

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

13 March 1986

David Hollenberg, Chairman

Present: David DeLong, University of Pennsylvania, Preservation Program
John Dickey, F.A.I.A.
Mark MacQueen, Esq., Assistant City Solicitor, Law Department
Richard Tyler, Historic Preservation Officer
Patricia Siemiontkowski, Assistant Historic Preservation Officer
Randal Baron, Executive Secretary
Terri Koob, Clerk Steno II

Also: Rhett Jones, Architect, to present plans for renovations to 1809
Delancey Street.
Rose Martin, Owner, and Fred Kornblith to present restoration plans
for 209 Fitzwater Street.
Jim Marks to present plans for the construction of two one-story
additions to the penthouse atop 1520 Spruce Street.
Stephan White, Architect and Owner, and Katherine White, Owner, to
present further information regarding the illegal rooftop addition
to 2123 Green Street.
Steven Wiesenthal, Architect, to present rehabilitation plans for
27-29 N. 3rd Street.
Mr. & Mrs. Leo Synnestvedt, Owners, to present plans for an addition
and renovations to 501 Vine Street.
Jack Althouse, to present renovation plans for 8220 Germantown
Avenue.
Judie Weinstock, Owner, to present plans for decking and railing
additions atop a garage at the rear of 2026 Delancey Place.
John McIlhenny and Dennis Feldsher, Fairmount Park Commission, to
present demolition request for Greenland, Fairmount Park Mansion.
Mary Lou McFarland, Executive Director, Preservation Coalition of
Greater Philadelphia.
And others.

ALTERATIONS

1809 Delancey Street, Rhett Jones, Architect. Ms. Siemiontkowski explained that prior to the Committee Meeting, Mr. Bartley reviewed the restoration and rehabilitation plans submitted for 1809 Delancey Street, a four-story, brick house c. 1850. At that time Mr. Bartley recommended several changes. Mr. Jones revised his plans to incorporate Mr. Bartley's recommendations and submitted them for review at today's meeting. This submission calls for a partial restoration of the front facade and substantial renovations to the rear of the building. The Committee recommended that all windows on the front facade should contain eight lights of glass in accordance with an insurance survey on file at the Historical Commission office. These windows should contain 16"x16" glass sizes with the exception of the fourth floor which should be 16"x12" lights. The Committee agreed that the front door may match the door on the adjacent building at 1811 Delancey Street. The rear facade may be finished with either plain stucco or stucco scored to resemble brick.

The Committee agreed to recommend approval of this project pending the receipt of revised elevations showing the corrected window details on the front facade. The architect agreed to submit shop drawings of the new front windows for staff review at a later date.

209 Fitzwater Street, Rose Martin, Owner, and Fred Kornblith. Ms. Siemiontkowski explained that several months ago, Ms. Martin approached the Historical Commission with a plan to remove the frame facade of this two-and-a-half story, 19th century house and replace it with a brick front. At that time, Ms. Batcheler, Ms. Siemiontkowski and Mr. Baron inspected the house and concurred that the restoration should be frame construction to replicate the original design of the house. The plans presented at today's meeting call for the application of 6" cedarwood clapboard modeled after a piece of the existing original structure. Ms. Martin stated that she intended to install an intercom box, bell and mail slot at the front entrance. The Committee recommended that they be kept small and painted the same color as the trim on the building. The Committee also agreed to allow the widening of the doorway provided that it be aligned with the trim on the second floor window above it.

The Committee unanimously agreed to recommend approval of these restoration plans for 209 Fitzwater Street.

The Touraine, 1520 Spruce Street, Jim Marks, Applicant. Mr. Marks presented plans for the construction of two one-story additions to the penthouse atop the Touraine. The additions planned are similar to the existing penthouse in materials and fabric. In accordance with suggestions made by Mr. Tyler at an earlier date, the construction will be kept back off the parapet wall and will not be visible from the street.

The Committee unanimously agreed to recommend approval of this project for 1520 Spruce Street.

1701-1715 W. Diamond Street, Sullivan/Arfaa. Ms. Siemiontkowski presented the architect's plans for the rehabilitation of these deteriorated brownstone houses located at 1701, 1703, 1707, 1709, 1711, 1713 and 1715 W. Diamond Street. This project will be undertaken by the Advocate Community Development Corporation and will involve the renovation of these single family houses into duplexes. The plans call for the repair of brownstone using a stucco to match the existing brownstone in color and texture. All details on the facade including the cornices will be repaired or replaced as necessary to replicate the original design. The windows will be replaced with one-over-one aluminum clad, wood, double-hung windows in the existing openings. After reviewing the plans presented, Mr. Dickey requested that additional information be submitted. Mr. Dickey requested the submission of a series of photographs, adjusted for perspective, showing a composite of the streetscape of the seven houses. Additionally, Mr. Dickey asked for details to be noted on the elevations describing the types of repairs to be made and the materials to be used for all work including the cornice and all trim. The Committee also suggested that this project be closely monitored. Ms. Siemiontkowski stated that Robert Johnson, Jr., Project Architect for

Sullivan/Arfaa, will be on the construction site during this project to ensure that all work progresses according to specifications.

The Committee reviewed the rehabilitation plans for these seven houses on Diamond Street and requested the additional information recommended by Mr. Dickey be submitted for further review. If received and found to be acceptable prior to the next Stated Meeting, the Committee will recommend approval to the Commission.

