

**THE MINUTES OF THE 424th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
10 December 1997**

**City Council Caucus, Room 401 City Hall
Wayne S. Spilove, Chair**

Present

Wayne S. Spilove, Chair
David Brownlee, Ph.D.
Duane Bumb, Deputy Director, Department of Commerce
John Herzins, Deputy Director, Department of Public Property
Barbara Kaplan, Executive Director, City Planning Commission
Arlene Matzkin
Edward McLaughlin, Deputy Commissioner, Department of Licenses
and Inspections
Shelly Merhige, Office of City Council President
Michael Sklaroff, Esq.
Dennis P. Ward, III
Scott Wilds, Assistant Director for Housing, Office of Housing
and Community Development
Caroline Wischmann
Stephanie Wolf, Ph.D.

Randal Baron, Assistant Historic Preservation Officer
R. Scott Jacob, Historic Preservation Specialist
Laura M. Spina, Historic Preservation Planner
Jeffrey R. Barr, Historical Research Technician

Mark Zecca, Esq., Deputy City Solicitor

Also, with affiliation and/or project

Richard Thom, Richard Thom Architect
Christian Busch, Robert L. DeSilets Architect
Robert DeSilets, Robert L. DeSilets Architect
Francis Purcell
Fred Berger, East Coast Sign
Barry Ginder, Stuart Rosenberg Architect
Judith Eden, Center City Residents Association (CCRA)
Peggy MacLaren Ulrich, CCRA
Ron Avery, Philadelphia Daily News
Allison Kelsey, Preservation Alliance
Bennur Koksuz, City Planning Commission
Albert Tantala, Jr., Tantala Associates

Wayne S. Spilove, Chair, recognized the presence of a quorum
and called the 424th Stated Meeting of the Philadelphia
Historical Commission of order at 10:10 A.M.

MINUTES of the 423rd Stated Meeting of the Philadelphia Historical Commission. Upon a motion made by Ms. Wolf and duly seconded, the Commission unanimously approved the Minutes of the 423rd Stated Meeting of the Philadelphia Historical Commission held on 12 November 1997, Wayne S. Spilove, Chair.

ARCHITECTURAL COMMITTEE REPORT, 25 November 1997,
Arlene Matzkin, Chair

Ms. Matzkin read the Committee's recommendations before discussion of each proposal.

123-151 South Broad Street, Fidelity Building

First Fidelity Building Corporation, Owner

Richard Thom, Architect/Applicant

DATE: 1928

PROPOSAL: Change Sansom Street door for handicap accessibility

Architectural Committee recommendation: Approval with staff to review a sample of the metal material for approval.

Ms. Matzkin described the proposal to alter an entrance on the Sansom Street facade of the building to provide accessibility to the handicapped. The applicant proposes replacing a revolving door with a swinging leaf type. Ms. Matzkin further explained that the architect needs to install a power panel near the proposed door, and the necessity of using a "silicon bronze" as a substitute material on the doors.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Bumb seconded the motion which carried unanimously.

248-250 Market Street

Paul Rimmeir, Owner

Patrick Dewey, Applicant

DATE: c. 1860

PROPOSAL: New awnings

Architectural Committee recommendation: Approval

Ms. Matzkin described the proposal to install canvas-like material, shed-type awnings above the storefront windows of this building. The proposal calls for four awnings on the Market Street facade, and seven on the South 3rd Street facade.

Mr. Bumb made a motion to accept the Committee's recommendation. Mr. Brownlee seconded the motion which carried unanimously.

1801-1835 North Broad Street, College Hall

Temple University, Owner

John Cluver, Applicant

DATE: 1893

PROPOSAL: Replace sign in kind

Architectural Committee recommendation: Approval with staff to review shop drawings for approval.

Ms. Matzkin explained the need to replace in kind a metal sign owing to its advanced state of deterioration. Mr. Baron stated that the applicant has not decided whether to use fiberglass or metal, and that either method constitutes an appropriate replacement.

Mr. Brownlee made a motion to accept the Committee's recommendation. Ms. Wolf seconded the motion which carried with nine votes. Mr. Sklaroff recused himself from the discussion and the vote, owing to his law firm's association with the applicant.

