

**THE MINUTES OF THE 456<sup>TH</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION  
9 AUGUST 2000**

**Commission Conference Room 18<sup>th</sup> Floor, 1515 Arch Street  
Wayne S. Spilove, Chair**

Present

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Wayne S. Spilove, Chair  
David Brownlee, Ph.D.  
James J. Cuorato, Director, Department of Commerce  
Joseph James, Deputy Commissioner, Department of Public Property  
Ernest Leonardo, Director of Policy and Strategic Planning, City Planning Commission  
Shelly Merhige, Office of City Council President  
Michael Sklaroff, Esq.  
Robert Thomas  
Dennis Ward III  
Scott Wilds, Assistant Director, Office of Housing and Community Development

Randal Baron, Assistant Historic Preservation Officer  
Diane M. Hughes, Executive Secretary  
Laura Spina, Historic Preservation Planner  
Richard Tyler, Historic Preservation Officer

Mark Zecca, Esq., Senior Attorney, City of Philadelphia Law Department

Also

Daniel Bontempo, Granary Associates  
David Lamontagne, Granary Associates  
Howard Rosenthal, Esq., Girard College  
Carolyn Wahrenberger, 535 Delancey Street  
Robert Wahrenberger, 535 Delancey Street  
Alan B. Andreleczyk  
Eli Hadad, 35 Strawberry Alley  
Nan Guterman, Vitetta Group  
Pete Fiorentino, City Council President Anna Verna's Office  
Tom Gallagher, Spring Garden resident  
Patricia Freeland, Spring Garden  
Gloria Boyd, Northwood Civic Association/Greenwood Cemetery  
Michael Belknap, 1719 Wallace Street Partners  
Allen Rubin, 1918-20 Brandywine Street  
Edwin Barbash, 1907 Brandywine Street  
Carolyn Draftz, 2011 Wallace Street  
Richard W. Thom, Old City Civic Association  
Manuel Delgado, Spring Garden resident  
Joyce N. Halley, 1015 Haworth Street  
Lynette Notte, 1103 Allengrove Street  
John Buffington, Northwood Civic Association  
David D'Ambay, 601 North 18<sup>th</sup> Street  
Victor F. Keen, 2027 Mt. Vernon Street

Joseph T. Devlin, Girard College  
Joseph M. Jacovini, Girard College  
Jack Lee, Girard College  
Robert Powers, Powers and Company  
Deena B. Parham, City Planning Commission  
Richard Koelle, Vitetta Group  
Jirair Youssefian, Vitetta Group  
Vivek Ghimire, Dagit Saylor Architects  
Pilar Papadopoulos, 641 North 22<sup>nd</sup> Street  
Tara Benson, 2114 Brandywine Street  
Eric Iffrig, Philadelphia Department of Recreation  
Gary Romer, The Community Builders  
Vito Chimenti, Peirce College  
Cassandra Baker, 514 North 19<sup>th</sup> Street  
Al Hassen, 2004 Wallace Street  
Yolanda Fontanez-Coleman, 2002 Green Street  
Michael Santiago, 2004 Green Street  
Miquel Santiago, 1601 Mt. Vernon Street  
Enrique Amaro, 641 North 15<sup>th</sup> Street  
Martin Breen, H2L2 Architects  
Philip Kunz, PDK Architects  
C. Brian Killian, 2041 Mt. Vernon Street  
Frances A. Frederick, 1106 Wakeling Street  
Robin S. Mellbourne, 1101 Wakeling Street  
Walter Mellbourne, Northwood Civic Association  
Grace Muller  
Patricia Doohan  
Len Williams  
Lynette Notte  
Theresa Stuhlman, Fairmount Park Commission  
Samuel LePera, Philadelphia Department of Recreation  
Judith Eden, Center City Residents Association

Wayne S. Spilove, Chair recognized the presence of a quorum and called the 456<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission to order at 9:10 A.M. Mr. Tyler welcomed Mr. James J. Cuorato, Director, Department of Commerce.

