

**THE MINUTES OF THE 414th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
12 February 1997**

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

Present

Wayne S. Spilove, Chair
David Brownlee, Ph.D.
Joseph James, Deputy Commissioner, Department of Public Property
Barbara Kaplan, Executive Director, City Planning Commission
Arlene Matzkin
Ed McLaughlin, Deputy Commissioner, Department of Licenses and
Inspections
Steve Mullin, Director, Department of Commerce
Michael Sklaroff, Esq.
Caroline Wischmann
Stephanie Wolf, Ph.D.

Richard Tyler, Historic Preservation Officer
Randal Baron, Assistant Historic Preservation Officer
Jeffrey R. Barr, Historic Preservation Technician
Laura M. Spina, Historic Preservation Specialist

Also, with affiliation and/or project

Stephen McNeice, Carlson Associates, Inc.
J. Anderson
Mary Louise Krumrine
David Morse, Phoenix Architects
Douglas Cohen, Kitchen Associates
Ed Bronstein, AIA
Sue Golden, Stiletto
Bobbie Burke, Preservation Alliance
Tom Ferrick, Philadelphia Inquirer
Jeff Harris, Frankinstien Bicycles
Craig Hoffman, Nash Apartments
Lenore Millhollen, Center City Residents Association (CCRA)
Ted Beitchman, Mayor's Office
Josh Grimes
Randy Cotton, Preservation Alliance
Judith Eden, CCRA

Wayne S. Spilove, Chair, recognized the presence of a quorum and called the 414th Stated Meeting of the Philadelphia Historical Commission to order at 10:05 A.M.

MINUTES of the 413th 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

413th Stated Meeting of the Philadelphia Historical Commission
held on 8 January 1997, Wayne S. Spilove, Chair.

Architectural Committee Report, 28 January 1997,
Arlene Matzkin, Chair

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

1300-1324 Market Street, Wanamaker Building

May Company, Owner

Mark Coughlin, Architect/Applicant

DATE: 1902-1910

PROPOSAL: Signage, clean base and entrances, paint trim, opaque
film in selected windows

*Architectural Committee Recommendation: Approval of paint,
cleaning and signage, with staff to approve a cleaning sample and
patch sample for the existing holes; denial of the opaque film in
the windows.*

Ms. Matzkin described the parts of the proposal, including
cleaning the stone base and entrances; painting window trim;
signage and patching any existing holes. The Committee was
troubled by the effect of the opaque film on the windows on
Chestnut, Juniper and Thirteenth Streets. The film would create
large dark blanks along these streets, making the windows
uninviting. Ms. Kaplan stated that the Planning Commission also
would not allow the film in the windows.

Mr. Tyler noted that the *Standards* of the Secretary of the
Interior call for cleaning with the gentlest means possible and
patching masonry features using recognized preservation methods.

The *Standards* also recommend identifying, retaining and
preserving storefronts and their features, including display
windows.

*Ms. Wolf made a motion to accept the Committee's recommendation.
Mr. Brownlee seconded the motion which passed unanimously.*

1901 Vine Street, Free Library of Philadelphia

City of Philadelphia, Owner

Eric Trainer, Architect/Applicant

DATE: c. 1920

PROPOSAL: Balustrade restoration

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the balustrade restoration for the
balusters on the end pavilions above the balcony level. The
restoration may involve repair of existing balusters or actual

replacement using limestone that matches the original. The budget of the project will determine the method used. Mr. Tyler noted that the *Standards* consider the replacement-in-kind of a masonry feature an acceptable preservation method.

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

326 Spruce Street

Mary Louise Krumrine, Owner
Edward Bell, Architect/Applicant

DATE: 1831-1833

PROPOSAL: Cut new opening in rear; install new windows

Architectural Committee Recommendation: Denial.

Ms. Matzkin explained the proposal. The owner wishes to install a triple window on a rear wood extension where a single window exists. The Committee voted to deny the proposal because it objected to losing so much historic fabric. The architect has now demonstrated to the staff that the present clapboarding appears a reconstruction; however, the original studs and window frame remain. Mr. Tyler noted that the *Standards* call for avoiding the removal of historic materials or alteration of features and spaces that characterize a property. The clapboarding may not appear original but the proposal would alter the feature of a single window. He compared this situation to the preservation of wood frame houses of New England. Mr. Brownlee noted that this row of houses built by Stephen Girard is known as Girard Row. After some discussion, several Commission members noted that the third floor alteration compromised the integrity of the rear of the building, and urged approval of the proposal as submitted.

