

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

**Arlene Matzkin, Chairperson
Commission Conference Room
Suite 1301, 1401 Arch Street**

28 February 1995

Present

**Arlene Matzkin, Chairperson, Architectural Committee
Tony Atkin
J. William Cornell
David Hollenberg
Herbert W. Levy
Suzanne Pentz
Don Stevenson**

**Richard Tyler, Historic Preservation Officer
Lori Plavin Salganicoff, Historic Preservation Specialist**

Also

**Philippe Daouphars, CMO Group, Inc.
Milton Marks, Preservation Coalition
Richard Thom, Old City Civic Association
Walter Weir, Patterson & Weir
Leonard J. Ciccotello, Architect
Lee Waldron, Grenald Waldron Associates**

FAIRMOUNT WATERWORKS ENGINE HOUSE

Philippe Daouphars, Applicant

PROPOSAL: Conceptual Approval, Window alteration for door opening

The Applicant, Phillippe Daouphars, intends to open a restaurant in the Fairmount Waterworks Engine House and is currently negotiating with the City for its use. This proposal calls for creating a service door opening by altering a window on the south facade of the building. The opening would have a wood paneled door with true divided lights and a transom which matches the upper three lights of adjacent windows. The building has been mothballed.

Mr. Hollenberg spoke from personal knowledge of fifteen years worth of attempts to put a restaurant in the Engine House. In each scheme, he recalled, the kitchen would be in the same location as proposed here, with service access either cut at the same general location or through a convoluted system to utilize the areaway. Mr. Tyler noted that at a staff meeting with the Applicant, a different location for the kitchen was sought but not found.

Although not able to attend the meeting, Ms. Batcheler's opinions were described by a staff member. She had asked whether alternative service access was possible, and had objected to the design of the door. Mr. Hollenberg recommended that since the Applicant now seeks conceptual approval for the opening, the design of the door could be resolved at staff level. Mr. Daouphars indicated his willingness to modify the door design as necessary.

Mr. Dauophars described anticipated difficulty with the location and character of the kitchen ventilation system. The building does not lend itself easily to a graceful solution. Mr. Tyler stated that cutting a hole through a wall would not be acceptable. Committee members briefly discussed the problem, and recommended that he investigate the feasibility of venting downward to the outside.

Mr. Daouphars plans to have indoor and outdoor seating. In response to a question by Mr. Hollenberg, Mr. Daouphars stated that the Water Department has discussed finding a remedy to the malodorous condition of the sewage outflow nearby.

The Committee voted to recommend approval in concept of the proposal.

149 HANCOCK STREET

Leonard Ciccotello, Architect

Joseph Pacitti, Applicant

PROPOSAL: Partial Demolition, Conceptual Approval

As part of the same development that would utilize 103-105 and 107-109 Walnut Street, seen by the Committee and Commission at their previous regular meetings, the Applicant seeks to demolish all but the west (Hancock Street) facade of 149 Hancock Street. The south wall, not a party wall, the stuccoed east and north party walls would be demolished, and the small alley along the south facade would be built upon.

Mr. Tyler noted that this building was threatened with total demolition several years ago by its then-owner, Albert Taxin of Bookbinder's Restaurant at Second and Walnut Streets. As a result, at the suggestion of Barbara Kaplan of the City Planning Commission and Council President Street, the Redevelopment Authority acquired the property. It then entered into an unfruitful agreement with the Bond House Bed and Breakfast at Second and Sansom Streets to develop the property as an annex. Mr. Tyler reported conferring with Redevelopment Authority officials about the current proposal and hearing no objection to it. The Redevelopment Authority recently sealed the building and patched its roof.

Mr. Tyler recounted the Commission's vote of 8 February 1995 on the Applicant's proposal for 103-105 and 107-109 Walnut Street. The Commission then voted to require the repair and sealing of the buildings and stated that the Commission would not be opposed in principle to future discussion of the proposal for partial demolition of these buildings as part of a larger development. He noted that 149 South Hancock Street differs from the Walnut Street properties in that they are flanked by party walls and both the west and south facades of 149 South Hancock street are free-standing windowed walls.

Ms. Matzkin wondered if the alley to the south of the property contributes to the historic character of the area, and suggested that it could be incorporated into the development. Mr. Ciccotello stated that the proposal is not sufficiently developed to say whether one building would be built to cover the entire block or if another option would be pursued. In fact, Mr. Ciccotello could not state definitely which of the parcels not yet under Agreement of Sale would be sought by the developer.