925 Chestnut Street, Federal Reserve Bank

Jefferson Hospital - Rothman Institute, Owner

Robert DeSilets, Architect/Applicant

DATE: 1925

PROPOSAL: Final Approval - drive-through openings, pedestrian entrances in ramp court, gate, signage, 10th Street entrance

Architectural Committee recommendation: Approval, with staff to review and approve details.

Ms. Matzkin explained that this proposal concerns the final approval of items already approved in concept. These items include: signage, the rebuilt gate, the new entryway on 10th Street, pedestrian entrances in the ramp court, and the drive-through for patient drop-off. The Commission agreed to revisit and vote on the proposals one-by-one.

Ms. Matzkin stated that the Committee found the proposed gate appropriate, with the exception of Mr. McCoubrey, who expressed reservations concerning the exuberance of the new gate elements. Mr. Sklaroff raised the question of whether the new portions of the gate should look old. Christian Busch, an architect for the project, stated that he designed the new gate elements in the "Classical" style to maintain an appropriate and complementary design. The old gate needed a new structure to operate, and the new design reflects the change in use from a rear security gate to a new main entrance. Ms. Spina added that the proposed gate alterations conform with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. A different colored finish distinguishes the original elements from the new.

Ms. Wolf made a motion to accept the Committee's recommendation to approve the proposed gate. Mr. Brownlee seconded the proposal which carried unanimously.

Ms. Matzkin explained that the installation of the Kelly Street pedestrian and drive-through entrances would not eliminate historic fabric, as that location formerly served as a loading dock. Ms. Kaplan expressed concern over possible directional confusion on Ludlow Street. Mr. Busch confirmed the owner's awareness of the problem. Mr. DeSilets, another Architect for the project, stated that he has contacted the Streets Department regarding the issue.

Mr. Brownlee made a motion to accept the Committee's recommendation to approve the drive-through openings and pedestrian entrances in the ramp court. Mr. Wilds seconded the motion which carried unanimously.

Ms. Matzkin described the new 10th Street entrance, which, she explained, no longer includes the lantern or clock. Mr. Busch stated that the flag still forms part of the proposal, and that the socket appears in the 1924 elevation of that facade.

Mr. Brownlee made a motion to accept the Committee's recommendation to approve the proposed door on 10th Street, with staff to review and approve details. Mr. Ward seconded the motion which carried unanimously.

Ms. Matzkin stated that Committee members reviewed and approved the mock-ups they had requested for the Chestnut Street address sign. Mr. Busch showed Commission members a photograph of the mock-up, and stated his intention to work with the Commission staff prior to installing the real numbers. The Commission did object to any of the other proposed signage.

Mr. Wilds made a motion to accept the Committee's recommendation to approve the proposed signage. Ms. Wolf seconded the motion which carried unanimously.

Mr. Baron stated that the proposal includes two new items. The first involves a mechanical penthouse near the new alleyway elevator shaft's mechanical penthouse, which would extend toward 10th Street.

Mr. Brownlee made a motion to approve the newly proposed mechanical penthouse. Mr. Ward seconded the motion which carried unanimously.

The second new item entails the installation of a safety railing around the roof. Mr. Baron explained how the new railing would run around the roofline, mostly hidden from the public right-of-way. Mr. Busch stated that a pipe railing formerly existed in a similar configuration. Mr. Baron recommended approving the railing if painted grey.

Mr. Wilds made a motion to approve the safety railing. Ms. Wolf seconded the motion which carried unanimously.

231 South 33rd Street, White Training House

University of Pennsylvania, Owner
Robert McCauley, Architect/Applicant

DATE: 1905

PROPOSAL: New exterior stairs, ramp and railings; cut window into door; new door head and glazed transom

Architectural Committee recommendation: Approval in concept of the proposed alterations.