Mr. Brownlee made a motion to reject the Committee's recommendation and to approve the proposal. Ms. Kaplan seconded the motion which carried by unanimous vote.

602-606 North 22nd Street AKA 2200 Mt. Vernon Street

Stuart Schmidt and Marsha Weintraub, Owners

Edwin Bronstein, Architect/Applicant

DATE: c. 1840

PROPOSAL: New windows, garden wall and gate

Architectural Committee Recommendation: Approval of demolition of shed and privy, with documentation of privy; approval of garden wall and gate; vote split for two-over-two windows.

Ms. Matzkin described the proposal which included demolition of the irreparable rear shed and privy; a new one-story addition

on the rear of the building extending into the open lot next door; replacing all of the windows with two-over-two sash, and erecting a new garden wall and gate along Mt. Vernon Street. Mr. Sklaroff objected to the procedure of the Committee and staff for this project. The minutes for the Committee meeting did not reflect the vote of the Committee to recommend approval of the addition and the visuals in the Commission packet for this proposal did not have copies of the plans for the addition. However, the extant garden wall and the new garden wall will hide the new addition from public view.

The Commission discussed the nature of the property in relation to the Bergdoll Mansion. Mr. Tyler noted that the Commission designated this property, 606, in 1974, but did not designate the adjacent vacant lots, 602-604, the site of the new addition. [The Commission designated the Bergdoll Mansion in 1967.] After further discussion of the addition and fence, the Commission addressed the windows. This building has two-over-two windows on the front facade and six-over-six windows on the side facade, with newer one-over-ones in the rear ell. Insurance surveys of other houses on this street emphasize this mix of window types and Ms. Wolf noted that the mixture was common. The owners wish to install two-over two windows on all facades. The Committee vote split with four members in favor of the two-over-two windows and two members in favor of the mixture. The Commission decided to follow the vote of the majority.

Ms. Kaplan made a motion to approve the demolition of the rear shed and privy, with documentation of the privy; approval to cut through the former party wall for the addition and windows; approval of the addition; and approval of the garden wall and gate, with staff to approve details. Ms. Wolf seconded the motion.

Mr. Sklaroff made a motion to amend Ms. Kaplan's motion for the details of the garden wall and gate to return to the Committee and Commission for approval. No one seconded the motion which died on the floor.

Ms. Kaplan's motion passed by unanimous vote.

Mr. Bronstein, architect for the project, presented the proposal to the Commission. He objected to the treatment he received by the Commission members and stated that members should not discuss internal Commission problems in front of applicants.

123-125 Chestnut Street AKA 45-55 S. 2nd Street, Corn Exchange Building

Jerome Donovan, Tenant

Sabrina Soong, Architect/Applicant

DATE: c. 1900; 1912 - addition

PROPOSAL: New entrance on 2nd Street facade

Architectural Committee Recommendation: Approval with a transom over the wood and glass doors.

Ms. Matzkin described the proposal to cut a window opening down to grade level for a new door to a restaurant. The only other access to the space is through a common lobby door. Using the common entrance causes security problems for the offices upstairs and does not offer the restaurant any visibility. The Committee agreed that the scale of the facade can accommodate an alteration of this size. This proposal was approved in concept by the Commission in September 1989. Mr. Tyler noted that the *Standards* do allow for a new entrance when required for a new use of the property in a manner that preserves the historic character of the building.

Mr. Sklaroff made a motion to accept the recommendation of the Committee. Mr. Brownlee seconded the motion which passed by unanimous vote.

1115-1145 Market Street, Reading Terminal Headhouse

Redevelopment Authority, Owner

Douglas Cohen, Architect/Applicant

DATE: 1891-1893

PROPOSAL: Facade alterations, signage

Architectural Committee Recommendation: Approval of all changes except the rotation of the guitar; vote split to allow rotating guitar.

Ms. Matzkin presented the proposal which included the changes requested by the Historical Commission in December; however, the guitar differs. The original proposal included a guitar resting in the niche. The Art Commission requested that the guitar sit outside the niche at the edge of the entrance canopy to eliminate the need for other signage along 12th Street.

The guitar will rotate at approximately one rotation every five minutes. Ms. Spina noted that in the earlier proposal the guitar highlighted the architectural feature of the niche, but the current proposal denies the presence of the architectural feature. The guitar requires an arm at the top for stability, attached to the building under the hood of the niche.

Mr. Sklaroff made a motion to accept the recommendation of the Committee. Mr. Bumb seconded the motion which passed with eight votes. Mr. Brownlee and Ms. Wolf abstained.

