

**REPORT OF THE ARCHITECTURAL COMMITTEE**  
**Philadelphia Historical Commission**

**Robert Thomas, Chair**  
**Commission Offices, One Parkway, 13<sup>th</sup> Floor, 1515 Arch Street**  
**19 December 2000**

Present

---

Robert Thomas, Chair  
Tony Atkin  
Rudolph D'Alessandro  
Herbert Levy, FAIA  
Daniel McCoubrey, AIA  
Suzanne Pentz

Randal Baron, Assistant Historic Preservation Officer  
Diane M. Hughes, Executive Secretary  
Richard Tyler, Historic Preservation Officer

Also

John Carr, Fairmount Park Historic Preservation Trust  
Ray Tschoepe, Fairmount Park Historic Preservation Trust  
Aaron Summers, Claften Associates  
Michael S. Hansen, Hunter Mechanical, Incorporated  
Larry Shontz, Kaiserman Company, Incorporated  
Mark Brodsky, Bower Lewis Thrower Architects  
Rebecca Stoloff, Society Hill Civic Association  
Dick Tucker, B'Nai Abraham Congregation  
Lynne Sarota  
John Douthwade, 319-21 South 3<sup>rd</sup> Street  
Dennis F. Zak, 1712 Walnut Street, HMS Interiors  
Sam Agi, 1712 Walnut Street, Little and Associates Architects  
Hyman Myers, Vitetta Group  
Ronald Patterson, Klehr Harrison Harvey Branzburg and Ellers  
Mark Brodsky, Bower Lewis Thrower Architects  
Lenore Millhollen, Center City Residents' Association  
Robert Powers, Powers and Company  
Michael Koep, Keating Development Company  
Michael Carullo, C. Erickson and Sons, Incorporated  
Wayne S. Spilove, Rittenhouse Investment Partners, L.P.

Herbert Levy, Vice-chair, called the meeting to order at 1:05 p.m.

**Ridgeland Mansion, Chamounix Drive, West Fairmount Park, Sheep Barn**

City of Philadelphia, Owner

John Carr, Applicant

DATE: c. 1880

PROPOSAL: Renovation of existing building

The proposal involves alterations to the sheep barn at Ridgeland Mansion in Fairmount Park.

The alterations include wood vertical siding applied to the existing cinderblock infill walls and wood siding applied to the sides of the base of the cupola. The plans show alterations to the windows to add muntins and to change the shape of the dormer casement sash. An exterior stair will be removed and a weathervane installed.

The staff recommended approval if the applicant can provide information on which to base the changes.

John Carr, Ray Tschoepe and Aaron Summers attended the meeting to explain the project and answer questions. The applicant stated that very little documentation about this masonry building exists. The applicant proposes to maintain the existing window openings in the cinder block portion of the façade, but add muntins to increase security. The applicant proposes asphalt shingles for the roof. Mr. Baron thought shingles for the base of the cupola more appropriate than a wood panel unless the applicant finds evidence of scars from a panel design during construction. Mr. Baron offered to make a site visit for a final determination.

Mr. McCoubrey suggested that the applicant re-think the color of the shingles.

*The Architectural Committee recommended approval of the application with the following changes:*

1. *Shingles at the base of the cupola and dormer cheek walls;*
2. *Lengthening the dormer windows;*

*With staff to review all details*

Ms. Pentz recused herself from participation in this proposal.

#### **401 North Broad Street, SE corner of Noble Street**

Gerald S. Kaufman Corporation, Owner

Michael S. Hansen, Applicant

DATE: 1921-31

PROPOSAL: Legalize rooftop HVAC and generator

This proposal involves legalizing the installation of a generator at the track level and mechanical cooling units on the building rooftop. The staff recommended approval of the rooftop units, and denial of the generator placement on the ground.

Michael Hansen attended the meeting to represent the proposal. He stated that at the owner's instruction he moved forward with the project.

The Committee noted that mechanical equipment on the Noble Street sidewalk has been consistently denied. The rooftop coolers, although rather large, are partially hidden by the parapet wall. Photographs taken from all directions were presented which showed the limited visibility of the units.

