

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

21 November 1984

Herbert W. Levy, A.I.A., Chairman

Present: Herbert W. Levy, A.I.A., Chairman, Architectural Advisor to the Commission
Theodore T. Bartley, Jr., F.A.I.A., Preservation Committee, American Institute
of Architects, Philadelphia Chapter
Penelope H. Batcheler, Historical Architect for Independence National Historical
Park
Janet S. Klein, Vice Chairman for the Commission
William Thompson, Member of the Commission
Richard Tyler, Historian
Patricia Siemiontkowski, Architectural Historian
Randal Baron, Executive Secretary

Also: Lee Jasberger of Jasberger/Wise Construction to request the approval of an
illegal roof deck at 240-242 N. 3rd Street.
Jay Hellyer, Architect, to present plans for the rehabilitation of 225 Arch
Street.
Ramon Posel, Owner, to request permission to demolish the building at 149 S.
Hancock Street.
MaryLou MacFarland, Executive Director, Philadelphia Preservation Coalition,
to express concern over the proposed demolition of 149 S. Hancock Street.
Rene Jacoby, Architect, of Hans P. Stein Associates to present plans for the
rehabilitation and reuse of 126 Cuthbert Street.
George Bailer, Builder, to present a sketch for the construction of a rear
addition to 1016 Clinton Street and for the replacement of the fence which
fronts on Pine Street.
Larry Goldfarb, Architect, to present plans for interior alterations to 1629
Locust Street and for the construction of a greenhouse on the rear of the
structure.
David Brauer, Architect, The Rothschild Company, to present preliminary plans
for the rehabilitation and reuse of the buildings at 126-130 Arch Street
and 61-67 North 2nd Street.
Ken Ross, Architect, to discuss with the Committee the stabilization of
the east wall of the St. James Hotel at 13th and Walnut Streets.
Arthur Jones and Alan Swift, Architects, Bower, Lewis Thrower, to present
plans for the rehabilitation of the Atwater Kent Museum at 15 South 7th
Street.
Irv Shapiro and George Schwab, Architects and Janet Margolies, Owner, to
present plans for renovations to 2126 Mt. Vernon Street.
G. M. Abraham, Owner, to request permission to repair an existing roof deck
at the rear of 2016 Green Street.

SUBMISSIONS FOR ALTERATIONS

240-242 North 3rd Street, Lee Jasberger of Jasberger/Wise Construction. Mr.
Jasberger appeared before the members of the Architectural Committee to

request the approval of a wooden deck recently constructed on the roof of 240-242 N. 3rd Street. The contractor constructed the deck without first having obtained a building permit and the approval of this office. The building at 240-242 North 3rd Street, built c. 1840, stands four stories tall and remains virtually unaltered from its original appearance.

The Committee members examined the photographs submitted by Mr. Jasberger and voted to recommend to the Commission an approval of the completed deck.

225 Arch Street, Jay Hellyer, Architect. Mr. Hellyer presented for the Committee's consideration plans for the rehabilitation and reuse of the building at 225 Arch Street, a five story, turn-of-the-century brick structure.

Mr. Hellyer's plans, which supercede a previously approved set of plans prepared by architect Ivan Blitz, call for the complete rehabilitation of the building including the construction of a pent house and the introduction of some new window openings on the east, west and north elevations.

Following some discussion of the project, the Committee requested the following changes:

1. Where reglazing occurs at the north end of the west elevation, the new sash, containing six-over-six lights, should fill the existing openings completely and not be reduced in size.

2. Where openings at the north end of the west elevation are to be closed and blocked with brick, a reveal or recess should be retained to identify the location of the original openings.

Finally, the members of the Architectural Committee suggested strongly that the Arch Street facade be restored to its original appearance. A photograph on file in the Commission office shows the appearance of the building before the removal of its original window sash. Since the Commission does not have the power to insist on a restoration, the facade of the building, of course, may remain as it presently exists with one-over-one sash and a modern entrance door.

The Committee recommends the approval of this project subject to the two required changes on the west elevation. The building, with the construction of the pent house, of course, will not be eligible for receipt of a plaque.

126 Cuthbert Street, Rene Jacoby of Hans P. Stein Associates. Ms. Jacoby, Architect, presented to the Committee for review plans for the rehabilitation and reuse of the building at 126 Cuthbert Street, a four-story, brick loft building.