1529 Spruce Street

Herman Hoffman, Owner

Craig Hoffman, Applicant for signage
Jeff Harris, Tenant/Applicant for mural
DATE: c. 1860

PROPOSAL: Signage, mural

*Architectural Committee Recommendation: Approval of sign band;
denial of mural.*

Ms. Matzkin stated that the proposal has two parts. First the owner of the building rebuilt the sign band which projects four inches without a permit. Second, the tenant wishes to paint a mural on the building above and below the sign band for more visibility for his basement store, Frankinstien Bicycles. The Committee voted to recommend approval for the rebuilding of the sign band and denial of the mural, especially because the marble watertable remains unpainted. The Committee suggested to Mr. Harris, the tenant, to paint a cyclist onto a wood board to attach to the bottom of the wood sign band. Mr. Harris has returned with a drawing for the painted board. Mr. Tyler noted that the revised proposal conforms to the *Standards*.

Mr. Harris also wishes to remove the aluminum door which leads to the basement shop. Not having this outer door will provide more space for patrons to enter and leave with their bicycles.

Mr. Bumb made a motion to approve the sign band and the revised proposal for a painted sign board attached to the sign band. Mr. Sklaroff seconded the motion which passed unanimously.

Mr. Brownlee made a motion to approve the removal of the security door leading to the basement store. Ms. Wolf seconded the motion which passed unanimously.

124 South 18th Street AKA 1801-1803 Sansom Street

Leroy Kean, Owner/Applicant

DATE: 1898

PROPOSAL: Legalize boarded-up shopfront on Sansom Street facade

Architectural Committee Recommendation: Denial; Approval of interior bars if store owner wants additional security.

Ms. Matzkin stated that the owner of the shop boarded up the storefront on Sansom Street without a permit. Ms. Golden, owner of the shop, testified that vandals broke the glass of the shop and the cheapest solution included the boarding of the entire storefront. Her business is only a few months old and she does not have the funds to replace the glass and install necessary security measures. In a few months she may have the money to do so.

Mr. Sklaroff made a motion to table the proposal for a period not

to exceed six months. Mr. Brownlee seconded the motion which passed unanimously.

2127-2129 Lombard Street, New Central Baptist Church

Thomas Anderson, Contractor/Applicant

DATE: c. 1923

PROPOSAL: Repointing

Architectural Committee Recommendation: Approval with staff to approve pointing samples.

Ms. Matzkin explained that the church's facades have various bricks and mortar joints. The contractor will spot point on all four facades, with staff checking the mortar samples for each section. Mr. Tyler noted that the proposal conforms to the *Standards*.

Ms. Wolf made a motion to accept the Committee's recommendation.

Mr. McLaughlin seconded the motion which passed with nine votes.

Mr. James abstained.

343 South 4th Street

Carol Shloss, Owner

James McGinn, Contractor/Applicant

DATE: c. 1820

PROPOSAL: New asphalt/fiberglass roof

Architectural Committee Recommendation: Approval.

Ms. Matzkin stated that the present roof has asphalt/fiberglass shingles, like the proposed roof. The cheeks of the dormer have clapboarding which will remain. Mr. Tyler noted that the proposal conforms to the *Standards*.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Mr. Bumb seconded the motion which passed by unanimous vote.

135 South 17th Street AKA 1631-1635 Walnut Street, Latham Hotel

Ocean Properties Corporation, Owner

Terry Graboyes, Contractor/Applicant

DATE: c. 1915

PROPOSAL: New aluminum windows

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposed aluminum windows, including the sound-reducing system. The meeting rails and muntin profiles will closely match the original windows. Mr. Sklaroff asked why the Committee did not request wood windows. Mr. Tyler stated that the replacement windows from the 1970s are aluminum and the *Standards* state that when the original features

are missing, the replacement features may be of new design which is compatible to the original window openings and historic character of the building.

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

2041 Spruce Street

Florence Hanker, Owner

Louise Baumholtz, Applicant

DATE: c. 1875-1880

PROPOSAL: Replace window grate, alter basement entrance

Architectural Committee Recommendation: Approval of reinstallation of basement window grate and installation of flat metal doors to the basement access with a swinging "window" grate above.

Ms. Matzkin described the proposal to remove the wood bulkhead. The applicant originally wanted wrought iron railings around the basement entrance, but the Committee discussed the option of having metal doors, flush with the sidewalk, and a wrought iron window grate. This option preserves the original look of the front facade and will be cheaper for the applicant who was pleased with the suggestion. Mr. Tyler noted that the revised proposal conforms to the *Standards*.

Ms. Wolf made a motion to accept the recommendation of the Committee. Mr. McLaughlin seconded the motion which carried by unanimous vote.

