

**REPORT OF THE ARCHITECTURAL COMMITTEE  
PHILADELPHIA HISTORICAL COMMISSION**

**Arlene Matzkin, Chairperson**

**Commission Conference Room  
Suite 1301, 1401 Arch Street  
29 August 1995**

Present

Arlene Matzkin, Chairperson, Architectural Committee  
Tony Atkins  
Herbert W. Levy, FAIA  
J. William Cornell  
Suzanne Pentz  
Penelope H. Batcheler

Richard Tyler, Historic Preservation Officer  
Randal Baron, Assistant Historic Preservation Officer  
Jeffrey Barr, Historic Research Technician

Also

Hugh W. Snyder, Assistant City Solicitor

Brian Brady, Brady Design  
Claire Donato & Mark Thompson, Mark B. Thompson Associates  
Lisa Armstrong, Armstrong Kaulbach Architects  
John Kaulbach, Armstrong Kaulbach Architects  
David Wagaman, Capriccio  
Henry Magaziner, CCRA  
Drew Brown, Philadelphia Water Department  
Ken Foster, Foster's Gourmet Cookware  
Michael Stapler, Metropol  
Tony Tsirantonakis, Tsirantonakis Studio  
David Feldman, Architect  
Judith Eden, CCRA  
William Fisher, CCRA  
Bobbie Burke, CCRA  
William Algie, William G. Algie, Architect  
Ilan Seidenwar, 306 Market Street  
Jennifer Goodman, Preservation Coalition  
Henry M. Clinton, Attorney for Teresa Kennedy  
Diane Kennedy  
Teresa Kennedy  
Ralph Kennedy

**734 ADDISON STREET AKA 417 S. 8TH STREET**

Lisa Armstrong, Armstrong Kaulbach Architects

**PROPOSAL: Rear Addition**

This proposal calls for constructing a new brick addition at the rear of a rowhouse property at 8th and Addison Streets. The red brick gable roofed addition would have an inset bay window at the rear.

*The Architectural Committee voted unanimously to recommend approval of this project.*

**1701 LOCUST STREET, CAPRICCIO IN THE WARWICK HOTEL**

Brian P. Brady, Brady Design Associates

**PROPOSAL: New Stoop and Entrance to Cafe**

This proposal calls for cutting down a window on Locust Street to create a new door and building a new concrete stoop to reach this door. New signage would also be added. The purpose of the new entrance would be to enlarge visibility and gather customers from Locust Street. Herb Levy expressed the opinion that putting this type of residential stoop on this large building seemed to do architectural violence to the facade of the building. However, everyone agreed that it would enlarge the visibility of the Cafe.

*The Committee recommended approving the stoop and the door with the provision that the stoop be made of stone or cast stone rather than concrete and that the amount of signage be reduced to awnings, the corner plaques and one sign next to the new door. The lighting will also be improved.*

**FAIRMOUNT PARK WATERWORKS**

Clair Donato, Mark B. Thompson Associates

**PROPOSAL: Restoration and Adaptive Reuse**

This proposal calls for glazing most of the front porch, creating a glazed connector between two buildings and cutting a door on the side of the Engine House where one previously existed. Locations for air-conditioner units on a ledge of the rock behind the engine house were also discussed.

Committee members expressed dismay at glazing the porch on the main facade of the "Postcard View" of Philadelphia. However, it was also recognized that the building has long been vacant and the enclosed seating of the porch is important for the economic viability of the site.

*The Architectural Committee voted to approve the elements of the proposal in concept. They asked that the applicant come back with details of the glazing, the planting around the air-conditioner and the kitchen venting.*

**8605-07 GERMANTOWN AVENUE**

Michael Stapler, Applicant

PROPOSAL: Rebuilding of Front Facade

This proposal came before the Committee because the staff noticed that the building had been severely altered without a permit. In 1987 the Commission approved a rear addition and repointing the front wall of this stone front commercial building on Germantown Avenue in Chestnut Hill. During construction the front wall and the roof "fell down". The owner chose at that time to rebuild the wall in cinderblock and stucco without notifying the Commission or seeking another permit. Although the Commission only noticed the problem now it is still under the same ownership.

