

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

15 October 1980

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

Present: Herbert W. Levy, A.I.A., Chairman, Architectural Advisor to the Commission
Penelope H. Batcheler, Architect for the Independence National Historical Park
Russell Milnor, A.I.A., Philadelphia Redevelopment Authority
Richard Tyler, Historian
Patricia Sieniontkowski, Architectural Historian

Also: Paul Greenberg, Robert Zimring and Titus Newryk, representing the University of Pennsylvania, and John Caulk, Project Architect, to discuss the University's proposal for the installation of an elevator for the handicapped within College Hall.
Tony Denefe, Contractor, to discuss with the Committee his proposal for alterations to 113 Chestnut Street and to request an approval of the recently completed work at 112 Chestnut Street.
Earl Krumholz, Architect, to present plans for the rehabilitation of 255 South 16th Street.
Peter Glaszko, Architect, to present plans for renovations to the commercial ground floor of 248-50 Market Street.
Jack Lentz, Developer and Richard Craig, Architect, to present a proposal for alterations to 326-328 Lombard Street and its rear court houses.
Michael Luicks and Richard Cole, Architects, to present plans for the rehabilitation of 501 Pine Street.
Mr. Horsey, owner of 2323 St. Albans Place, to request a plaque for his house.

SUBMISSIONS FOR ALTERATIONS

College Hall, University of Pennsylvania, John Caulk, Architect. Paul Greenberg, Robert Zimring and Titus Newryk, representing the University and John Caulk, Project Architect, appeared before the Architectural Committee to discuss the University's plans for the installation of an elevator for the handicapped within the College Hall structure.

At the request of the Historical Commission, the architect undertook a further study of the University's proposal to place a new elevator within an existing stairwell in the building. Several optional locations in the building were examined and general cost estimates prepared. The various problems of each of these alternative locations were discussed and a final determination to place the elevator within the stairwell was agreed upon by the University officials. This decision was based on both cost and space use considerations. The cost differential for construction alone amounted to an increase of between \$25,000 and \$30,000. A base bid for total construction within the stairwell was quoted at \$169,000.

SUBMISSIONS (Cont'd)

Since the elevator will be primarily for handicapped access to College Hall, the Chairman questioned the size of the cab and its satisfaction of the ANSI code requirements. The ANSI code, adopted as part of the Philadelphia Code, requires a 54" minimum clearance for the handicapped. It appeared that this minimum code requirement could not be met within the confines of the existing stairwell and that another location for the elevator would be necessary.

After considerable discussion, the Committee voted to recommend that the Commission not approve the installation of the elevator within the stairwell particularly in view of the fact that ANSI code requirements could not be met within that space.

Witherspoon Building, Neil Hoffman of Francis Cauffman, Wilkinson & Pepper, Architects. This submission was withdrawn at the request of the architect.

112 Chestnut Street (completed alterations), Tony Denofe, Contractor. Mr. Denofe appeared before the Architectural Committee to request an approval of the recently completed work at 112 Chestnut Street, a four-story, 1840's commercial building. Mr. Denofe had received a building permit from the Department of Licenses and Inspections but without the Historical Commission's prior review of the application and the proposed work. As a result, the permit was revoked and the contractor directed to seek the Commission's approval.

Photographs of the completed work and a staff report on the building indicated that the original granite piers and entablature on the ground floor remained intact. The alterations undertaken were confined to the area within the existing openings and included a stucco infill between the piers, the installation of wood side panels and panel doors within the two recessed bays, and the introduction of a round window within the center bay set in stone with stucco. In addition, red canvas awnings were hung to fit within each of the three ground floor openings.

Because the permit had been issued by the Department of Licenses and Inspections, albeit without the Commission's approval, and because the original ground floor stone piers and entablature had not been destroyed, the Architectural Committee agreed to recommend the approval of the alterations undertaken. It was agreed also that the owner of the property should be reminded of the need to obtain the Commission's approval before any work is done to a certified building.

113 Chestnut Street (preliminary review), Tony Denofe, Contractor. Mr. Denofe discussed with the members of the Committee his proposal for alterations to the ground floor at 113 Chestnut Street, a late, four-story with mansard, nineteenth century commercial building. The

SUBMISSIONS (Cont'd)

Committee and staff made several recommendations concerning the proper treatment of the building. These included the following:

- 1) the restoration of the original ground floor openings as shown in an early photograph on file in the Commission office;
- 2) the installation of two pair of tall double doors with a transom light over them;
- 3) the use of wood panels under the two window openings on the ground floor.

The Committee recommended that the contractor prepare a measured drawing showing the proposed ground floor rehabilitation of 113 Chestnut Street and submit it for a final review.