Ms. Matzkin described the proposal to create new egress for fire safety by cutting a window down to a door and building an exterior stair to accommodate fire exit requirements from the upper levels. In addition, the proposal calls for the installation of a ramp for handicapped accessibility. Ms. Matzkin further explained that the applicant submitted new drawings for the proposed stair as recommended by the Committee, but that Committee members do not find them appropriate either. Mr. Baron stated that the applicant seeks approval in concept, and plans to re-submit for final approval next month.

Ms. Wolf made a motion to accept the recommendation of its Committee and to approve the proposal in concept, with a redesign of the stairs. Mr. Wilds seconded the motion which carried with eight votes. Mr. Brownlee and Mr. Sklaroff recused themselves owing to their association with the owner.

1041 Lombard Street

Steve Gaspar, Owner
William Giesey, Contractor/Applicant

DATE: c. 1833

PROPOSAL: Rebuild cellar bulkhead, restore dormer in violation
Architectural Committee recommendation: Approval, with staff to consult on and review drawings.

Ms. Matzkin described the proposal to rebuild a cellar bulkhead and correct a violation for encasing the dormer in aluminum. She further explained that the applicant has agreed to remove the aluminum and to rebuild the wood molding to match the original, using old photographs of this and neighboring dormers as guides.

Mr. Wild made a motion to accept the Committee's recommendation. Mr. Sklaroff seconded the motion which carried unanimously.

1223 Pine Street

Catherine Recker, Owner/Applicant
DATE: c. 1825

PROPOSAL: Legalize bricked-in doorway
Architectural Committee recommendation: Approving the installation of a false door and transom in the original location, with or without the stone step.

Ms. Matzkin explained that this same issue went before the Commission less than one year ago, and that a new owner seeks legalization of the bricked-in doorway. She added that the current owner does not want to re-install the door, but seems amenable regarding the solution recommended by the Committee to install a false door and transom, which would remain unseen from the interior. The last owners placed money aside in escrow to help defray the cost of re-installing the door and its transom.

Ms. Wolf made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which carried unanimously.

227 Monroe Street

Jerold and Claudia Weisburd, Owners/Applicants

DATE: c. 1760

PROPOSAL: New wood windows, door

Architectural Committee recommendation: Approval of everything except the dormer, which it recommended tabling for a period not to exceed six months.

Ms. Matzkin explained that this proposal involves windows installed without a permit on the front of this residence. She stated that the owner installed Marvin brand windows, not Pella, as stated in the Committee minutes. She added that the Committee did not object to the replacement windows, except for the dormer. Although some evidence suggests a six-over-nine design for the original windows, six-over-six windows immediately preceded this installation. The owner has expressed his willingness to rebuild the dormer next spring. Mr. Baron stated that the owners also installed a new door, which more closely resembles the original.

Mr. Brownlee made a motion to accept the Committee's recommendation to approve the new windows and door, and to table the issue of the dormer for a period not to exceed six months, while awaiting additional information. Ms. Wolf seconded the motion which carried unanimously.

268-270 South 2nd Street, the Abercrombie House

Jon and Karen Sirlin, Owners

David Amburn, Architect/Applicant

DATE: 1758

PROPOSAL: New rear porch and garage addition, alterations to rear windows, new gate on former front alleyway entrance

Architectural Committee recommendation: Approval of the garage and a wood door in front of an recessed dark panel for the arched former alleyway entrance. The Committee also recommended

approval of a rear porch in concept, with only one window cut down to a door on the second-floor rear and minimal alteration to the existing fenestration of the rear.

Ms. Matzkin explained the applicant seeks approval to build a new garage at the side facade, and to install a new gate for the former alleyway entrance on the front facade. Mr. Baron stated that the applicant has agreed to return next month for approval of a new rear porch and rear openings.

Ms. Matzkin noted that the current interior floor plan has already eliminated the alleyway that ran from the front to the rear of the residence. The applicant has decided to install a wood door at the front entrance of the alleyway to lend the impression of the old opening. Ms. Wolf pointed out the appropriateness of a wood gate to a building of this date.