**Minutes of the 455<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission.**

Upon a motion made by Mr. Wilds and duly seconded, the Commission unanimously approved the minutes of the 455<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission held on 12 July 2000, Wayne Spilove, Chair.

**THE REPORT** of the Architectural Committee, 25 July 2000

**2101 South College Avenue, a.k.a. 1900-98 Ridge Avenue, Girard College**

Girard College, Owner

Robert O'Conner, Applicant

DATE: 1833-1847

PROPOSAL: New school building, dormitories and mechanical units

*The Architectural Committee recommendation: Approval*

This proposal consists of the construction of a new school building, three dormitories, a chiller unit, and an electrical transformer, all situated on vacant ground most recently used as a baseball diamond. The two architects both propose using pre-cast masonry units for the walls of the structures to approximate the color of the existing buildings on the campus. The chiller unit will sit next to the windows of an existing building surrounded by a chain link fence and plantings.

The Committee found the scale and color of the materials appropriate.

*Mr. Ward made a motion to accept the Committee's recommendation for approval. Mr. Leonardo seconded the motion which carried unanimously.*

### **3700 Chestnut Street, SW corner of 37<sup>th</sup> Street, Westminster Hall**

University of Pennsylvania, Owner

Vivek Ghimire, Architect

DATE: 1884-86

PROPOSAL: ADA ramp, porch alteration and bird proofing

*The Architectural Committee recommendation: Approval*

The work consists of installing a new vinyl floor on top of the existing wooden one and adding a metal code-compliant railing. The architect also proposes re-grading the bluestone 37<sup>th</sup> Street courtyard walkways to create a wheel chair accessible entrance, and adding Nixalite bird proofing inside the courtyard arcade.

The proposal has been modified so that the plastic wood, proposed to cover the porch floor, will not be used, and the existing wood floor will be painted. Also, this proposal has been modified so that a new bird-proofing system, in which thin stainless steel piano wire is clipped to the top of the tie-rod, will be used in place of Nixalite Protection.

*Mr. Leonardo made a motion to accept the Committee's recommendation for approval. Mr. Wilds seconded the motion which carried with 9 votes. Mr. Sklaroff abstained.*

### **3700 Spruce Street, University of Pennsylvania Quadrangle Dormitories**

University of Pennsylvania, Owner

Richard Russell, Applicant

DATE: 1895

PROPOSAL: Chimney caps

*The Architectural Committee recommendation: Approval of the bluestone.*

The work consists of adding chimney caps to two chimneys with alternatives in either stainless steel or blue stone. The former would be shorter and less massive than the latter. The chimney caps will prevent water penetration into the fireplaces of the housemaster's apartment and the Mask and Wig Club.

*Mr. Ward made a motion to accept the Committee's recommendation for approval. Mr. Leonardo seconded the motion which carried with 9 votes. Mr. Sklaroff abstained.*

**216-18 Market Street, SW corner of Strawberry Alley**

Daisy Investments, Owner

Janice Woodcock, Architect

DATE: c. 1860

PROPOSAL: Alter storefront on 218 Market Street and renovate upper floors of 216-218 Market Street

*The Architectural Committee recommendation: Approval of the following with staff to review all details:*

1. *Installing a new door of the historic height;*
2. *Installing a leaded glass transom above the door;*
3. *Removing the paint;*
4. *Repairing the storefront;*
5. *Installing new wood six-over-six windows, and*
6. *Introducing a new door into the side of the vestibule, not in the front window as proposed.*

This application calls for creating apartments in the upper floors of 216-218 Market Street, renovating the storefront of 218 Market Street to establish an entrance for access to the upper floor apartments, adding a missing storefront cornice, and installing nine-over-nine windows in the front façade. The submission places the door to the apartments in the shop window to the left of the recessed entrance and on the plane of the building line.

Eli Hadad, the owner, attended the meeting to express his opposition to the Architectural Committee's recommendation for the new entrance.

Janice Woodcock, architect, attended the meeting to answer questions and explain the proposal. She also dispelled the assumption of infrequent use of the proposed new Market Street entrance and stated that the doors are independent of one another with no common corridor for the 216 and 218 Market Street apartments. The issues of fire safety and security are important aspects of this proposal.

