

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Robert Thomas, Chair
Commission Conference Room, One Parkway, 13th Fl., 1515 Arch St.
24 November 1998

Present

Robert Thomas, Chair
Penelope Batcheler
Herbert Levy
Daniel McCoubrey
Suzanne Pentz

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

Also

Mark Walker, Houlihan's Restaurant Group
Aliko Strakes, Preservation Alliance
Marvin Gerstein, Temple University
Michael Hauptman, Brawer and Hauptman, Architects
James Piatt, Piatt Associates
L. Lemand
Oscar Udel
Peter Wagner
Rossa Pallante
Gail Trimble, Episcopal Community Services
C. Fleming, Temple University
Lenore Millhollen, Center City Residents Association (CCRA)
Diane Jackier
George Manos, Manos Architects
Olga Shovolchova, Manos Architects
Robert Pisani
Jay Kotoff
Christopher Beardsley, Christopher Beardsley, Architect
Sarah Gray
Howard Dunn, Mellon Bank
Robert Krimecz, Mellon Bank
Virginia Kieffer
Sally Raezer
Judith Eden, CCRA
William Solvibile

Mr. Thomas, Chair, recognized a quorum and called the meeting to order at 1:45 p.m.

5926 Germantown Avenue, at corner of Haines Street

Engelos Farfaras, Owner/Applicant

DATE: c. 1790

PROPOSAL: Legalize rebuilding of shopfront

This proposal calls for legalizing a glass and aluminum storefront installed on this corner property without a permit. A car ran through the former storefront which dated from the mid-20th century. Committee members reviewed several old photographs of the building that showed various storefronts over the years. The Committee agreed that the applicant should apply wood trim details over the new storefront, and offered design suggestions. The applicant agreed to return to a later Committee meeting with a new design submission incorporating the Committee's recommendations.

The Committee voted unanimously to recommend denial of legalizing the existing storefront.

1900-1938 Park Mall, Temple University - Main Campus

Temple University, Owner

Michael Hauptman and James Piatt, Architects/Applicants

DATE: 1860s

PROPOSAL: Ramp and terrace

This application returns for a final review of the ramp and terrace in front of the rowhouses.

James Piatt, architect for the project, explained that the color options for the base of the terrace should complement the adjacent landscaping details. Mr. Piatt stated that the university has chosen a limestone color for the curbs and some other details along Park Mall, and showed the Committee samples of cast stone for the terrace. Committee members agreed to recommend approval of a taupe cast stone by Ariscraft, which they thought complemented the brownstone base of the rowhouses and the new curbs. Ms. Batcheler raised concern that the applicant obtain a structural report demonstrating that the facades of the rowhouses can support the weight of terrace. Mr. Piatt stated that they will have a structural engineer look into it.

Mr. Piatt showed the Committee two revised drawing schemes for the railings on the terrace reflecting the Committee's recommendations to incorporate more verticality in the design. The second scheme, which the Committee preferred, incorporates metal mesh panels between the balusters.

The applicants explained that they will simply cover most of the historic steps with the terrace, and store the steps they intend to remove in the basements of the rowhouses. The applicants stated that they would return later with designs for the basement grates.

The Committee voted unanimously to recommend approval of:

- 1. The terrace and ramps constructed of taupe colored cast stone by Ariscraft, with staff to review and approve details.*
- 2. The revised railing scheme with the mesh panels, with staff to review and approve details.*

833 South 3rd Street

Rossa Pallante, Owner/Applicant

DATE: 1830

PROPOSAL: Legalize vinyl windows, cornice, roofing

This proposal calls for legalizing work completed without a permit. Ms. Pallante installed:

1. A new very large box cornice built of wood and metal flashing.
2. A new roof
3. New vinyl windows with applied muntins.

Mr. Baron explained that Ms. Pallante seeks legalization of this work based on the hardship provision of the ordinance. The Committee must comment on the appropriateness of the design before recommending a referral to the Hardship Committee. Committee members found the cornice too large and inappropriate for the historic character of the building, and thought the applicant should redesign the cornice.

The applicant stated that she only replaced the shingles on the face of the roof, not on the dormer. Committee members noted that recent photographs show the new roofing material continuing partially up the side of the dormer, and asked the applicant to have those shingles trimmed back, and to install metal flashing at the joints of the dormer and the roof.

The windows do not match the historic type in either material or design. Mr Thomas explained why the Committee cannot recommend approval of the inappropriate windows. The applicant stated that she cannot afford to replace the windows again. The Committee recommended that the Commission refer the application to the Hardship Committee.