2039 Pine Street

Thomas Callan, Owner/Applicant

DATE: c. 1860

PROPOSAL: Cleaning, repointing

Architectural Committee Recommendation: Approval if staff approves mortar removal.

Ms. Matzkin explained that the facade has 1/8 of an inch butter joints and the Committee was skeptical that the contractor could cut out the mortar without destroying the thin joints. The Committee recommended approval if staff approves the removal of the mortar and a pointing sample.

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

UNFINISHED BUSINESS

2101-2199 Fairmount Avenue, Eastern State Penitentiary

City of Philadelphia, Owner

Robert Makim, Contractor/Applicant

DATE: 1823-36

PROPOSAL: Exterior lighting

Architectural Committee Recommendation: Approval with Committee to approve the heads for the lampposts.

Ms. Matzkin stated that she and Mr. Levy of the Committee attended a mock lighting set-up at the prison. The proposal includes two types of lighting: well lights to highlight the buttresses around the prison and lampposts to light the parks along Corinthian and Brown Streets.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Ms. Wolf seconded the motion which passed unanimously.

The Report of the Ad Hoc Committee on the Rules and Regulations, 30 January 1997, Wayne S. Spilove, Chair

Mr. Tyler stated that the Committee reviewed the suggestions of various community organizations and now presents the changes to the Rules and Regulations for acceptance. Once the Commission votes, the changes will go to the Law Department for review and then to the Records Department for thirty (30) days for public comment.

Ms. Kaplan questioned the reference to delays in the permit approval process, starting in the Fall of 1995, noted in the letter from the Center City Residents Association. Mr. Tyler explained that initially the staff routinely reviewed applications for small projects, including new roofs, pointing, and the like, but some members of the Rittenhouse-Fitler Historic District and the preservation community brought to the attention of the Commission that neither the Rules and Regulations nor the ordinance expressly empowered the staff to make these decisions.

Since that time the Commission itself has reviewed all proposals for visible exterior work, a more time-consuming process.

Mr. Tyler noted that the present Rules and Regulations and changes before the Commission refer to *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The Federal government has published a new document entitled *The Secretary of the Interior's Standards for the Treatment of Historic Properties with*

Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. The Commission should make this change as well. Mr. Sklaroff objected to changing documents without reviewing the new one.

Mr. McLaughlin made a motion to approve the changes of the Rules and Regulations, with the title of the document to be changed at a later date with the approval of the Commission, and have the changes sent to the Law Department. Ms. Kaplan seconded the motion which passed by unanimous vote.

The Report of the Activities of the Historical Commission Staff, November 1996, Richard Tyler.

Ms. Kaplan asked if the Streets Department planned to publish the § 106 review for the Wissahickon Bridge. Mr. Tyler stated that the Department plans to have another public meeting with the community and discuss the § 106 review with concerned neighbors.

Memorandum of Understanding

Mr. Tyler described the history and purpose of the Memorandum of Understanding between the Commission and the Department of Licenses and Inspections. This Memorandum memorializes past practices and establishes procedures for review by the Commission staff of buildings declared "imminently dangerous" by the Department. Treatment of "dangerous" or "unsafe" buildings will remain subject to the Commission's regular processes. Mr. Tyler noted that the Department has introduced a bill in City Council to adopt the BOCA Maintenance Code which contains fuller definitions of imminently dangerous and of demolition by neglect. The Department and the office of the City Solicitor have reviewed the Memorandum, and Commissioner Egan has agreed to its provisions.

Ms. Kaplan questioned the wording of the letters sent to property owners of buildings that have features which the Department declared as imminently dangerous, telling the property owners to "cure or demolish". Robert Barnett, former Commissioner of the Department, noted that the Department is in the process of reexamining the language of all letters and notices.

Ms. Wolf made a motion to approve the Memorandum of Understanding

and for Mr. Spilove to sign the document. Mr. Brownlee seconded the motion which passed unanimously.

Architectural Committee Vacancy

Mr. Tyler explained that after many years of service to the Architectural Committee and Commission, job demands have forced David Hollenberg with regret to resign from the Committee. Mr. Spilove, Ms. Matzkin and Mr. Tyler wish to present Daniel McCoubrey of Venturi, Scott Brown and Associates for approval to take the vacant seat on the Architectural Committee.

Mr. Brownlee made a motion to appoint Daniel McCoubrey to the Architectural Committee. Ms. Wolf seconded the motion which carried unanimously.

The meeting adjourned at 12:20 p.m.

Respectfully submitted,

Laura M. Spina