Mr. Levy questioned the property line after looking at the plans. Mr. Baron spoke with the building owner and it is believed that a piece of the land is owned by this building; however, the Commission's jurisdiction should be established. The Committee believed that the applicant should research the property lines and the permit applications for this work if they exist.

*The Architectural Committee recommended approval of the rooftop equipment, but denial of the generator placement.*

**700-18 Walnut Street, SW corner of South 7<sup>th</sup> Street, 701-711 St. James Street  
201-209 and 211-219 South 8<sup>th</sup> Street**

St. James, Walnut Associates, Owner

Mark Brodsky, Architect

DATE: 700-10 Walnut Street, 1868-69; altered 1885-86

712-16 Walnut Street, c. 1807

718 Walnut Street, c.1950

211-219 South 8<sup>th</sup> Street, 1961-69

PROPOSAL: Conceptual review for tower, new materials, link structure at courtyard

This proposal involves the construction of a 41-story tower in the west portion of the block of Walnut Street between 7<sup>th</sup> and 8<sup>th</sup> Streets. The proposal received conceptual approval from the Commission in 1999. The Commission also approved a conditional demolition for the structures on 8<sup>th</sup> Street and a part of the PSFS building and York Row on Walnut Street. The applicant now seeks conceptual approval for a change of material for the portion of the building at the corner of 8<sup>th</sup> and Walnut Street from brick to granite and for a link structure in the St. James courtyard.

The staff recommended approval of the specific changes; however, the staff still recommends that the corner structure or its parapet rise to four stories to cover the side of the York Row gable end despite the former conceptual review and approval of three stories by the Commission.

Peter Shaw and Mark Brodsky attended the meeting to explain the project. Mr. Shaw said the construction at the corner of 8<sup>th</sup> and Walnut should not create a false extension of the new building and therefore he thought granite a more appropriate cladding material for that addition than brick.

The Committee agreed with the material change and believed that if the west wall of the York Row wall is faced in brick it would give a more finished appearance.

*The Architectural Committee recommended conceptual approval of the link structure and a change to granite for the material of the corner structure. They also recommended a brick facing on the west gable wall of 716 Walnut Street.*

**527-29 Lombard Street, Congregation B’Nai Abraham**

B’Nai Abraham Congregation, Owner

Richard E. Tucker, Applicant

DATE: 1884; altered c. 1900

PROPOSAL: Handicapped accessible doors

The application calls for the installation of a wider entry door on the Synagogue’s Lombard Street façade to provide for handicapped access. The plans show several optional schemes for one large door including two and four panel configurations as well as paneled or fluted surrounds. The staff recommended approval of door option #1-a four paneled door with two top panels glazed and plain surrounds with no paneling or fluting.

Committee members also recommended simple wood surrounds. The applicant believed that the flat wood panel would damage more easily.

*The Architectural Committee recommended approval of a modified option # 1- a four-paneled door with two top panels glazed with flat side panels.*

### **319-21 South 3<sup>rd</sup> Street**

Lisa Colton, Owner

John Douthwade, Applicant

DATE: 1788-95

PROPOSAL: 2<sup>nd</sup> and 3<sup>rd</sup> floor addition

This application calls for the construction of a three-story addition utilizing the walls of an existing single story addition. The plan shows the two new entrance doors on the South 3<sup>rd</sup> Street façade fitted into the existing openings and filled in with the addition of fluted columns. The applicant proposes 6/6 true divided light windows with shutters and a cornice to match 323 South 3<sup>rd</sup> Street. Plans also include the installation of a black asphalt shingle roof and a beltcourse between the first and second stories. On the north façade, plans show the building stuccoed with the fourth floor dormers clad in wood. The staff recommended denial as proposed per Standard 9. The design creates a false historical appearance.

John Douthwade, the applicant, attended the meeting. He stated that there will be substantial alterations to a modern building but the doors will remain and designed to appear as three rowhouses. The design mimics an historic appearance and that the owner wants the design as proposed. This application was submitted previously but thought to be an incomplete submission.

