

THE REPORT OF THE ARCHITECTURAL COMMITTEE OF THE
PHILADELPHIA HISTORICAL COMMISSION

Arlene Matzkin, Chairperson
Commission Conference Room
Suite 1301, 1401 Arch Street
28 October 1993

Present: Arlene Matzkin, Chairperson
William Cornell
David DeLong
David Hollenberg
Herbert Levy

Richard Tyler - Historic Preservation Officer
Randal Baron - Preservation Planner

Also: George C. Lutz
Kevin M. Dwyer Pi Lambda Phi
Shawn Mahoney Pi Lambda Phi
Nilo Regojo Kise Franks and Straw
David Sonnenthal School District
Anthony Bier School District

PROPOSALS

251 S. Camac Street
George Lutz, Owner, Contractor

This proposal involves the rehabilitation of two houses into a restaurant. These buildings which have been a restaurant for many years suffered a fire about five years ago and have been sitting vacant. The plans call for restoring the front portions of the houses and making major changes to the (brick and wood c.1915) rear portion. This portion would receive a new second floor. Windows are to be closed and the rear brick portions stuccoed. A new square window and a balcony are to be added to the rear structure. A tall wall would extend to the third floor in order to hide air conditioners and as part of the future construction of an owners apartment on the third level.

The Committee approved the plans as presented with the requirement that the wall at the third story be kept below the corbelled brickwork of the rear cornice. They also asked for revised drawings of the front of the building to show corrected window-patterns and door placement.

901 South Broad Street
Ridgeway Library
Nilo Rigojo, Architect

This conceptual proposal involves the rehabilitation of and addition to the long vacant Ridgeway Library to convert it into the High School for the Performing Arts. The old building is to be restored, including the grand interior spaces and the central stairway. A large new addition to the rear approximately doubles the size of the building and will hold a theater as its centerpiece. The front fence is to be restored and a driveway run through the front lawn.

The Committee reacted favorably to the updated design dated October 26 1993 which showed the new side facades with windows organized into vertical registers. Much attention was focused on revealing as much of the rear facade of the old building as possible. A suggestion was made to raise the roof of the theater higher into the pediment area of the old building to expose it from the inside. The Committee also asked that ballards and chains be placed around the front driveway in order to keep the lawn from being turned into a parking lot. The Committee wishes to see the lawn sign when it has been designed. The Committee voted to approve the proposal in concept.

2000 N. Broad Street
John Stafford Mansion/Pi Lambda Phi Fraternity
Kevin Dwyer, Applicant

This proposal involves the demolition of the carriage house at the rear of this elaborate corner mansion. This structure, replete with terra cotta ornament such as houses heads, has been deteriorating for a number of years. Staff has spoken with fraternity members many times about the responsibility to take care of the structure. Because of the rotating nature of the residents and lack of financing the carriage house has reached a state where part of the party wall has collapsed. Licences and Inspections has issued a dangerous condition citation. The house itself while not in such desperate condition is in need of a new roof and getting worse. It was indicated that the fraternity is within a few months of paying off the mortgage and will try to remortgage to make repairs.

The Committee discussed whether to require repair of the carriage house and decided that it was probably too costly. They recommended approval of demolition with the advise that the terra cotta elements should be salvaged and sold to help create a building fund to repair the main building. They also recommended that the fraternity be asked to hire a design professional and devise a plan to stabilize the main house. If no progress is made in the coming months violations for demolition by neglect

should be issued.

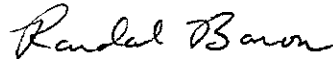
220 Spruce Street
Duane Perry, Owner

This proposal involves a rear addition to a corner house on Spruce Street that will be visible from American Street. The one-story addition will be constructed of wood and glass.

The Committee recommended conceptual approval of the addition.

There being no further business, the Committee adjourned at 5:00 P.M.

Respectfully submitted,

A handwritten signature in cursive script that reads "Randal Baron".

Randal Baron
Preservation Planner