Some Commission members expressed concerns about ADA access and asked if the door recommended by the Committee would conflict with the path out of the restaurant. Other Commission members believed that, based on the seating capacity, this would not be a high traffic area. Mr. Wilds stated that if the Commission approves this, he would not like to see a future application to eliminate the recessed entrance to provide additional seating.

Richard Thom, Old City Civic Association, stated that he opposes the door to the apartments as submitted and would rather that the storefront remain as built.

Mr. James recommended a panel at the door's base to be uniform in height with the base of the existing storefront thus retaining a greater amount of the historic design.

*Mr. Sklaroff made a motion to accept the Committee's recommendation for items one through five and to approve the design as submitted by the applicant for item six with a panel at the door's base to be uniform in design with the existing base. Mr. Cuorato seconded the motion which passed with a vote of 6 in favor and 4 in opposition.*

### **112 Chestnut Street**

Waseem Kalla, Owner

James Campbell, Architect

DATE: c. 1830

PROPOSAL: Restore storefront, install awnings and exterior seating

*The Architectural Committee recommendation: Approval*

The proposal involves removing non-historic storefront elements and installing a more appropriate storefront based on a simplified version of an historic design. The restaurant owner will install a new fiberglass sign and canvas awnings, and an outdoor café.

The granite columns of the original storefront still remain. The proposed storefront sits eight to ten inches behind the face of the columns and an accessibility ramp will replace the modern concrete steps.

*Mr. Brownlee made a motion to accept the Committee's recommendation for approval. Mr. Wilds seconded the motion which carried with 9 votes. Mr. Thomas abstained.*

### **211-213 North 3<sup>rd</sup> Street**

John B. Williamson, Owner

James Campbell, Architect

DATE: c. 1830

PROPOSAL: New storefront and signage

*The Architectural Committee recommendation: Approval of the sign as proposed but also approval of an alternative smaller flat wall sign or non-illuminated projecting sign, or one illuminated externally with staff to review details.*

The proposal involves a storefront alteration to install full-length windows, a single door, and signage in a one and half story building. The masonry building remains as a fragment of two former four-story brick warehouses. The applicant seeks to remove one of the two original masonry sills of the former storefront window.

The applicant modified the proposal to include the removal of the storefront alterations.

The question of an existing sign was raised and it was determined that only sign brackets remain. Richard Thom spoke on behalf of the Old City Civic Association and conveyed its preference for blade signs; the community objects to the large billboard type sign.

Mr. Tyler stated that historically, projecting signs were commonplace on buildings in the 1850s and 1870s.

*Mr. Sklaroff made a motion to accept the Committee's recommendation for approval with staff to review details. Mr. Brownlee seconded the motion which carried with 7 votes. Ms. Merhige and Mr. Wilds opposed the motion. Mr. Thomas abstained.*

### **35 South Strawberry Alley**

Ron Nihlam, Owner

Charles Datner, Architect

DATE: c. 1910

PROPOSAL: Storefront in former loading dock and window

*The Architectural Committee recommendation: Approval with staff to review details.*

The applicant seeks to legalize the construction of a new storefront in place of a loading dock. The applicant will remove the aluminum windows and six-panel door, installed without a permit, and will reinstall wood windows.

Mr. Baron conveyed the architect's request that the Commission change the replacement door from glass to wood.

*Mr. Wilds made a motion to accept the Committee's recommendation for approval with the modification of a wood door instead of a glass door. Mr. Cuorato seconded the motion which carried unanimously.*

### **535 Delancey Street**

Carolyn Wahrenberger, Owner/Applicant

DATE: c. 1802

PROPOSAL: Rooftop addition

*The Architectural Committee recommendation: Approval*

The owner has returned with additional information and a revised plan to add a gambrel roof without a dormer to her row house. Her sight line study shows that the roof without the dormer would have minimal or no visibility.