Rebecca Stoloff, Society Hill Resident's Association, spoke on its behalf to oppose the design of the new construction.

Mr. Levy said that submitted plans should include more extensive drawings with a plan and side elevations. The Committee thought the modern front wall should be torn down and the windows and doors redesigned to be more compatible with the streetscape. The Committee said the revised submission should come back to the Committee for review, preferably with the architect in attendance.

*The Architectural Committee recommended denial of the submission as proposed but conceptual approval of a redesigned three-story brick building.*

### **238 North 2<sup>nd</sup> Street**

Front Street Developers, Owner

Plato A. Marinakos Jr., Applicant

DATE: c.1760, c.1810 addition, c.1905 alterations

PROPOSAL: Rear demolition and new rear façade, rehabilitate front façade

The proposal involves work to two properties only one of which the Commission has listed on the Philadelphia Register of Historic Places. The applicant seeks to remove a portion of the rear of the listed property and build a new rear façade visible from New Street. The applicant would

like to install vinyl windows at the rear for cost savings. Also shown on the plans, the owner wishes to raise the roof level of the building, although we have no side elevation to determine the shape of that roof or its depth from the front façade. The front façade drawing, although too small to show sufficient detail, shows the reopening and restoration of the 2<sup>nd</sup> and 3<sup>rd</sup> floor windows and the installation of a new storefront.

Mr. Baron made a site visit and determined that the entire building at 238 N. 2<sup>nd</sup> Street dates from the 18<sup>th</sup> and early 19<sup>th</sup> centuries. The connected neighboring building at 236 N. 2<sup>nd</sup> has a cinderblock rear ell. Committee members agreed that any of the cinderblock portion could be demolished, but the historic 19th century wall in the rear of the listed building should remain. To obtain more headroom the applicant could reconstruct the gable roof on the front portion of the building and raise the north wall and roof of the rear ell. To acknowledge the extent of the new construction the raised portion of the north wall could be constructed of unstuccoed brick. Committee members questioned the design of the storefront and suggested a more contemporary design with larger lights of glass.

*The Architectural Committee recommended denial of the design as proposed but approval of a revised design retaining the full extent of the existing old building, adding a contemporary storefront, reconstructing the gabled roof and raising the roof on the rear ell with the staff to work with the applicant and review all aspects of the design.*

### **237 North 2<sup>nd</sup> Street**

Front Street Developers, Owner  
Plato A. Marinakos Jr., Applicant  
DATE: c. 1815  
PROPOSAL: Front and rear façade alterations

The proposal involves work to two properties, only one of which the Commission has listed on the Philadelphia Register of Historic Places. The applicant seeks to remove a portion of the rear of the listed property and build a new rear façade not visible to the public. The applicant would like to install vinyl windows on the inner courtyard for cost savings. The front façade drawing, although too small to provide sufficient detail, shows the reopening and restoration of the windows and the installation of new residential ground floor.

The Committee thought the ground floor should follow the design of the historic storefront shown in the Commission's photograph. They asked the applicant to work with the staff on developing a new proposal.

They agreed that the demolition of non-visible cinderblock portions can be approved at staff level

*The Architectural Committee recommended tabling the front facade issue until further investigation determines what lies underneath the stucco. At that time the applicant should be prepared to bring back options for the front facade to the Committee*

### **1712 Walnut Street**

Two Nuts, L.P. c/o Midwood Management Corporation, Owner

Frank Baratta, Applicant

DATE: c. 1915

PROPOSAL: Front façade, ATM machine installation and relocation

This application calls for the relocation of one ATM machine and the installation of a third ATM machine in the base of this three-story building. Plans show the removal of a floor-to-ceiling glass window on the Walnut Street façade and the installation of a new exterior ATM machine. In addition, the proposal involves slightly moving the existing ATM and the rebuilding the surrounding wall. The staff recommended denial per Standard 10. Staff recommended creating a vestibule to house the ATM machines, accessed by a glass door set into the glass window.

