

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

**Robert Thomas, Chair
Commission Conference Room, One Parkway, 13th Fl., 1515 Arch St.
26 October 1999**

Present

Robert Thomas, Chair
Tony Atkin
Penelope Batcheler
Herbert Levy
Daniel McCoubrey
Suzanne Pentz

Randal Baron, Assistant Historic Preservation Officer
R. Scott Jacob, Executive Secretary
Richard Tyler, Historic Preservation Officer

Also

Mitchell Kutler, Toll Brothers, Inc.
Andrew Terhune, Toll Brothers, Inc.
Sabrina Soong, Soong Associates
Luca Sena
John Paloduva
Aliko Strakes, Preservation Alliance
Robert Hotes, Susan Maxman Associates
Frank Reis, Walnut Tree Construction
Steven Singer
Nelson Lober
Jerry Roller, J. K. Roller Architects
Sharon Bout
Jennifer Cathey
James Burghardt
James Carson
Hugh Shockey
Anthony Ciocca
Douglas Seiler
Alisa Burato
Gianne Conard, SPG Architects
Hazel Hancock
Kristina Slater
Marvin Gerstein, Temple University
Angela Roach
Steven DePetrus
Vernon Duckrey, Park Mall Properties
Robert Hoe
Michael Hauptman
James Piatt
Charles Tonetti, National Park Service
Jennifer Horner
Bobbie Knoll
Kennedy Hickman
Winchell Carroll, American Revolution Patriot Fund

Michael Halprin
Audrey Claire Taichman
Judith Eden, Center City Residents Association
Dorann Matthews, Forman Sign Co., Inc.
Cynthia Tedeschi, MBN ATM Group
Paul Singer, Singer Financial Corp.
Carl Massara, Carl Massara and Associates
Ciarán Devine, Carl Massara and Associates
William Vessal
Kate Eyre
Charles Dew
David Zambala

18 North Front Street

Penn' s View Hotel, Owner
Sabrina Soong, Architect/Applicant
DATE: c. 1825
PROPOSAL: Building renovation and rooftop addition

This proposal includes the construction of a rooftop addition set back from both the front and side elevations of this corner building. Plans also show the removal of a much altered one story rear addition and its replacement with a five story addition. The developer plans to restore the front facade.

Mr. Baron explained that the new addition will conceal a less sympathetic earlier alteration, thus improving the Church Street facade. Ms. Batcheler noted that part of the rear ell has original brick work, although much altered. Committee members did not object to the rear addition, if stepped back as shown in the drawings. Mr. Levy suggested salvaging some of the historic brick from the existing rear structure and using it at the corner to ease the transition where the new section will begin.

The Committee did not object to the rooftop addition, owing to its minimal visibility. Committee members thought the storefront should have a two-leaf configuration in all three openings. The architect was amenable to the suggestion. Ms. Batcheler asked the staff to show the applicant drawings she made for the restoration of a similar storefront at 112 South Front Street.

The Committee voted unanimously to recommend approval, with staff to review and approve details of the storefront and rear brickwork.

216 Market Street

Mirmor Corp., Owner
Sabrina Soong, Architect/Applicant
DATE: c. 1860
PROPOSAL: Demolish historic storefront; construct new storefront

This proposal calls for the demolition of the historic recessed center entrance storefront and its replacement with an off-center entrance storefront. Plans show a new storefront cornice as well. The applicant explained that the center entrance will not accommodate the deli counter and seating section for the proposed new use. The applicant also noted that the deep display

windows to either side of the entrance fail to provide any functional space for the new use, as they are too narrow for seating.

The Committee discussed the possibility that remnants of the earlier Victorian storefront remain beneath the Art Deco metal storefront. Committee members agreed that the existing condition is of poor integrity, and that the current configuration could hinder the new use. Mr. Baron noted that the proposal does not meet the guidelines set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties* regarding storefronts. (See pages 88 and 89) The Standards recommend "replacing a storefront in kind that is too deteriorated to repair using the physical evidence as a model" and recommend against "changing a storefront's main entrance"

Mr. Thomas suggested installing glass transom panels above the storefront on both sides instead of the proposed wood panels.

The Committee voted unanimously to recommend approval on the basis of the poor integrity of the existing storefront and because the center entrance and the narrow dimensions of the showcases will not accommodate the proposed new use, with glass transom panels above the storefront on both sides, and staff to review and approve details.