Mr. Wilds questioned whether the neighboring houses have dormers and if the addition will follow the roofline. Mr. Baron stated that the addition will follow the line of the remaining scar and that this area consists of a mix, some with dormers and some without dormers.

*Mr. Leonardo made a motion to accept the Committee's recommendation for approval. Mr. Ward seconded the motion which carried unanimously.*

### **2041 Mt. Vernon Street**

C. Brian Killian, Owner/Applicant

DATE: c. 1875 altered 1989

PROPOSAL: Rear deck

*The Architectural Committee recommendation: Approval with staff to review details.*

The applicant seeks to install a roof deck on the visible rear ell of his house. The neighboring house on the corner already has a deck.

*Ms. Merhige made a motion to accept the Committee's recommendation for approval. Mr. Ward seconded the motion which carried with 9 votes. Mr. Sklaroff abstained.*

### **1910 Rittenhouse Square**

Mary Parenti, Owner/Applicant

DATE: c. 1890

PROPOSAL: Alter front door, bay and sidewalk

*The Architectural Committee recommendation: Denial of the proposal as submitted. It encouraged the applicant to submit drawings that incorporate the suggestions made by the Committee for staff review before the next Commission meeting. In this event, the Committee recommended the approval of the following:*

- 1. Door with details;*
- 2. Treatment of the front bay consistent with the design evidenced by historic photographs;*
- 3. The basement window exposed and visible, and*
- 4. Pavers in bluestone or cast stone at a larger scale, at least 2'x2'.*

The applicant seeks to alter a front bay, and to install a new door, planters and a patterned sidewalk. This building which faces Rittenhouse Square has undergone many alterations over the years. In particular, the metal bay on the front façade seems to have had a transom bar, a relatively large cornice, and a shed roof.

The proposal involves building a new bay around the existing, non-historic bay; it would have a paneled base and a balcony. The proposal also specifies the use of small, cast stone pavers. However, the proposed door alterations seem to follow the original historic design.

Prior to the Commission meeting, the applicant submitted revised plans consistent with the Committee's recommendations.

The issue of the pavers drew much discussion. Mr. Sklaroff stated that the diagonal pavers make it clear that they are modern and they can easily be restored. Mr. Tyler stated that he strongly opposes the angled pavers and favors the preservation of basic geometric patterns.

Owing to easy removal, the architect, Phillip Kunz, said that he prefers 2'x 2' pavers set in on an angle.

*Mr. Leonardi made a motion to accept the Committee's recommendation for approval of the revised proposal but with diagonal paving. Mr. Brownlee seconded the motion which carried unanimously.*

#### **1420 Pine Street, Pierce College**

Pierce College, Owner

James Mergiotti, Applicant

DATE: c. 1830

PROPOSAL: Rooftop HVAC

*The Architectural Committee recommendation: Approval of the application using a unit in a color of his choice. Should that be deemed too intrusive, the applicant must repaint the unit with the Committee and staff to review the color.*

This application calls for installing a second air conditioning unit on the roof of 1420 Pine Street. The public will see the unit from both Broad Street and from 15<sup>th</sup> Street. There is currently a cooling tower on the roof, which is highly visible.

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

**1426-1434 Pine Street, Pierce College**

Pierce College, Owner

James Mergiotti, Applicant

DATE: c. 1830

PROPOSAL: Legalize vinyl basement windows

*The Architectural Committee recommendation: Approval of pitching the sill to create a wash, wood windows with three lights of glass and a half-inch clear screen, and restoration of the openings to their original dimensions.*

This application calls for approving the removal of wood basement windows and the installation of vinyl ones without a permit, and the resetting of the sills to shed water.

The actual outside sill has marble between the sidewalk and the bricks, therefore the water on the sidewalk does not flow into the basement.

Mr. Tyler stated that the drawings presented to the Committee did not include work on the windows but the construction drawings when presented did. Upon meeting with the architect to discuss basement windows, the staff asked for them to be deleted. The architect noted the deletion on the drawings.

Mr. Wilds stated that the vinyl windows are very intrusive. Mr. Baron cited an example of a similar situation in which the Commission required the Curtis School of Music to retain its basement windows. Basement windows are a highly visible element in the district.