The Committee voted unanimously to recommend denial of:

1. *The cornice*
2. *The vinyl windows*

The Committee voted unanimously to recommend approval of the new roof, with metal flashing installed at the joints of the dormer and the roof, and removal of the shingles continuing up the sides of the dormer.

The Committee also voted unanimously to recommend that the Commission refer the application to the Hardship Committee.

225 South 3rd Street, Old St. Paul's Church

Episcopal Community Services, Owner

Gail Trimble, Applicant

DATE: 1761

PROPOSAL: Signage

This proposal calls for individual grey pin on letters for signage above the door. The letters will match the buildings trim. Committee members thought the letters appeared larger than necessary, and asked the applicant to reduce the letters down to twelve inches. The applicant seemed amenable to the recommendation.

The Committee voted unanimously to recommend approval of the sign, with the height of the individual pin letters reduced to twelve inches, with staff to review and approve details.

215 South 15th Street

Bookbinder's Restaurant, Owner

Dominic Aspate, Applicant

DATE: 1870

PROPOSAL: Handicap ramp; remove side shed

This proposal calls for installing a handicap accessible ramp on the north side of the building. In order to achieve this the owner will remove a shed addition and partially fill in an arched opening the new door will occupy. Committee members did not object to the removal of the small side shed, or the installation of a handicap accessible ramp, but asked the applicant to preserve and restore the arched opening and transom. Oscar Udel, architect for the project, explained that this entrance also serves as a means of egress, and that the existing door swings inward. Mr. Udel stated that he will redesign the existing door to swing outward, as well as remove the air conditioning unit from the transom. The Committee asked the applicant to submit a revised drawing reflecting the Committee's recommendations. The Committee also asked the architect to clarify that he will install a black, one and one half inch pipe rail on the poured concrete ramp. Committee members did not think the applicant should stucco the side of the ramp.

The Committee voted unanimously to recommend denial of the original proposal, and to approve a new scheme that retains the arched door opening and transom.

The Committee voted unanimously to recommend approval of the poured concrete handicap accessible ramp, with a black, one and one half inch pipe rail.

225 South 18th Street, Rittenhouse Regency

Rittenhouse Regency Affiliates, Norman Dimson, Managing Partner, Owner

Brad Shaw, Applicant

DATE: 1929

PROPOSAL: New storefront with café windows and metal awning

This application involves several alternate proposals to install new storefronts in place of existing non-original fabric. The applicant prefers glass and metal marquees over each of the openings. In response to comments made by Lenore Millhollen of the Center City Residents Association, as well as some Committee members, the Committee considered design options that would complement the other shopfronts of this building that face Rittenhouse Square.

Mr. Baron showed the Committee elevations and photographs of other shopfronts on the building.

The Committee thought the applicant should work to unify the new shopfront elements with those of the Square Bar, which occupies the space on the other side of the main building entrance. This design would involve canvas awnings instead of the glass and metal marquees.

The Committee voted unanimously to recommend denial of the proposal as submitted, and asked the applicant to return to the Architectural Committee with a revised submission reflecting the Committee's recommendations, and well as an elevation showing the entire facade of the building showing the relationship of the different shopfronts to this proposal.

2056 Locust Street, s. e. corner at 21st Street

William and Patricia Solvibile, Owners/Applicants

DATE: c. 1930

PROPOSAL: Legalize/install vinyl windows

This proposal involves legalizing the removal of the wood casement windows at the top floor. In addition the applicant proposes to remove the rest of the wood multi-pane windows from the building and replace them with vinyl one-over-one windows.

The Committee voted unanimously to recommend denial of the proposal because the proposed windows do not match the originals in design, material or detail.

1709 Walnut Street

Green Village Restaurant, Owner

George Manos, Architect/Applicant

DATE: c. 1929

PROPOSAL: New storefront

This proposal involves removing the existing non-original storefront from this Deco-era building and installing a new Neo-colonial storefront. Committee members objected to several elements of the proposed storefront, including the size of the window panes, the first-floor projecting bay, and obscuring and removing remaining historic fabric. The Committee asked the applicant to resubmit a revised design that retains the historic features exposed and better suits the remaining Art Deco elements of the facade, using the historic photograph to achieve this goal.

The Committee voted unanimously to recommend denial of the proposal as submitted and to ask the applicant to return to the Architectural Committee with a revised design that retains the historic features exposed and better suits the remaining Art Deco elements of the facade, using the historic photograph for guidance.