Ms. Matzkin stated that, as a corner property on an extant alley, 149 South Hancock Street is more than just the front facade. Mr. Levy expressed concern about offering an opinion on this proposal without further definition of the program. Mr. Thom of the Old City Civic Association agreed, stating that the developer is asking the Committee to participate in a speculative parcel assemblage at the expense of the designated properties. He noted that the block has already lost four buildings in the past ten years.

The Committee voted to recommend denying the proposal owing to lack of information, but noted that it would be willing to revisit the issue when the proposal is more concrete.

1115-1141 MARKET STREET, READING TERMINAL MARKET
Lee Waldron, Grenald Waldron Associates
PROPOSAL: Market Lights

The Applicant proposes to install wall-mounted light fixtures on the brick piers of the 12th Street facade of the Reading Terminal Market between Arch and Filbert Streets, and pendant fixtures at each door of the Filbert Street tunnel. The Applicant was required by the Commission at its 391st Meeting to return to the Committee with the proposal. Prior to coming before any Historical Commission body, the Applicant drilled holes through brick piers, ordered the 12th Street fixtures to be manufactured, and installed pendant fixtures at the Filbert Street tunnel. Junction boxes have already been placed in the 12th Street holes, with conduit lain in opened and repointed mortar joints.

12th Street

The Committee discussed the design of the 12th Street fixture; the bracket design is now a simplified version of the original proposal, but the polycarbonate globe-shaped light fixture remains. Several members expressed dislike for the globe fixture and its bracket attachment, including Mr. Atkin who was adamantly opposed, and queried the Applicant about the reasoning behind its choice. Mr. Waldron explained that his firm was hired by an engineering firm working for the Streets Department, and that this design attempts to establish a visual rhythm to lead the eye from the Convention Center or Market Street into the Reading Terminal Market. These would be sympathetic to but not a match of the Convention Center lighting.

Mr. Atkin objected to the use of the Convention Center and the Marriot as a basis for design, stating that the style of the Reading Terminal Market should dictate the design of its own light fixtures. Mr. Hollenberg agreed that these fixtures are not optimal for the expressed purposes, and suggested uplighting the cast iron trainshed to draw the eye to the building, while simply taking advantage of the illumination of the Market itself pouring through the large street-level windows. He noted, however, that since the damage has already been done to the brick piers, the Committee seems to be forced to allow that fixtures be placed there. Mr. Marks of the Preservation Coalition encouraged the Committee to make a decision based on their judgment of the proposal rather than on the status of illegal work in progress.

Mr. Atkin reiterated the sentiment that the lighting should be designed for this important building, not the Convention Center, and suggested that the Applicant return to the historical architect, the Vitetta Group, for further discussion. Mr. Tyler stated that the historical architect has contacted Commission staff expressly to deny any responsibility or association with the design of the lighting project. He added that as a Streets Department project, the proposal has yet to be submitted to Commission staff for the necessary Section 106 review of its impact on historic resources.

Mr. Hollenberg stated his preference for no lights on these piers. Ms. Matzkin examined the motion as passed at the 391st Commission meeting, and found that the entire proposal, rather than just design resolution, was passed back to the Committee. Mr. Atkin concurred with Mr. Hollenberg, adding that the cut holes could be covered with plates in the shape of the Reading Terminal diamond.

The Committee voted unanimously to recommend as their first preference that no lighting be approved for the 12th Street facade, and that the holes drilled without permission be covered with the appropriate plate. They also voted unanimously to recommend that if the Historical Commission believes the 12th Street facade must be lit, a design proposal must be provided for a light that enhances the character of the building. The Streets Department shall be required to hire an historical consultant to assist in the design.

Filbert Street

Committee members agreed that the globe fixture currently installed is too small and not the optimal design, although the high pressure sodium light proposed by Mr. Waldren found acceptance with Committee members. Mr. Waldren distributed literature about other hanging fixtures, although all presented were deemed too small. Mr. Atkin noted that an oversized (24"-27") version of the

"RLM" fixture, similar to that found hanging inside of the market, may be appropriate. Mr. Waldren stated that he would locate a source for an oversized RLM fixture.

Ms. Matzkin concurred with Mr. Waldren that the doors are the most important feature to illuminate in the Filbert Street tunnel, and suggested that the doors be bathed in light with a fixture that draws little attention to itself. She also recommended lengthening the stem of the hanging fixtures to bring them closer to the door.

Mr. Waldren agreed to prepare an on-site mockup of the oversized RLM fixture.

Committee members voted to accept the placement of the hanging fixtures and to visit the site to view the mockup.

Respectfully submitted,



Lori Plavin Salganicoff