255 South 16th Street, Karl Krumholz, Architect. Mr. Krumholz presented for the Committee's review his plans for the complete rehabilitation of 255 South 16th Street, a three-and-a-half story Greek Revival structure.

The plans called for the restoration of the front facade and alterations to the side elevation to provide handicapped access to the building. While currently calling for the retention of the existing bay on the side elevation, the architect noted that budget considerations might require a change in the plans and the removal of the bay. The Committee agreed to allow either treatment but asked that the infill brick match the existing masonry fabric as closely as possible if a decision to remove the bay is taken. Also, should the bay be removed, the members agreed to the installation of a canopy over the side entrance to provide some shelter.

The Committee recommended the approval of this project as discussed in the preceeding paragraph.

248-250 Market Street (ground floor renovations), Peter Glusko, Architect. Mr. Glusko presented to the Committee for review plans for renovations to the commercial ground floor of 248-250 Market Street. A four-story, brick building with a fifth story mansard, this structure has undergone extensive alterations over the years.

As presented, Mr. Glusko's proposal called for the repair of the existing twentieth century storefront elevation on the ground floor. The Committee found his treatment of this area to be acceptable recommending only a slight modification to the new apartment entrance. The Committee asked that the transom bar be raised to align with the others on the facade and that taller, double doors be installed within the opening. The doors should contain a long, single light of glass with a lower, wood panel.

Following some additional discussion, the Committee recommended the approval of this project subject to the changes outlined above.

SUBMISSIONS (Cont'd)

304-306 Lombard Street (new facade), Jack Lents, Developer and Richard Craig, Architect. Mr. Lents appeared before the Architectural Committee with his architect, Richard Craig, to discuss the condition of the building, 304-306 Lombard Street, and its rear court houses and to present plans for the rehabilitation of these buildings. Built c. 1816, 304-306 Lombard Street was raised from three-and-a-half to four stories c. 1830. Sometime after 1900 a storefront was added at the ground floor substantially changing the original character of the building. The rear court houses, simple three story brick tenements, remained unaltered.

As part of his presentation, Mr. Lents submitted to the Committee a report on the structural condition of the buildings prepared by Robert R. Rosen, Professional Engineer. Mr. Rosen's examination of the front wall of 304-306 indicated serious structural problems and recommended its demolition and reconstruction. The front walls of the rear court houses were also determined by the engineer to be in poor condition.

Given the deteriorated condition of the walls and the altered character of the Lombard Street facade, the developer and his architect decided to take down the existing walls and not to reconstruct the old building but to design a facade of contemporary design. This same treatment would be carried back into the small rear court as well in an attempt to open up the buildings and create a more liveable space.

After some discussion and an examination of the new design proposal, the Committee voted to recommend an approval of the project as presented.

501 Pine Street, Richard Cole Associates. Michael Lucka of Richard Cole Associates presented for the Committee's review plans for the rehabilitation of the front facade of 501 Pine Street. Built c. 1812, a new facade was added to the building about 1840.

The Committee reviewed the architect's plans and suggested that the buildings at 315 S. American Street and 229-231 Balancay Street be used as models for door, door frame, window and shutter details. These buildings are of the same period and style as 501 Pine Street and have been accurately restored.

The members, following some discussion of the project, asked that the architect prepare a revised set of drawings and submit them to the staff for a final review. The Committee recommended the approval of this project subject to the receipt of revised drawings.

214 Spruce Street, Hugh Zimmers, Architect. The Committee members reviewed Mr. Zimmers' resubmission for the restoration of 214 Spruce Street and made several suggestions. They are as follows:

SUBMISSIONS (Cont'd)

- 1) the retention and repair of the existing wood cornices;
- 2) the installation of eight-over-eight light sash in the dormer window.
- 3) the use of a uniform light size of approximately 8 x 10 inches within all window openings;
- 4) the use of a panel moulding of at least 2 inches on both the entrance door and shutters.

The Committee recommended that the drawings be revised and submitted to the staff for a final review and approval.

PLAQUES

2323 St. Albans Place. Mr. Horsey, owner of 2323 St. Albans Place, appeared before the Committee to request a plaque for his historically certified house.

The Committee examined the photographs presented by Mr. Horsey and agreed that to be eligible for a plaque the facade of 2323 St. Albans Place would need to be properly restored. Restoration would include a new mansard roof covering, an appropriate door, new steps and various other alterations. The Committee asked the staff to provide Mr. Horsey with a photograph on file in the Commission office showing the original appearance of the street.

Although the building is not eligible for a plaque at this time, the Committee recommended that the Commission issue to Mr. Horsey an Award of Merit acknowledging the care taken in the preservation of his house at 2323 St. Albans Place.

There being no further business, the meeting adjourned at 4:40 P. M.

Respectfully submitted,

Patricia Siemionkowski
Architectural Historian