2300-2498 Grays Ferry Avenue, Naval Home

Toll Naval Associates, Owner

Andrew Terhune, Applicant

DATE: Biddle Hall - 1827; Governor's and Surgeon General's Houses - 1844

PROPOSAL: Conceptual Approval - attach large addition to west (rear) side of Biddle Hall; demolish rear ell of Governor's House; and construct residential units and parking on site

This proposal in concept calls for rehabilitating Biddle Hall, the Surgeon's House and the Governor's House as part of the phase one development of the property. Plans show a large wing added to the altered west facade of Biddle Hall. A parking area in front of Biddle Hall and the demolition of the rear ell of the Governor's House have continued as part of the proposal. This scheme also greatly reduces the height of the building at the corner of Grays Ferry and Bainbridge Street from its most recent past incarnation.

The Committee did not object to the various aspects of this conceptual plan, except for the demolition of the rear of the Governor's House. Committee members suggested reconfiguring the parking design and housing layout to accommodate its retention. The applicant explained that the unusual shape of the property has presented some spatial problems, and the developer is trying to maximize the usable space without compromising the view corridors to the historic buildings. According to the applicant, the rear ell of the Governor's House, although a relatively small portion of the building, is situated so as to impede the development of that section of the property. Committee members maintained that the loss of two parking places in Phase 1 of the proposal and the slight crowding of housing units in Phase 2 do not warrant the demolition of the rear ell. The Committee also requested further study of the condition of the ell and possible reuse before making any recommendations regarding the demolition of the rear ell of the Governor's House.

Aliki Strakes of the Preservation Alliance read a statement in support of the conceptual proposal, noting opposition regarding the demolition of the rear ell of the Governor's House.

The Committee voted unanimously to recommend approval in concept for both phases of the conceptual proposal, except the demolition of the rear ell of the Governor 's House.

922 Spruce Street

Jinoua Kazemi, Owner

Frank Reis, Applicant

DATE: 1832

PROPOSAL: Full window screen installation

The proposal calls for the installation of full length screens on this rowhouse. The Committee agreed to recommend approval of this proposal with the inclusion of a meeting rail within the screen that lines up with the meeting rail of the window itself. Mr. Levy suggested asking the owner to remove the screens in the winter months. The Committee decided not to make that part of its recommendation.

The Committee voted unanimously to recommend approval of the proposal because the previously approved sash do not have muntins, with the inclusion of a meeting rail within the screen that lines up with the meeting rail of the window itself, and with screen frames painted to match the window frames.

7212 Cresheim Road, Allen Lane Train Station

Southeastern Pennsylvania Transportation Authority (SEPTA), Owner

Frank Reis, Applicant

DATE: 1885

PROPOSAL: HVAC units, vents

Ms. Pentz recused herself from the discussion and the vote owing to her firm 's association with the project.

This proposal calls for the installation of an air conditioning compressor on the porch of the train station. The applicant also provided an alternate placement set away from the building and landscaped with bushes. The Committee voted to approve the alternate proposal. The applicant also asked for approval of a four inch "B" vent on the roof. The Committee did not object as long as the vent is painted to match the roof.

Five Committee members voted to recommend approval of the air conditioning compressor set away from the building, landscaped with bushes, and the "B" vent, painted to match the roof. Ms. Pentz recused herself.

739 Walnut Street

Steven Singer, Owner

Jerry Roller, Architect/Applicant

DATE: 1927

PROPOSAL: New storefronts and window panels

This proposal calls for stabilizing the cast stone facade of this corner commercial property. The owner wishes to remove the cast stone bases of the existing storefronts and construct new angled window show cases with roll down grates. On the upper floors plans show new metal panels above existing non-historic window treatments and in-fill glazing on the

stair tower bays. The new window panels will replace a similar existing treatment. The Committee did not object to glazing the stair tower bays or the window panels.

Steven Singer, the owner of the property, explained that the current shopfronts are not conducive to successfully marketing jewelry, and that the proposed storefronts will draw potential customers to examine the displays. Mr. Atkin thought the Committee could recommend approval of the new storefronts, if the material for the bases was changed to a dark stone such as black granite or another dark material. The Committee agreed, and asked that the removed sections of the cast stone be reapplied to the new pilasters.

The Committee voted unanimously to recommend approval of the proposal, with the material for the bases changed to a dark stone such as black granite or another dark material, and, if feasible, the removed sections of the cast stone reapplied to the new pilasters, with staff to review and approve details.