Phillip Kunz, the architect, attended the meeting to answer questions and explain the proposal. He stated that there is a need for insect screens and because the amount of sloping is minimal, the vinyl windows are very visible.

Mr. Baron questioned the re-sloping of the bricks and if asked concrete is going over the bricks.

Commission members questioned the security cameras in the front of the building and the large sign on 1414 Pine Street and if a permit had issued for their installation.

The Commission recommended that the school bring the sign and the camera back at a later date for review or receive violations.

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

Mr. Spilove passed the gavel to Mr. Brownlee.

**1910 Spruce Street**

Michael and Constance Cone, Owners

Christopher Shivo, Applicant

DATE: c. 1855

PROPOSAL: Rooftop terrace and HVAC

*The Architectural Committee recommendation: Approval at the west side.*

The applicant seeks to construct a rear deck and HVAC unit possibly visible from Delancey Street on the back of this Spruce Street row house.

The proposal involves a Spruce Street house with a rear that faces Delancey Street. In 1998, the Commission reviewed a proposal to demolish the garage and to erect a new garage with a deck on top of it. In the rear portion of the house the applicant now proposes a deck with brick piers and a railing to match the railing on the new garage. Also, the applicant proposes a large air conditioner on the roof of the building, raising a concern that the unit will be visible from the more exposed east side.

Mr. Sklaroff questioned whether the terrace's design is consistent with the existing historic fabric.

*Mr. Leonardi made a motion to accept the Committee's recommendation. Ms. Merhige seconded the motion which carried unanimously.*

Mr. Brownlee passed the gavel back to Mr. Spilove.

**THE REPORT** of the Committee on Historic Designation,

The Meeting of 19 May 2000

**930 Adams Avenue, Greenwood Cemetery**

Greenwood Knights of Pythias Cemetery Company, Owner

At its last meeting, the Commission tabled this nomination pending the receipt of additional historic background documentation on the cemetery. The Commission also required that the memorandum of understanding be modified to clarify how the change in landscape impacts on the character of the property.

Mr. Tyler said that he received a letter from the present owner stating that they would not attend the meeting nor contest the designation. The revised memorandum of understanding now includes a landscape plan, which counsel for the buyer will share with the Northwood Civic Association.

Mr. Sklaroff questioned the memorandum of understanding and its main intent, as well as its not being made public. It was stated that the memorandum of understanding, included as part of the designation, is intended to give guidance to cemetery management and clarify the Commission's jurisdiction over the property. Mr. Sklaroff asked that his recusal from this proposal be noted, owing to his possibly representing persons who are in opposition to the proposed crematorium on this site.

Mr. James believed that without the signatures of those involved, the memorandum of understanding has no enforceability. He further stated that for the sake of uniformity, all designated cemeteries should have a memorandum of understanding with the same standards.

Mr. Brownlee recommended a revision of the memorandum of understanding so that it would include buildings and structures in number one, and a section (d) on markers, monuments and mausolea.

*Mr. Brownlee made a motion to recommend amending the memorandum of understanding to include a section d. Mr. Leonardi seconded the motion which carried with 7 votes. Mr. James abstained, Ms. Merhige opposed the motion and Mr. Sklaroff recused himself.*

*Mr. Leonardi made a motion to designate Greenwood Cemetery. Mr. Wilds seconded the motion which carried with 7 votes. Mr. James abstained, Ms. Merhige opposed the motion and Mr. Sklaroff recused himself.*

The Meeting of 30 June 2000

**League Island, now Franklin Delano Roosevelt Park, Historic District**

Fairmount Park Commission, Owner

At its last meeting of 12 July 2000, the Commission tabled the nomination pending revisions to the nomination by the staff.

Ms. Spina gave a presentation which included slides.