Dennis Zak and Sam Agi attended the meeting to answer questions and explain the proposal. The applicant also plans to replace the existing signage. He believes that an additional interior machine is not possible owing to the lack of space. The two present machines are located in the window on the sidewalk and in the vestibule. The proposal is to move the existing second machine forward to make room for the third machine

Mr. Atkins recommended that applicant reconfigure the lobby area to accommodate interior machines.

*The Architectural Committee recommended denial of the proposal as designed. Mr. Thomas recused himself.*

**1726 Locust Street, Curtis Institute of Music, SE corner of 18<sup>th</sup> Street**

Curtis Institute of Music, Owner

John Shannon, Applicant

DATE: 1893

PROPOSAL: Entrance alteration and stone base repair

This application calls for the extension of existing doors and the elimination of two original steps to create a handicapped accessible entrance on Locust Street. Bronze panels added to the base of the double leaf wrought iron doors would provide the extra length. In addition, the proposal involves repair of the building's bluestone base on all facades including repointing, patching and coating with a single color of ThoroSeal. The base currently spans two separate buildings and has two different colors.

The staff recommended approval of the door extension per Standard 9 with the recommendation that all framework of the door be black with a bronze kickplate. Denial of the bluestone repair per Standard 6. The base should retain its separate colors.

After a visit by the staff, concerns were raised about the use of the Thoro-Seal system because it breathes less and traps moisture. The staff also thought that the two colors help distinguish the older and newer sections of the building.

Hyman Myers attended the meeting to explain and answer questions concerning the proposal. He stated that water runs down face of the building which spalls off layers of the stone and only 2% of the face is left. The proposal is to replace the face and coat with Thoro-Seal and also seek a finer masonry finish.

*The Architectural Committee recommended approval with two colors on the masonry base with the staff to review details.*

**1501-1509 Spruce Street, 1506-1508 Latimer Street, at 15<sup>th</sup> Street**

Parkway Corporation, Owner

Mark Brodsky, Applicant

PROPOSAL: Review and comment, New garage

This proposal calls for the construction of a new parking garage on an existing vacant lot, currently used for parking, in the Rittenhouse Fidler Historic District. Plans show a garage of nine parking levels but appearing as approximately a five-story building from the street. In addition, materials for the garage include a multi-story glass curtain wall, decorative screening over the garage's upper three levels, and concrete ramps and interiors.

The staff recommended approval with a recommendation to restudy the materials used for the signage. The staff recommended against a back lit plastic background.

Ronald Patterson, Esq., Russell Wilson and Mark Brodsky appeared to answer questions and explain the project. Mr. Brodsky stated that new construction's materials shall consist of two-by-two feet tiles, a sample of which was presented to the Committee, fixed cloth awnings and with stainless steel fasteners for the elevator core. The applicant also proposes two blade signs and a sidewalk of concrete scored pavers with trees.

Mr. Levy questioned the height of the top ramp in relation to the facade and the applicant responded that all of the structure will stand behind the screen. Mr. Thomas suggested bike racks in line with the trees.

*The Architectural Committee recommended approval as submitted.*

**2118 Pine Street, SW corner of Van Pelt Street**

Steven Shapiro and Andrew Fielding, Owners

Steven Shapiro, Applicant

DATE: c. 1865

PROPOSAL: Rear wood trellis construction

This application calls for the construction of a trellis on the wood deck of this rowhouse's rear second level. The trellis will be seen from Van Pelt Street. The staff recommended approval per Standards 9 and 10.

Lenore Millhollen, Center Residents' Association, spoke on behalf of the neighbor to the south who had a concern about the proximity of the deck to his property.

*The Architectural Committee recommended approval*

**2228 Mt. Vernon Street**

Mary Cole and Charles Thomson, Owners

Steven Shapiro, Applicant

DATE: c. 1875

PROPOSAL: Rear wood trellis construction

The applicant proposes the installation of a wood trellis over the south portion of the rear roof deck approximately eight and a half feet in height. The staff recommended approval per Standards 9 and 10.

The visibility is from the rear. The end of the deck's wood trellis would have minimal visibility from 23<sup>rd</sup> Street.