The Committee examined the elevation and requested several changes. The members suggested that the architect install glass sliding doors within the over-sized openings on the upper floors of the building and that solid panel wood doors be used on the ground floor. Mrs. Batcheler asked that the existing doors on each of the floors be salvaged and stored and that the uppermost hoist be retained in place.

The architect was directed to revise her elevation drawing and to add the appropriate notes to indicate the intended work on the front facade. An approval of this project, in concept, is recommended.

8501 Germantown Avenue, Greg Woodring, Architect. Mr. Woodring presented to members of the Architectural Committee his proposal for alterations to an existing rear addition of 8501 Germantown Avenue and for the construction of a new two-story English Gothic greenhouse. The building, constructed c. 1790, stands two-and-a-half stories tall and houses Robertson's Florist Shop.

The Committee found the addition of the proposed new greenhouse to be acceptable. They did object, however, to the introduction of a projecting bay window in the existing addition which serves as a connecting link between the original main building and the proposed new greenhouse. The Committee asked that the architect either retain the existing door and double hung window or design a new, window more in keeping with the character of the greenhouse addition.

Subsequent to the Committee meeting, the staff received a revised elevation drawing calling for the retention of the existing door and double hung window as suggested by the Committee. A final approval of this project is recommended.

1016 Clinton Street (rear), George Bailer, Builder. Mr. Bailer presented to the Architectural Committee a sketch for the construction of a one-story addition at the rear of 1016 Clinton Street and for the replacement of the rear frame fence and door (fronting on Pine Street) with a new masonry wall and garage door. A flower box will top the entire length of the wall.

The Committee reviewed Mr. Bailer's proposal and objected to the use of a roll-up aluminum door facing Pine Street. They recommended instead that the architect use a sliding track wood door. The Committee recommended also that new brick, similar to that found on the street, be used in the construction of the wall and the rear addition. The flower box, as well, should be constructed of brick or, at least, faced with brick.

Subsequent to the meeting, Mr. Bailer submitted photographs of the existing rear elevation of 1016 Clinton Street and of the wood fence on Pine Street. The Committee agreed to recommend the approval of the proposed new addition but asked that the builder submit additional information concerning the proposed treatment of the rear fence (facing Pine Street) including the design of the new garage door.

1629 Locust Street, Larry Goldfarb, Architect. Mr. Goldfarb presented to the members of the Architectural Committee plans for interior renovations to 1629 Locust Street and for the construction of a greenhouse-type addition on the rear of the building. Built c. 1890, 1629 Locust Street stands four stories tall and within the boundaries of the Rittenhouse Square Historic District.

The Committee reviewed Mr. Goldfarb's proposal for the construction of the new rear addition and voted to recommend its approval.

126-130 Arch Street and 61-67 North 2nd Street, David Brauer, The Rothschild Company. Mr. Brauer, Architect, presented to the members of the Committee a preliminary plan for the rehabilitation and reuse of the buildings at 126-130 Arch Street and 61-67 North 2nd Street, a collection of eighteenth, nineteenth and twentieth century buildings.

An approval, in concept, is recommended. A complete set of final working drawings and details must be submitted before a final approval of this project can be granted.

St. James Hotel, 13th and Walnut Streets, Ken Ross, Architect. Mr. Ross appeared before the Architectural Committee to discuss with the members the stabilization of the east wall of the St. James Hotel at 13th and Walnut Streets. The St. James Hotel was designed by Horace Trumbauer and erected in two stages - 1901 and 1904.

Mr. Ross presented to the Committee members photographs of the existing condition of the wall which showed serious problems of deterioration. Mr. Ross explained that many of the terra cotta lintels over the window openings on the east elevation had failed. Instead of replacing these non-decorative lintels in pre-cast stone, Mr. Ross requested permission to install steel lintels and face them with brick to match the existing. The Committee examined the brick samples presented by Mr. Ross and found them to be acceptable.

A final approval of the architect's stabilization program for the east wall of the St. James Hotel is recommended.

Atwater Kent Museum, 15 South 7th Street, Arthur Jones and Alan Swift, Architects, with Bower, Lewis, Thrower. Messrs. Jones and Swift presented to the members of the Architectural Committee plans for renovations to the Atwater Kent Museum, a three-story brick building with a marble ashlar front of Greek Revival design built in 1825-27 and designed by John Haviland.