1401 Arch Street

B & A Associates, Owner

Anthony Ciocca, Applicant

DATE: 1898; enlarged/alterd 1926

PROPOSAL: New doorway

This proposal calls for removal of the front doors both revolving and hinged and installation of new metal hinged doors to match the color of the existing frame. The Committee did not object to the proposal.

The Committee voted unanimously to recommend approval.

232 North 2nd Street

Artimede Inc., Owner

Michael Drury , Applicant

DATE: c. 1870

PROPOSAL: Facade and sidewalk alterations

The proposal calls for painting the already painted facade in cream and green tones and removing the bluestone sidewalk and replacing it either with new smaller stone pavers or tinted concrete. The applicant also seeks to add Pennsylvania blue marble steps between the existing steps.

The Committee did not object to repainting the facade or the new steps, but wanted the repair and retention of the existing bluestone sidewalk. The Committee did not object to replacing the concrete sections of the sidewalk with smaller bluestone pavers or tinted concrete.

*The Committee voted unanimously to recommend:
approval of:*

- 1. painting the facade,*
- 2. adding Pennsylvania blue marble steps, and*
- 3. replacing the concrete sections of the sidewalk with smaller bluestone pavers or tinted concrete.*

Denial of:

1. removal of the existing bluestone sidewalk sections.

Valley Green Inn, Fairmount Park

City of Philadelphia, Owner

Gianne Conard, Applicant

DATE: Mid-19th century

PROPOSAL: Material Change for addition

Mr. Levy recused himself owing to his son's involvement with the project.

The proposal calls for a change of material for the approved additions to the historic building. To lower the expense of the work, the architect now proposes the use of board and batten siding in place of the approved stone to match the reconstructed horse shed. The Committee did not find the board and batten appropriate for the design, and requested horizontal wood siding. Committee members also asked for a larger barge board or cornice at the roof line of the additions. There was also a suggestion to extend the approved trellis all the way around the new construction.

The Committee voted unanimously to recommend denial of the proposal as submitted, and approval of horizontal wood siding and a larger barge board or cornice at the roof line of the additions.

621 B South American Street

Angela Roach, Owner/Applicant

DATE: c. 1875

PROPOSAL: Rooftop HVAC and platform; paint stucco green

The Applicant seeks to gain approval to rebuild a visible roof top platform with HVAC units. She also seeks to paint her facade pale green. The Committee did not object to the proposal.

The Committee voted unanimously to recommend approval.

1900-1938 Park Mall, Temple University

Temple University, Owner

Michael Hauptman and James Piatt, Architects/Applicants

DATE: c. 1870s

PROPOSAL: Final approval for rehabilitation of and additions to rowhouses for offices and commercial spaces

Most of the components of this proposal have come before the Architectural Committee and Historical Commission several times, and this final approval application, in large measure, responds to the recommendations and determinations of the Committee and Commission. The current plan also contains some alterations and additions not seen before.

This proposal includes:

1. an elevated platform in front of this row of houses, with the demolition rather than encasement of the front stoops;
2. glass and steel pavilions at the party wall ends of the rows;
3. a new entranceway and window that will access the inn to be located on the upper floors of the buildings;
4. new in-fill construction connecting the rear ells of the former row houses;
5. display cases on the raised terrace;
6. canvas awnings attached along the width of the front facades;
7. new glass and metal front doors and transoms;
8. new windows on the upper floors, and,
9. rooftop mechanicals.

The architects described the material for the end pavilion additions as natural, silver tone aluminum, with white columns, and slightly illuminated. The Committee did not object.

Because of the necessary length of the ramps onto the platforms in front of the rows, the architect has placed one off to the side, at the proposed inn entrance. The applicant also explained that the display kiosks on the platform will eliminate the need to install storefronts in the row houses themselves. The Committee did not object to the proposed platform, new ramp configuration, or the display kiosks.

One of the conditions devised at an earlier Committee meeting and accepted by the Commission called for the retention of the historic brownstone front steps underneath the proposed platform. Most of them have now been removed. James Piatt, one of the architects, explained that the University removed the steps just prior to the construction of the platform bases, which occurred without a permit. The historic steps remain visible on some end rowhouses, which the architects intend to retain. The Committee voted to legalize the removal of those steps the University already disposed of only and the retention of the remaining steps. Mr. Atkin suggested having brownstone pavers the dimension of the former steps placed in front of the doorways to remember the steps. The architects agreed to incorporate that into the design.