321 South 25th Street, n. e. corner at Delancey Street

Steven Carlino and Dennis Fee, Owners

Chris Beardsley, Architect/Applicant

DATE: c. 1840

PROPOSAL: New roof on modern rear building

This proposal involves installing a roof, a skylight, and a new window on the rear modern section of this private house.

The Committee voted unanimously to recommend approval of the proposal.

2212 Pine Street, s. e. corner at Croskey Street

Gary and Maryann Ruby Emmet, Owners

R. J. Pisani, Applicant

DATE: c. 1860

PROPOSAL: New wood garage doors on side of building

This proposal involves removing a fence and gate from the side facade of this corner house and installing a sliding wood gate to allow a car to enter more easily. Committee members asked the applicant to consider rebuilding the new door/fence to match the existing paneled one. The applicant stated that he will incorporate panels into the new design, unite the height of the fence with the section of fence that turns back toward the house.

The Committee voted unanimously to recommend approval, with staff to review and approve details.

1411-1419 Walnut Street

Melon Bank, Owner

Virginia Kieffer, Applicant

DATE: 1911

PROPOSAL: Three banners

This proposal involves installing three banners on the front facade of this office building. Howard Dunn, representing Melon Bank, showed the Committee an example of the proposed banners and the aluminum poles to which they will attach. Committee members expressed concern over the amount of new holes in the masonry required to install these banners. Mr. Baron recommended using only one banner. Judith Eden of the Center City Residents Association (CCRA) objected to the banners of this proposal. She stated that the CCRA objects to the proliferation of overhanging banners in the area because they impede the view corridors.

The Committee voted unanimously to recommend approval of the proposal as submitted.

2000-2004 Walnut Street, s. w. at 20th Street

Melon Bank, Owner

Virginia Kieffer, Applicant

DATE: 1996

PROPOSAL: Two banners

This proposal calls for the installation of two banners on this new parking garage. Howard Dunn, representing Melon Bank, showed the Committee an example of the proposed banners and the aluminum poles to which they will attach.

Judith Eden of the Center City Residents Association (CCRA) objected to the banners of this proposal. She stated that the CCRA objects to the proliferation of overhanging banners in the area because they impede the view corridors. The Committee discussed options to use the existing awning over the bank entrance. The applicants explained that the angle of the awning and its size will not accommodate their needs. Committee members thought the height of these banners will allow visibility to the blocks south of the building.

The Committee voted to recommend approval.

1614 Locust Street, Locust Club

Locust Club, Owner

Philippe Chin, Applicant

DATE: 1960

PROPOSAL: Legalize facade alterations

This proposal involves legalizing changes made to a non-contributing structure within the Rittenhouse Fidler Historic District. The applicant installed:

1. A new front door
2. French doors within the first floor window openings
3. Decorative iron work to the metal balcony railings and widened first floor balconies
4. A metal and glass canopy over front door

Committee members discussed the appropriateness of the new elements, but agreed to recommend approval of most of the new elements owing to the building's non-contributing status in the Rittenhouse Fidler Historic District, and because the new features consist of individual artistic creations that do not mimic any historical style. Ms. Batcheler and Ms. Pentz objected to the canopy.

Sally Raezer, representing the applicant, stated that the owner would like to install more facade lighting, including a light tube to illuminate the cornice. The Committee thought the applicant should return to the Committee with drawings and more detail for the lighting proposal.

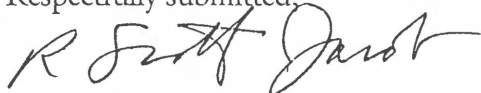
Ms. Batcheler asked that the applicant consider unifying the first- and second-floor windows by refinishing them the same color. Ms. Raezer agreed that refinishing the upper windows would improve the appearance of the facade.

Three of the four Committee members voted to approve:

- 1. The new front door*
- 2. The french doors within the first floor window openings*
- 3. Decorative iron work to the metal balcony railings and widening of the first floor balconies*
- 4. Refinishing the second-floor windows to match the first-floor windows*

The Committee voted by a vote of two to one to deny legalization of the metal and glass canopy over the front door. Mr. Levy abstained.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "R. Scott Jacob". The signature is fluid and cursive, with the first name "R" being large and prominent, followed by "Scott" and "Jacob" in a more compact script.

R. Scott Jacob
Executive Secretary