The Committee expressed some concern regarding the proposed cleaning of the marble facade and recommended that a small sample area be prepared and examined to determine the effect of the proposed cleaning method on the building fabric. The Committee also suggested that the architect consider using a poultice to draw out the impurities imbedded in the marble as an alternative.

In all other respects, the Committee found the proposed renovations to be acceptable and voted to recommend their approval. . . . Batcheler expressed some concern over the condition of the watchbox in the back yard of the Atwater Kent Museum and recommended that it be taken inside the museum to preserve it from further deterioration.

2016 Green Street, G. M. Abraham, Owner. Mr. Abraham appeared before the members of the Architectural Committee to request permission to repair an existing roof deck at the rear of his house at 2016 Green Street.

The Committee considered Mr. Abraham's request and voted to recommend its approval.

2126 Mt. Vernon Street, Irving Shapiro and George Schwab, Architects and Janet Margolies, Owner. Messrs. Shapiro and Schwab presented to the Committee members plans for the rehabilitation of the house at 2126 Mt. Vernon Street, a three story house built c. 1855 and altered at the turn of-the-century.

The Committee examined the proposal and found the proposed rear alterations to be acceptable. They recommended, however, that the architect install two-over-two, double hung sash on the front facade.

Subject to this change, an approval of this proposal is recommended.

2403-2405 Waverly Street (rear of 2406-10 Pine Street), James Kruhly, Architect. The members of the Architectural Committee reviewed Mr. Kruhly's revised elevation drawing for renovations to 2403-2405 Waverly Street, the rear of 2406-10 Pine Street, the home of Joseph Horn.

The Committee found the revised drawings to be acceptable and voted to recommend their approval.

DEMOLITIONS

149 S. Hancock Street, Ramon Posel, Owner. Mr. Posel appeared before the members of the Architectural Committee to request permission to demolish the four-story, brick commercial building at 149 S. Hancock Street. Mr. Posel explained to the Committee his intention to acquire others buildings in the vicinity along Walnut Street (103-105, 107-109, 115 and 117) and S. Front Street (136) and to assemble a development parcel.

Following some discussion of the rehabilitation tax incentives for historic buildings, the limited development potential of the site (a 55' height limit) and the superior quality and integrity of the existing buildings, the Committee urged Mr. Posel to consider the retention and reuse of the buildings. It was the opinion of the Committee that once the Hancock Street building is destroyed, precedent will have been established for the remainder of the block leading, perhaps, to further destruction. Mr. Posel was sympathetic to the Committee's concerns and agreed to consider the preservation and reuse potential of the existing buildings as part of the over-all development of the parcel should he be successful in acquiring the rest of the buildings. The Historian explained that since the Hancock Street building falls within the boundaries of Area F, both the Independence National Historical Park and the Philadelphia Redevelopment Authority must consider the possibility of taking the building through condemnation proceedings. In addition, notification of the pending demolition of the building must be published in a newspaper of general circulation three times during the course of the Commission's six-month delay should that delay be imposed.

The Committee, with Mr. Levy abstaining, voted to recommend that the Historical Commission impose its six month statutory delay on the demolition of 149 South Hancock Street. The Committee further voted to recommend that the Historical Commission ask the Redevelopment Authority to examine the site and buildings bounded by Front Street, Hancock Street, Sansom Street and Walnut Street and to consider acquisition of the entire parcel with buildings for re-marketing to a private developer. The redevelopment agreement, of course, would contain a preservation provision requiring that the existing buildings be rehabilitated and reused as part of an over-all development scheme.

PLAQUES

335 South 7th Street. The Committee reviewed the plaque application and photographs for the building at 335 South 7th Street and voted to recommend that the Commission award 335 South 7th Street a Certified Restored plaque.

111 N. Mole Street. The Committee reviewed the plaque application and photographs for the building at 111 N. Mole Street and found the house, at this time, to be ineligible for receipt of a plaque. The Committee noted specifically inappropriate shutters on the ground floor, the lack of shutters on the second floor and an incorrect brick watertable and planter. Until the house is restored, it cannot be eligible for receipt of a plaque.

There being no further business, the meeting adjourned at 5:00 p. m.

Respectfully submitted,

Patricia Siemiontkowski
Architectural Historian