2123 Green Street, Stephan White, Architect and Owner, and Katherine White, Owner. Mr. Tyler explained that the Commission referred this submission back to the Architectural Committee for further deliberation and recommendation. According to Mr. Tyler, Mr. White met with Mark MacQueen of the Law Department and the Historical Commission staff subsequent to the Commission meeting in an attempt to find a workable solution to the architectural and solar requirements of the unauthorized addition atop 2123 Green Street while, at the same time, find a way to make it less visible from the street. At today's meeting, Mr. White presented sketches and diagrams to illustrate how the solar energy considerations affected the construction of the skylight and ultimately caused it to be visible from the street. After a very lengthy presentation, Mr. White stated that he had studied this dilemma in depth and truly believes that there is no other design solution which would effectively make use of solar energy for this particular building.

Mr. Tyler stated that one of the most intrusive aspects of this addition is the fact that while looking through the third floor front window, the sky shows through the roof of the addition. Mr. Tyler suggested the need to mitigate this condition. In addition, it was suggested that the redwood framing of the skylight be painted a color to make it less intrusive.

After considerable discussion, the Committee recommended that Mr. White submit various mitigation schemes and full architectural drawings that show dimensions and structural conditions. The Committee will review these submissions at a future meeting and report its findings to the Commission.

27-29 N. 3rd Street, Steven Wiesenthal, Architect. Mr. Wiesenthal presented renovation plans for 27-29 N. 3rd Street, the Manufacturers National Bank, which will be converted for use as architectural offices. The plans basically call for cleaning and repairing. Mr. Wiesenthal stated that he has not yet uncovered evidence for the design of the original first floor doors. The Committee recommended the installation of a set of tall doors with a single transom if documentation cannot be found for the original treatment of the entrance.

The Committee agreed to recommend approval of this project pending submission of a revised entrance detail.

1015 Pine Street, Martin Jay Rosenblum & Associates. Ms. Siemiontkowski presented Mr. Rosenblum's plans which entail the restoration of the front facade of 1015 Pine Street, a three-and-a-half story, brick house built 1841-1842. Ms. Siemiontkowski explained that it is the intent of the architect to restore this structure to its original appearance. The Committee reviewed the plans and suggested that the meeting rails on the shutters at the second and third floors be lowered slightly. The Committee further suggested that the drawing be corrected to show the cornice with a bevelled end as it appears in the photograph on file in the Commission office.

The Committee agreed to recommend approval pending the submission of the corrected elevations for the shutters and cornice.

501 Vine Street, Mr. & Mrs. Leo Synnestvedt, Owners. Mr. & Mrs. Synnestvedt presented plans for renovations to 501 Vine Street and a proposal for an addition on the adjoining lot. The plans call for the installation of glass block infill in ground floor window openings on the existing and proposed facades. Mrs. Synnestvedt stated that 501 Vine Street is the only residential structure in the immediate neighborhood and glass block infill is an absolute necessity for providing privacy, light and security. The Committee agreed that owing solely to the isolation of this property, it would agree to allow the use of the glass block infill provided that the size of the openings remained unchanged. The Committee reviewed the plans for the proposed addition and recommended that the facade be simplified by eliminating all unnecessary decorative trim.

The Committee agreed to recommend approval of this project pending receipt of full side elevations showing the proposed glass block infill and revisions to show a simplification of the proposed new facade using a stucco to match in color, the brick on the existing building.

8220 Germantown Avenue, Jack Althouse, Architect. Mr. Althouse presented renovation plans for this two-and-a-half story, early 19th century, stone house covered with a stucco finish. Plans primarily include patching cracks, repointing and replacing all deteriorated studs and structural retaining rods. The proposal calls for extending a section of the front wall and roof. A new roof will be installed on the building and an existing sag in it will be corrected. Mr. Althouse stated that a skylight window in the roof will be installed on the rear of the building. As a suggestion only, Mr. Dickey remarked that he would prefer the removal of the existing front dormer and the introduction of two dormers on the rear of the building. New rafters will be added to the existing ones and insulation will be installed. The interior of the building will be virtually demolished and reconstructed into residential space on the second and third floor and a veterinary office on the ground floor. A side ground floor window opening will be enlarged to create a doorway into the residential area.

The Committee reviewed the plans as presented by Mr. Althouse for 8220 Germantown Avenue and unanimously agreed to recommend their approval.

2026 Delancey Place, Ms. Judie Weinstock, Owner. Ms. Weinstock appeared before the Architectural Committee to request approval for the installation of decking and a railing atop a garage at the rear of 2026 Delancey Place. The Plans also call for the repair of the garage doors.

The Committee reviewed the plans for this project and agreed to recommend their approval.

DEMOLITION

Greenland, John McIlhenny and Dennis Feldsher, Fairmount Park Commission. Messrs. McIlhenny and Feldsher presented a request for approval to demolish Greenland, a Fairmount Park mansion. The roof of the building was completely destroyed by fire several months ago. However, the joists appear to be sound and there seems to be lateral support. Preservation of this building would entail re-roofing and sealing-up the openings. Mr. McIlhenny stated that the Fairmount Park Commission is requesting permission to demolish Greenland owing to the strong possibility of intruders trespassing into the building thereby placing the City of Philadelphia in a very dangerous liability situation.

The Committee reviewed the facts as presented by Messrs. McIlhenny and Feldsher and agreed to recommend the approval of this request for demolition of Greenland.

PLAQUES

Owing to the lateness of the hour, all plaque requests were tabled until the April meeting.

There being no further business, the meeting adjourned at 5:45 p.m.

Respectfully submitted,

Terri Koob
Clerk Steno II