Mr. Baron described the proposed one-car garage, which would sit back approximately twenty-one feet from the front of the building and has four contiguous garden sheds that open on the side. Ms. Spina stated that the proposed garage and the new alleyway gate conform with the *Standards*. She noted that the garage addition does not constitute a permanent change to the building, as it would not harm the existing material. Mr. Baron pointed out that the former party wall/side facade of the building only dates from the 1960s rehabilitation.

Mr. Wilds made a motion to accept the Committee's recommendation and to approve only the proposed garage and new gate for the former alleyway entrance. Mr. Ward seconded the motion which carried unanimously.

323 South 12th Street

Jerrold Adler, Owner/Applicant

DATE: c. 1865

PROPOSAL: Repair/rebuild decorative lintels

Architectural Committee recommendation: Approval with staff to review the replacement pieces for approval before installation.

Ms. Matzkin described the proposal to rebuild missing and deteriorated lintels. The owner plans to have new lintels made using existing historic lintels as models, using either fiberglass cast from a mold of existing, or new wood lintels. Mr. Baron stated that the owner has not submitted drawings. He recommended having a staff member visit the site to approve the replacement elements before installation.

Ms. Wolf made a motion to accept the Committee's recommendation. Mr. Ward seconded the motion which carried unanimously.

126 Lombard Street

Madame Saito, Owner
Fred Berger, Applicant
DATE: c. 1810
PROPOSAL: New wood sign

Architectural Committee recommendation: Approval of a sign not to exceed twelve feet in length, two feet in width, with no curved or bitten-off corners, and to have a frame border.

Ms. Matzkin explained that the Committee objected to the originally proposed sign, and recommended redesigning the sign to follow their recommended specifications and style, to suit the building better. Mr. Baron stated that the applicant has submitted new drawings that conform with the Committee's recommendation.

Ms. Wolf made a motion to accept the Committee's recommendation. Mr. McLaughlan seconded the motion which carried unanimously.

1115-1131 Market Street, Reading Terminal Headhouse

Reading Terminal Headhouse Association, LP, Owner
Chris Kern, Applicant
DATE: 1893
PROPOSAL: Facade restoration/alteration - conceptual approval
Architectural Committee recommendation: Approval with staff to review and approve details.

Ms. Matzkin described the proposal involving new storefronts and restoration of facade elements on the Market Street and 12th Street facades. She explained that, in working with the masonry, the architects found that the contractors could not repair most of the piers using the dutchman technique, given the massive extent of the damage. They have now shaved the stone on the piers and plan to install granite veneers to match the original design. They have also found that they can shave the concrete piers and lintel at the corner, obviating the need for the eight inch projection of the facade.

Ms. Matzkin explained that the proposal also involves restoring the presently boarded-up windows of the second-floor balcony arcade using historic drawings as a guide. Where possible, the same historic drawings have served to assist in the development of windows and doors on the first floor as well. In several instances the architects want to install windows or storefronts where voids or different floor levels existed. This requires new but compatible designs.

The proposal calls for the removal of original granite lintels on the eastern end of the Market Street facade and installing new wood and glass storefronts and doors. Ms. Matzkin

also described plans to rebuild an historic brick pier along the 12th Street facade, using matching bricks, or bricks stained to take on the appropriate color with a chemically-bonded stain.

Mr. Brownlee made a motion to accept the Committee's recommendation, with staff to approve details. Mr. Wilds seconded the motion which carried unanimously.

1115-1131 Market Street, Reading Terminal Headhouse

Reading Terminal Headhouse Association, LP, Owner

Robert DeHaven, Architect/Applicant

DATE: c. 1893

PROPOSAL: Filbert Street storefront alteration

Architectural Committee recommendation: Approval, but with three doors instead of four.

Ms. Matzkin described the proposal to reverse the door and window configuration of a non-historic storefront on Filbert Street, and install a new sign with halo lighting. Committee members objected to the proposed configuration of the doors, and recommended using three larger doors within the four bays. Mr. Baron explained that the applicant wants to submit a further signage proposal for next month.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Bumb seconded the motion which carried unanimously.

250 South 18th Street

Herbert Vederman, Unit Owner

Terry Graboyes, Applicant

DATE: 1928

PROPOSAL: New aluminum sash in existing frames

Architectural Committee recommendation: Denial.