The proposal calls for the replacement of the historic wood double doors with glass and metal doors set into the historic frame. The Committee wanted the applicant to keep the historic doors at the end row houses where the steps remain. The architects were amenable to this recommendation. The Committee also asked that the design of the new doors reflect the historic configuration, with four lights, a four inch frame and a split transom. Ms. Batcheler requested that the University keep the removed original doors in storage or used inside somehow. The architects agreed to explore options to reuse or store the historic doors.

At the Committee meeting Mr. Piatt presented a revised scheme for the proposed inn entrance that responds to recommendations made by the Commission staff. The proposal no longer includes the large, contemporary-designed window to the east of the main entrance. In its place are two new windows that correspond to the scale and shape of the historic windows, with cast stone lintels. The architect has also removed the asymmetrical design elements from the entrance. Mr. Atkin requested the architects to narrow the canopy, and center it over the entrance.

The Committee did not object to the proposed awning across the front of the rows, if stepped to acknowledge the grade changes, the mechanicals on the roof, and the rear in-fill

additions. The Committee also raised no objections to the use of vinyl windows in the in-fills.

The Committee voted unanimously to recommend approval of:

- 1. the end pavilion additions;*
 - 2. the platforms with ramps and kiosks, with brownstone pavers the dimension of the former steps placed in front of the doorways to remember the steps;*
 - 3. legalization of the removal of the front steps;*
 - 4. the retention and restoration of the historic front doors on the end buildings, where the steps are still extant and visible, and the proposed new doors in the other locations, with a four light configuration including a split transom, and in the historic frames;*
 - 5. the revised inn entrance, with a narrower entrance canopy centered over the door;*
 - 6. the front awnings, stepped to match the elevations of the row houses and in a canvas material;*
 - 7. the rooftop mechanicals; and*
 - 8. the rear in-fills, with vinyl windows.*
- All with staff to review and approve details.*

Tomb of the Unknown Soldier, Washington Square

City of Philadelphia, Owner

Winchell Carroll, American Revolution Patriots Fund, Applicant

DATE: 1957

PROPOSAL: Conceptual approval for replacement of the monument in granite

The applicant seeks conceptual approval for the replacement of the deteriorated limestone memorial to the Unknown Soldier of the American Revolution. The stone memorial has weathered badly, and suffered from inappropriate maintenance. The applicant has applied to rebuild the memorial with a matching design, but in granite.

Charles Tonetti of the National Park Service asked for further study prior to the demolition of the original monument, and perhaps an Historic Structures Report. The Committee agreed that more information is needed.

The Committee voted unanimously to recommend tabling the conceptual proposal for one month, awaiting further information regarding the condition of the monument and its replacement.

213 -217 North 4th Street

Philadelphia Veterans Multi Services and Education Center, Owner

Timothy Donahue, Contractor/Applicant

DATE: c. 1840; facade - c. 1920

PROPOSAL: New doors in mid-20th century ground floor

The contractor seeks to install new metal doors in place of existing faux-colonial wood doors on an altered mid-20th century ground floor. He also proposes to cut a new door and louvers in the Florist Street facade of this same storefront to provide access to a room to hold transformers for electrical service. The Committee did not object to the proposal, but suggested installing plain flush doors so that when the "Colonial Revival" pent is removed the doors do not appear out of place. The applicant agreed, but wants to use the proposed doors at the main entrance off of Florist Street.

The Commission voted unanimously to recommend approval of the proposal, or an alternate scheme with the proposed doors at the main entrance on Florist Street and plain flush doors in the other locations.

245 South 7th Street

Michael Halprin, Owner/Applicant

DATE: 1963

PROPOSAL: New wood muntin grid windows

The applicant seeks to install wood windows with an applied muntin grid within the existing frames. The grid has a deep putty slope and spacer bars fill the space between the glass.

The Committee voted unanimously to recommend approval.

247 South 7th Street

Rosa Myers, Owner/Applicant

DATE: 1963

PROPOSAL: New wood muntin grid windows

The applicant seeks to install wood windows with an applied muntin grid within the existing frames. The grid has a deep putty slope and spacer bars fill the space between the glass.

The Committee voted unanimously to recommend approval.

