6. *replacement of the single air handling unit in the Congress Hall attic with a new larger unit in a new location,*
7. *the replacement of roofs in kind to abate asbestos problem and install "knock-out" panel in the roof of Congress Hall for equipment installation and access,*
8. *the structural component of the Applicant's proposal, described in previous minutes,*
9. *the installation of wiring for lighting fixtures,*
10. *the presence and design of proposed cellar window louvers in Independence Hall,*
11. *the submission of contract documents for review by sub-committee of three, i.e. Matzkin, Henry and Finkelman; basement lighting fixtures will be reviewed with this submission.*

The Committee recommends the approval in concept of:

1. *testing and monitoring the updated system in Congress Hall and Independence Hall for effectiveness and performance for a period of three years. The Applicant must meet with technical consultants to the Commission and members of the Committee and Commission staff to better define this project,*
2. *lighting fixtures. Final design, placement, quantity, etc. must come back to the Committee and Commission for approval.*

As part of a utilities improvement project, Independence National Historical Park seeks to improve the HVAC systems in Independence Hall, Congress Hall, Old City Hall, and the East and West Wings. After many discussions between Commission staff, Committee members, technical consultants, and members of their team, the Park Service proposes to replace all the air handling equipment in these buildings, replace the controls, use the existing ductwork and openings and with very few exceptions new ductwork, and monitor the system for three years. After this three year period, the Park and the Commission may revisit the issue if necessary.

The Committee's recommendations listed above were the result of two Architectural Committee meetings on 27 and 31 May 1994, a 30 May meeting between the Committee's technical consultants (Stephen Finkelman and Michael Henry) and the Vitetta Group, and an additional 31 May meeting between the Committee's consultants, some Committee members, staff, the National Park Service, the Vitetta Group, and their consultants. The Park Service has agreed to adhere to the recommendations described above. Mr. Brookover asked for and received assurance that basement duct run changes would be approved.

Ms. Matzkin refined statements regarding the Congress Hall system, stating that while the Committee recommends approval for the opening of new second floor ceiling penetrations, the cutting of original joists in that ceiling would not be acceptable. As Congress Hall is the only building under consideration with a proposed attic air handler, this is a unique problem. Ms. Matzkin stated that more discussion of this item is needed as there may be some disagreement. Mr. Wilds noted that striving to modify existing ductwork in a manner that does not destroy original or historic material is in keeping with the three criteria. Mr. Brookover suggested that the Commission add a twelfth recommendation describing expected performance regarding impact on historic materials.

Mr. Wilds made a motion to approve the recommendations of the Committee with the addition of the twelfth recommendation requested by Mr. Brookover. The motion was seconded by Ms. Rabinovitch and approved by unanimous vote. For the sake of clarity, the recommendations are listed in full below:

Criteria, in rank order:

- 1. preservation and conservation of the buildings*
- 2. curation of collections*
- 3. visitor comfort.*

Operational criteria: run so as to permit no formation of condensation. Temperature will follow accordingly.

The Commission recognizes that the existing equipment has outlived its usefulness and effectiveness.

Approval of:

- 1. the replacement of existing equipment with modern equipment at or proximate to the existing locations,*
- 2. in general, the use of the existing ductwork with modifications, e.g. 1) new registers and returns in Independence Hall's second floor using existing in-floor ducts, and 2) changes in duct runs at the basement of Congress Hall,*

3. *the enhancement of the supply and return systems on the first floor of Independence Hall as shown in Alternate 2 of the 22 April 1994 working drawings,*
4. *the enhancement of the supply and return systems on the second floor of Independence Hall as long as the existing in-structure ductwork systems are not changed in size or location,*
5. *double walling for all new water-filled pipes and vertical chases above finished spaces,*
6. *replacement of the single air handling unit in the Congress Hall attic with a new larger unit in a new location,*
7. *the replacement of roofs in kind to abate asbestos problem and install "knock-out" panel in the roof of Congress Hall for equipment installation and access,*
8. *the structural component of the Applicant's proposal, described in previous minutes,*
9. *the installation of wiring for lighting fixtures,*
10. *the presence and design of proposed cellar window louvers in Independence Hall,*
11. *the submission of contract documents for review by sub-committee of three, i.e. Matzkin, Henry and Finkelman; basement lighting fixtures will be reviewed with this submission.*
12. *the general principle that any modifications to existing ductwork shall be undertaken so as not to destroy any original or historic material including the structural members.*

Approval in concept of:

1. *testing and monitoring the updated system in Congress Hall and Independence Hall for effectiveness and performance for a period of three years. The Applicant must meet with technical consultants to the Commission and members of the Committee and Commission staff to define this program,*
2. *lighting fixtures. Final design, placement, quantity, etc. must come back to the Committee and Commission for approval.*

NEW BUSINESS

Mr. Spilove introduced Jeffrey First, the newest member of the Historical Commission. Mr. First, an Assistant City Solicitor, replaces Jane Hix as the Commission's legal council.

There being no further business, a motion was made to adjourn the meeting by Mr. Wilds, seconded by Ms. Rabinovitch, and approved by unanimous vote.

Respectfully submitted,


Lori Plavin Salganicoff