Ms. Matzkin explained that the applicant recently informed the Commission of her client's willingness to install exterior storm windows and retain the original windows.

Ms. Wolf made a motion to approve the newly proposed storm windows, with staff to review and approve details. Mr. McLaughlan seconded the motion which carried with nine votes. Mr. Sklaroff and Ms. Merhige recused themselves.

Mr. Spilove turned the chair over to Ms. Wolf.

1734 Pine Street

Oscar Soldano, Owner/Applicant

DATE: 1845

PROPOSAL: Remove paint and repoint
Architectural Committee recommendation: Approval.

Ms. Matzkin explained that the owner seeks a permit for paint removal and repointing that he already completed. The mason repointed the facade using a mix of one part cement, two parts lime, and six parts sand.

Mr. Ward made a motion to accept the Committee's recommendation.
Ms. Kaplan seconded the motion which carried unanimously.

1731-1733 Walnut Street

Rittenhouse Investment Partners, LP, Owner
Stuart Rosenberg, Architect/Applicant
DATE: 1913

PROPOSAL: New storefront
Architectural Committee recommendation: Approval, with staff to approve details of wood replacement.

Ms. Matzkin explained the proposal to reconfigure one non-historic storefront on the Walnut Street facade. The applicant wants to install new bronze and glass windows, granite wainscoting, a wood and glass door and sidelight, and a granite sign panel over the door and window with the store name and logo carved into it.

Mr. Wild made a motion to accept the Committee's recommendation.
Mr. Sklaroff seconded the motion which carried unanimously.

2004-2012 Sansom Street

John Ciccone, Owner/Architect/Applicant
DATE: c. 1850 - Sansom Street/c. 1890 - Moravian Street facade
PROPOSAL: Converting window to flush door on Moravian Street
Architectural Committee recommendation: Approval.

Ms. Matzkin explained that this proposal involves converting a window into a fire door on the Moravian Street/rear facade of the building.

Mr. McLaughlan made a motion to accept the committee's recommendation. *Mr. Sklaroff seconded the motion which carried unanimously.*

1706 Walnut Street

McDonald's Corporation, Owner
Marlene Weinberg, Applicant
DATE: c. 1870
PROPOSAL: Facade alterations, cornice repair
Architectural Committee recommendation: Approval.

Ms. Matzkin described the proposal to replace missing

dentils on the cornice in kind, hiding an electrical conduit and repainting the already-painted facade a light gray color.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Ward seconded the motion which carried unanimously.

2013 Delancey Street

Arlan and Bruce Kardon, Owners
Jeff Beil, Russell Roofing, Applicant
DATE: c. 1865
PROPOSAL: New slate mansard roof
Architectural Committee recommendation: Approval.

Ms. Matzkin described the proposal to replace in kind the slate on the mansard, and the wood trim at the roof.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Wild seconded the motion which carried unanimously.

Ms. Wolf returned the chair to Mr. Spilove.

255 South 17th Street

GMH Management, Owner
William Simon, Tenant/Applicant
DATE: 1930
PROPOSAL: Satellite dish on window sill
Architectural Committee recommendation: Denial.

Ms. Matzkin explained the proposal to install an 18" satellite dish on an eleventh-floor window sill that faces south down 17th Street. The tenant has his doctor's offices on this floor, and wants the dish to provide better television reception for his waiting room.

Commission members expressed concern that allowing one tenant to install a satellite dish might serve as a dangerous precedent. Mr. Brownlee suggested installing a larger dish on the roof, so that other tenants could use it as well. Mr. Baron stated that the management of the building will not pay to install cable in this non-residential building.

Mr. McLaughlin stated that the Federal Communications Commission has mandated allowing satellite dishes, and left preservation organizations with little to say in the matter. Mr. Zecca commented on the Commission's jurisdiction regarding the installation of individual satellite dishes. Ms. Wolf suggested sending the issue to the Ad Hoc Telecommunications Committee established to advise on cell phone antennas and satellite dishes.