*The Architectural Committee told the owner not to do it again and voted to recommend accepting the changes.*

**1115-1141 MARKET STREET, READING TERMINAL MARKET**

Tony Tsirantonakis, Tsirantonakis Studio

PROPOSAL: New Stall

This proposal involves building a new stall in a vacant location in the market for the sale of cookware. The stall would be constructed of corrugated metal, perforated metal and wire glass. Because it is close to the door of the whole market the stall would be highly enclosed. The staff explained that usually these projects are reviewed at staff level using the design guidelines drawn up for the Market at the beginning of its renovations. The staff objected to the use of metal and the enclosure of the space both of which are prohibited by the guidelines. The designer of the stall pointed to several uses of metal that had slipped through the review process.

*The Architectural Committee questioned the validity of reviewing market stalls and expressed the opinion that metal seemed appropriate for a stall selling metal things.*

**2127 ST. JAMES STREET**

Marion Rogel, Applicant

PROPOSAL: Alterations

Mrs. Rogel hired an architect to prepare drawings to represent her proposal to legalize the installation of French doors and a brick infill panel above on the short south facing facade on St. James Street and the partial demolition of a brick addition on Van Pelt Street. The c.1927 two story addition would be altered to create an 8' high fence and a garden area. Members of the Community speaking for the Center City Residents Association expressed the opinion that the architectural completeness of the cul de sac on Van Pelt Street would be damaged by the demolition because the space would bleed out a corner rather than retain a sense of enclosure. They also stressed that the piece of the building to be demolished is nearly as old as the c.1923 main building and the demolition is final. They were concerned about a demolition precedent in the new district. Dick Tyler explained that this being a partial demolition is really more of an alteration. Mrs. Rogel's architect expressed the opinion that if there had been a garden and someone wanted to build on it that the community would probably be trying to preserve the amenity of

the open garden. Judith Eden explained that of late the zoning committee had worked hard to preserve the built street wall and that they try to balance the interests of different property owners who variously see the same spot as either their front door on a street or their back door on an alley. It was noted that an 8 foot high wall will require a zoning variance and a trip to the neighborhood zoning committee for approval.

*The Architectural Committee members recommended that Ms. Rogel's architect work with the neighborhood group to find some mitigation such as restoration of the divided casement windows on St. James Street as a compromise to achieve approval for the demolition. The neighbors expressed a willingness but felt that the Commission should ask for that compromise. The Committee commended the step of the production of architectural drawings and recommended the postponement of any decision for a month to achieve a compromise.*

**306 MARKET STREET**

William Algie, Architect

Ilan Seidenwar, Owner

PROPOSAL: Rehabilitation

This proposal involves restoring and rehabing a vacant storefront with an as yet unspecified use. The storefront currently includes pieces from three historical periods, c.1870s iron columns, c.1905 prism glass transom and one set of doors and, c.1960 metal siding and store windows. The proposal calls for preserving the fabric of the earlier two periods and removing the siding, signage and show windows to install single pane paired doors.

*The Architectural Committee voted to recommend approval of this proposal but for the owners to work with the staff to save additional early fabric if any was uncovered during demolition.*

**325 S. 18TH STREET (AT DELANCEY STREET)**

Teresa Kennedy, Applicant

PROPOSAL: Partial Reconstruction and Restoration

This proposal involves the rebuilding of most of the north side or Delancey Street wall of this rowhouse property. The owner is under court order to correct a dangerous condition as cited by Licenses and Inspections. The building is temporarily shored but the bays are pulling down the side brick wall. The drawing shows rebuilding the wall in brick and the bays in wood to match the original.

*The Architectural Committee voted to recommend conceptual approval and to allow staff to work with Mrs Kennedy's architect who will create detailed construction drawings.*

The meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Randal Baron  
Assistant Historic Preservation Officer