226 South 20th Street

VCA, Inc., Owner

Dorann Matthews, Applicant

DATE: c. 1860

PROPOSAL: signage and awning

This proposal calls for installation of a wood sign, illuminated with a goose neck lamp, and a vinyl awning over the door. The Committee found the proposed sign too large, and recommended adding signage to the sides of a canvas type awning. Mr. Baron noted that such a scheme requires a zoning variance, as awnings with advertising on the sides are considered projecting signage.

The Committee voted unanimously to recommend denial of the proposal as submitted, and approval of adding signage to the sides of a canvas type awning.

259-261 South 20th Street

Audrey Claire Taichman, Owner/Applicant

DATE: c. 1850

PROPOSAL: Ground-floor alterations

The applicant seeks to cut new windows into the stucco side wall of this corner building. She also plans to extend the storefront cornice and create lift-out removable windows within the

existing storefront. The applicant attempted, but was unsuccessful, to locate an old photograph to determine where the original openings were along the side wall beyond the storefront. Mr. Baron suggested she obtain a permit to remove a sufficient amount of stucco on the side wall to determine where previous openings existed and use those openings for new windows.

The Committee did not object to expanding the storefront, but wanted the applicant to eliminate the proposed cornice from the new section and use a simplified transom to avoid creating a sense of false history. The Committee also thought the existing plate glass storefronts could be replaced with accordion fold casement storefront doors, with thin wood frames.

The Committee voted unanimously to recommend:

Approval of:

- 1. expanding the storefront, without the proposed cornice and simplified transoms;*
- 2. replacing the existing storefronts with accordion fold casement storefront doors, with thin wood frames*

Denial of:

- 1. the proposal to continue the historic cornice over the extended storefront.*

All with staff to review and approve details.

136 South 20th Street

Jerold Batoff, Esq., Applicant

DATE: 1928

PROPOSAL: Install ATM in storefront

This proposal calls for installing an ATM in a portion of a currently unoccupied storefront. The Committee objected to blocking the storefront, and encouraged the applicant to find an alternate location.

The Committee voted unanimously to recommend denial of the proposal.

1708 Locust Street

Singer Financial Corp., Owner

Paul Singer, Applicant

DATE: 1830s; refaced 1902

PROPOSAL: Legalize sign cabinet on front door

This proposal seeks to legalize the installation of a sign cabinet on the front door of the building. The Committee wanted the applicant to place the sign cabinet within the storefront. The applicant explained that the cabinet would block a significant amount of the view into the office if placed within the storefront, and interfere with existing signage there. The Committee disagreed.

The Committee voted unanimously to recommend denial.

1732 Pine Street

Carl Massara, Owner/Architect

DATE: c. 1845; altered c. 1910
PROPOSAL: Rear alterations

This proposal involves an alteration to the rear of the house that was first partially approved at staff level. The previously approved application included removing a later addition and re-exposing the rear ell of the house. During construction the applicant found the rear wall weak and had it demolished. He now seeks approval for a new design with a stucco finish. The Committee agreed that the proposed work will not be visible from the public right-of-way.

The Committee voted unanimously to recommend approval.

33 North 3rd Street

William Vessal, Owner/Applicant

DATE: c. 1850

PROPOSAL: Alterations to Filbert Street facade

This proposal calls for cutting new windows, adding balconies and HVAC platforms to the side facade of this corner property along Filbert Street. The side faces a constricted alleyway. The Committee found that the location of the proposed work will be minimally visible.

The Applicant also wishes to build an elevator shaft addition on the rear of the roof. The Committee did not object to the rooftop addition, if held back from the street enough to eliminate visibility.

The Committee voted unanimously to recommend approval of the proposal, and the rooftop addition held back from the street enough to eliminate visibility.

1625 Locust Street, St. Mark's Church, Parish House

St. Mark's Church, Owner

Charles Evers, Architect/Applicant

DATE: 1892

PROPOSAL: Balcony and fire ladder on rear

Mr. Atkin and Ms. Pentz recused themselves from the discussion and the voted owing to their firms' associations with the project.

This proposal calls for the installation of a fire balcony and collapsible ladder on the rear (north elevation) of the St. Mark's Church parish house. This will have visibility from a service alley, and minimally from 16th and 17th Streets. The remaining Committee members did not object to the proposal.

Four Committee members voted to recommend approval. Mr. Atkin and Ms. Pentz recused themselves.

Respectfully submitted,

R. Scott Jacob
Executive Secretary