*The Architectural Committee recommended approval.*

**2000 Ben Franklin Parkway, Franklin Institute, SW corner of South 20<sup>th</sup> Street**

Franklin Institute, Owner

John Gerbner, Applicant

DATE: 1932

PROPOSAL: Add two stair towers and exit door

This application calls for the addition of two fire stair towers to the building, one on the south and one on the west façade of the courtyard side of the building. Both towers will have visibility. On the west tower's south elevation, plans show a door in an existing window with the rest of the opening in-filled. On the west elevation, the proposal calls for a steel door, railing and egress lighting for access to the west stair tower. Both the south and west towers have small aluminum windows set into recessed brick.

The staff recommended approval of the stair towers, railing and lighting per Standard 10 and denial of the proposed fenestration on the stair tower and the cutting of a door through an existing window and its infill. The staff recommended creating windows or reveals that relate to the fenestration on the rest of the façade. The new door in the west tower should be cut into a pier between windows.

John Gerbner attended the meeting to explain the proposal and answer questions. He stated that he thought the windows should relate to the existing and the new entrances made of brick with limestone coping. The applicant desires to minimize the impact of the two stair towers.

Mr. Thomas questioned the irregularities in the fenestration and believed that the larger window should be repeated. The Committee also thought that the proposed door location should be changed and the window remain with the door in another location. The applicant was in agreement with this suggestion.

*The Architectural Committee recommended denial of the proposal as submitted, but approval of an alternative design, keeping the window in the south elevation for the west tower and moving the door. They thought the windows of the stair towers should relate more to the windows of the existing façade.*

**1600 Arch Street, SW corner of South 16<sup>th</sup> Street**

Dennis A. Martin, Quinnco-1600 Arch, L.P., Owners

Robert B. Graves, Architect

DATE: 1925

PROPOSAL: Rooftop mechanical equipment

The application calls for the installation of new rooftop mechanical equipment for this building's new residential use. The plans show two location plans for multiple units, located on both the 16<sup>th</sup> and 17<sup>th</sup> floor roofs; one shows the units positioned away from the roof edges toward the south to minimize visibility. The staff recommended approval of the revised proposal per Standard 10.

Robert Powers, Robert Graves and Michael Koep attended the meeting to represent the proposal.

This building has shallow parapets with visibility from east to west and north to south. The Committee recommended that the units be moved to the middle and made symmetrical for less visibility. Mr. Thomas also recommended painting the units to make them less intrusive.

The applicant revised the proposal with a different type of unit selected which is two feet higher but will sit back further back on the Cuthbert Street side. In addition, the corner of 1650 Arch Street will block the unit's view. Mr. Baron asked that the applicant submit revised drawings before the Commission meets to reflect the changes.

The applicant asked the Committee to approve the existing kitchen and bath exhausts that come up through the roof and that are reflected in the drawings.

*The Architectural Committee recommended approval of the revised submission with the units painted gray in color. They also approved the kitchen and bath exhausts in gray that come up through the roof.*

**135 South 18<sup>th</sup> Street, NE corner of Walnut Street**

Rittenhouse Investment Partners, L.P., Owner

C. Erickson and Sons, Applicant

DATE: 1913

PROPOSAL: Replace exterior stonework with fiberglass

This proposal involves a building that has stonework and cornices with stone pediments which are cracking apart. The applicant proposes to replace the pediments with fiberglass instead of stone. About seven years ago mesh was installed to keep pieces from falling after some did fall. The steel that holds the terra cotta is rusting, and the parapet wall needs reinforcing and repointing.

Wayne S. Spilove and Michael Carullo attended the meeting to answer questions and explain the project. The applicant presented samples of the existing pediment and the proposed fiberglass pediment which he plans to replicate in profile and in color.

The Committee questioned the durability of the fiberglass.

*The Architectural Committee recommended approval with staff to review details and shop drawings.*

The meeting adjourned at 4:45 P.M.

Respectfully submitted,

Diane M. Hughes  
Executive Secretary