Franklin Delano Roosevelt (F.D.R.) Park in South Philadelphia qualifies for designation under criteria a, b, d, e, g, and h, found in Section 14-2007(5) of the Philadelphia Code. The park has significant character, interest, and value as part of the development, heritage and cultural characteristics of the City. As the site of the Sesquicentennial Exposition in 1926, it is associated with an event of importance to the history of the City and Nation. F.D.R. Park embodies distinguishing characteristics of the landscaped park movement that began in the 19<sup>th</sup> century, and is an example of an engineering specimen for the reclamation process employed to produce the park. Also, the park is the work of Frederick Law Olmsted, Jr., a designer and landscape architect whose work has significantly influenced the historical, architectural, and cultural development of the Nation. The Park is the first designated landscaped area.

Peter Fiorentino spoke on behalf of City Council President Anna C. Verna, and Maria Mirarchi represented the Friends of F.D.R. Park; both expressed support of the pending designation. The Executive Director of City Planning Commission sent a letter in support of the designation.

*Mr. Ward made a motion to accept the Committee's recommendation for designation. Mr. Sklaroff seconded the motion which carried unanimously.*

The Meetings of 11 and 26 July 2000

**Spring Garden Historic District**

The Spring Garden Historic District meets criteria a, c, d, e, h, and j. It also possesses significant character and value representing mid-to-late nineteenth century development. It reflects the growth of the industrializing city from 1850 to 1930, and embodies distinguishing characteristics of several architectural styles of the late nineteenth century. It also contains the work of several important architects including Hazelhurst and Huckel, Willis Hale, Frank Watson, and James Windrim. Terraced gardens and garden plots, especially on Green and Spring Garden Streets, form familiar visual features of the neighborhood.

Robert Powers and Company consultants wrote the nomination.

Mr. Brownlee noted that the boundary changes do not appear on the current map.

The boundary issue raised much discussion. The Committee believed that the boundaries are fundamentally strong but acknowledged some problems of architectural and historical integrity at

several edges. Mr. James stated that a boundary could include such properties in order to encourage further rehabilitation and to oversee development that could have effects on a district. He also favored the basic principle of straight lines. Mr. Tyler noted that the straight lines of the southwest corner resulted in a zone consisting almost entirely of non-contributing buildings. He urged an irregular line here to maintain the historical and architectural integrity of the boundary. Mr. Thomas urged consideration of adding the north side of Fairmount Avenue to the proposed district. In addition to the procedural issue of notice, this raised the questions of the history and character of Fairmount and Francisville and of the placement of the northern boundary line of the district.

Samuel LePera, Recreation Department, requested that the Clemente playground keep its non-contributing status.

Patricia Friedland, Spring Garden Civic Association, attended the meeting to support the designation along with fifteen neighbors. However, Allen Rubin, also with the Association, stated that neighbors to the north are involved with another association with differing opinions.

Ms. Spina reminded everyone of the next meeting for the Spring Garden district, 22 August 2000 at the Winnet Building of Community College, 17<sup>th</sup> and Spring Garden Street, as well as the Commission meeting of 13 September 2000.

Mr. Wilds expressed his concern that there is no follow-up on matters that have exceeded the time limits, e.g., the stabilization of the front wall of the building owned by Wills Eye Hospital on South 9<sup>th</sup> Street, the removal of the signage and the guardhouse at 925 Chestnut Street, and repairs to be done to the gate at Woodlands Cemetery.

Mr. Zecca asked the Commission to consider a sub-committee working with David Perri, Licenses and Inspections, for the enforcement of violations.

**THE REPORT** on the Activities of the Historical Commission Staff, July 2000.

Mr. Tyler asked if members of the Commission had any questions about the report. There were none.

#### **HARRY A. BATTEN MEMORIAL FUND**

Mr. Tyler asked the Commission to approve the expenditure of \$13.90 for the Architectural Committee lunches.

*Mr. Ward made a motion to approve the \$13.90 expenditure. Mr. Brownlee seconded the motion which carried unanimously.*

*Mr. Brownlee made a motion to adjourn. Mr. James seconded the motion which carried unanimously.*

The meeting adjourned at 12:25 P.M.

Respectfully submitted,

Diane M. Hughes,  
Executive Secretary