Ms. Wolf made a motion to table the proposal for a period not to exceed two months to allow for further research into the matter, and that the issue be reviewed by the ad hoc Telecommunications Committee. Mr. Wilds seconded the motion which carried unanimously.

518 South Front Street

Harris, Baio & McCullough, Owner

Albert Tantala, Applicant

DATE: 1798

PROPOSAL: Replace non-historic steps in kind

Architectural Committee recommendation: Approval.

Ms. Matzkin explained the c. 1950s, marble front steps of this building became damaged recently while the facade underwent some repairs. The owner seeks permission to replace them in kind.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Ward seconded the motion which carried unanimously.

2042 Locust Street

Chuck Karnes and Jim Hess, Owners

Harold Hansell, Applicant

DATE: 1901

PROPOSAL: New windows

Architectural Committee recommendation: Approval

Ms. Matzkin described the proposal to replace all the windows on the front facade and most of the rear windows with new wood, true-divided windows that match the existing muntin configuration and width. The owner also seeks to change the operation and design of the non-original first-floor casement window to double-hung for security reasons.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. McLaughlan seconded the motion which carried unanimously.

100 North 3rd Street

George Annes, Owner/Applicant

DATE: c. 1870

PROPOSAL: Legalize brick and stone veneer on the building base.

Architectural Committee recommendation: Denial.

Ms. Matzkin described the proposal to legalize work recently completed without a permit. The owner covered the street-level facades in flagstone, the bases of the pilasters with brick, and the iron and glass sidewalk grates with concrete. She further explained that a previous owner covered the historic iron storefront with a red brick and wood "Colonial" facade. Mr.

Baron asked the Commission to consider whether the new veneer warrants removal if only to uncover the non-historic brick veneer. He added that some of the historic iron storefront may still exist underneath the new layers. Commission members thought that the brick better matched the upper floors than the stone.

Mr. McLaughlan made a motion to accept the Committee's recommendation. Mr. Brownlee seconded the motion which carried unanimously.

Addendum

251 North 3rd Street

Francis Purcell, Owner/Applicant

DATE: c. 1870

PROPOSAL: Replace mesh-style security grates with new open grill roll down grates.

Mr. Baron explained that the owner of the building wants to install open grill security gates on the exterior of the building as soon as possible, owing to a second costly break-in. The robbers pryed off the former mesh-style grates to gain entry, and damaged some historic fabric in doing so. Mr. Baron noted that although interior grates constitute a preferable alternative, the existence of in-swinging doors on either side would suggest the necessity of exterior grates on either end of the facade. He recommended a compromise using an interior grate on the middle bay. The three proposed grates do not cover a decorative transom, and have been designed to avoid altering the columns or cornice. The applicant explained a problem involving someone scratching their name into the glass with a key, and asked for three exterior grates. The applicant has agreed to install three shed-type awnings to cover the security grate housing. Mr. Baron suggested that the unique location of this building north of the bridge, where a substantial vagrancy problem exists, should warrant special consideration, and not serve as a general precedent.

Mr. Sklaroff made a motion to approve the proposal, conditional upon the installation of shed-type, canvas-like awnings, with staff to approve details. Mr. Ward seconded the motion which carried with ten votes. Mr. Brownlee dissented.

The Report of the Activities of the Historical Commission Staff, November 1997, Richard Tyler.

Ms. Matzkin inquired as to the status of the Historical

Commission's new Rules and Regulations. Mr. Zecca stated that he does not have an affirmative answer yet, but noted that they probably passed.

Harry A. Batten Memorial Fund.

Ms. Spina asked the Commission to approve an expenditure of \$22.85 for the Committee lunches in November.

Mr. Sklaroff Made a motion to approve the expenditures for Committee lunches in general, so that the Commission does not have to vote on the issue again. Ms. Wolf seconded the motion which carried unanimously

Mr. Spilove extended his thanks to the Historical Commission Staff for their hard work and accomplishments in the past year.

Mr. Ward made a motion to adjourn. Mr. McLaughlin seconded the motion which carried unanimously.

The Meeting adjourned at 12:15 P.M.

Respectfully submitted,

R. Scott Jacob
Executive Secretary