

MINUTES OF THE MEETING OF THE ARCHITECTURAL COMMITTEE OF THE PHILADELPHIA HISTORICAL COMMISSION

16 January 1980

Herbert W. Levy, A.I.A., Chairman

Present: Herbert W. Levy, A.I.A., Chairman, Architectural Advisor to the Commission.
Theodore T. Bartley, Jr., A.I.A., Preservation Committee of the American Institute of Architects, Philadelphia Chapter.
Erling H. Pedersen, A.I.A., Old Philadelphia Development Corporation.
Russell Milnor, A.I.A., Philadelphia Redevelopment Authority.
Janet S. Klein, Vice Chairman of the Commission.
Richard Tyler, Historian.
Patricia Siemiontkowski, Executive Assistant to the Chairman.
Marion M. Carroll, Architectural Historian.
Jefferson Moak, Historical Research Technician.
Warren Huff, Area Planner, Philadelphia City Planning Commission.
Janis Williams, Fox Chase Civic Association.

Also: John Howard and Murray Cohen representing the McDonald's Fast Food Corporation to request permission to demolish the two historically certified buildings situate at 7901 and 7903 Oxford Avenue.
Emily Brown to present her proposal for the rehabilitation of 2133-2135 Mt. Vernon Street.
Bart Kligerman and William Alesker, Architect, to present for the Committee's review a preliminary proposal for the restoration of the buildings situate at 62-64-66 North Front Street.
Mark Cutler of Cutler Sign Advertising Company to request the legalization of a sign installed on the facades of the buildings located at 128-130-132 Market Street.
Mr. DiMartini to request permission to eliminate from his previously approved plan the proposed new windows on the side wall of 524 South 11th Street and to install an exterior chimney.

DEMOLITIONS

✓ 7901 and 7903 Oxford Avenue. John Howard and Murray Cohen, representing McDonald's Corporation, appeared before the Architectural Committee to request permission to demolish the two historically certified buildings situate at 7901 and 7903 Oxford Avenue. Mr. Howard reported to the Committee the Corporation's intention to purchase 7901 and 7903 Oxford Avenue, as well as adjacent properties, demolish the buildings and prepare the site for construction of a McDonald's Restaurant. Photographs of the area and a map indicating the mixed uses in the immediate neighborhood were presented for the Committee's consideration. These uses include a Gino's Restaurant, a variety of industrial facilities and commercial office space. Following a

discussion of the existing conditions in the area, Mr. Bartley asked Mr. Huff for the Planning Commission's position on this matter. Because the property is zoned G-2 Industrial, Mr. Huff, Area Planner for Northeast Philadelphia, maintained that the City Planning Commission had no control over the proposed development of the site. He recommended, however, that the McDonald's Corporation be urged to meet with neighborhood representatives to discuss the proposed development and to solicit their comments. This, Ms Howard reported, had already been arranged. McDonald's representatives will meet with the Fox Chase Civic Association on the 29th of this month.

In view of the City Planning Commission's concern for community participation in this matter and the upcoming meeting scheduled for the 29th of January, the Committee agreed to recommend that the developer's request for permission to demolish 7901 and 7903 Oxford Avenue be tabled. Janis Williams, representing the Fox Chase community, expressed hope that the community and the developer could work together to resolve any conflicts which may arise. Following receipt of the community's response to the development proposal, the Committee will reconsider the application.

✓ 2133-35 Mt. Vernon Street, Emily Brown, Owner. Ms. Brown presented to the Committee her proposal for the rehabilitation of the structure situate at 2133-35 Mt. Vernon Street. The Committee asked that the treatment of the large arched opening be restudied. It was suggested that the drawing be revised to show either the installation of doors with a transom over them or the installation of doors filling the entire opening but with a glazed upper section. The Committee directed Ms. Brown to submit a revised elevation to the staff for a final review. In all other respects, the Committee agreed to recommend to the Commission the approval of this submission.

✓ 62-64-66 North Front Street (preliminary submission), William Alesker, Architect and Bart Kligerman. Mr. Alesker presented to the Committee for consideration a preliminary proposal for the renovation of the buildings situate at 62-64-66 North Front Street. After a brief discussion of the proposal, the Committee agreed to recommend its approval in concept. Because of a recent fire, permission to begin work on the building as soon as possible was granted. This approval includes the replacement of the roof, the installation of new double hung wood sash and the repair of interior fire-damaged fabric. Before a final approval of this project can be granted, however, the architect must submit for the Committee's review a complete set of working drawings and details.

At this time the Committee also discussed with Mr. Alesker and Mr. Kligerman preliminary plans for the three buildings situate at 102, 104, and 106 Arch Street. As soon as the buildings have been acquired by Mr. Kligerman, he will meet with the Committee to discuss the retention of the three structures or their possible demolition.

✓ 128-130-132 Market Street, Cutler Sign Advertising Company. Mark Cutler appeared before the members of the Architectural Committee to request an approval for the erection of a sign on the front facades of 128-130-132 Market Street. The Committee expressed some concern in this case since the sign had been erected without first acquiring the necessary building permit but agreed to recommend an approval since its erection did not damage the existing building fabric.

✓ 524 South 11th Street, Kevin Mellonkamp, Architect. Mr. DiMartini presented to the Committee members his request for changes to the previously approved rehabilitation proposal for 524 South 11th Street. The Committee agreed to recommend to the Commission that Mr. DiMartini's request to eliminate from his plan the new windows proposed for installation within the gable wall of the old building be approved. However, the members unanimously agreed that the owner's proposal to reconstruct a chimney on the exterior wall was not acceptable and recommended that the Commission not approve it.

✓ Musical Fund Hall, 808 Locust Street, Hugh Zimmers, Architect. Because of illness, Mr. Zimmers was unable to attend the meeting of the Architectural Committee and make his presentation for the rehabilitation of Musical Fund Hall. In view of this, Mr. Tyler presented the submission and explained, in detail, Mr. Zimmers' proposal which called for the conversion of the hall into residential units. The architect accomplished this conversion within the auditorium space by hanging mezzanine levels which were partially glazed to allow an unobstructed view of a major portion of the ornamental plaster ceiling.

After some discussion of the proposal, the Committee members agreed that the conversion, as proposed, did not preserve the volume of the auditorium nor did it complement the historical character of the building. The Committee recommended unanimously that the Commission not support the rehabilitation and reuse of Musical Fund Hall proposed by Mr. Zimmers.

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✓ 2122 Green Street, Michael Lawrence, Developer. The Committee reviewed Mr. Lawrence's drawing for the restoration of the front facade of 2122 Green Street and recommended its approval.

✓ 240-48 South 8th Street, H2L2. Russell Milnor for the Redevelopment Authority presented to the Committee members for review, plans for the restoration of the buildings situate at 240-248 South 8th Street. The Committee agreed to approve the plans, in concept, but asked that the front elevations be revised and resubmitted. Mr. Milnor will request that the project architect confer with the Commission staff on the restoration of these buildings before preparing his resubmission.

no letter needed

PLAQUES

✓ 1923 Mt. Vernon Street. Mr. Tyler reported on his inspection of the building situate at 1923 Mt. Vernon Street. It was his recommendation that a Certified Restored plaque be issued to the building as soon as the two carriage lights are removed and the wooden panels in the door are replaced. The Committee agreed and voted to recommend action in conformance with the Historian's report.

✓ 232 Spruce Street. Mr. Bartley inspected the building situate at 232 Spruce Street and reported to the ~~Commission~~ that, in his opinion, it was not eligible for a plaque. Mr. Bartley found the brickwork to be inconsistent having running bond below the first floor window and flemish bond above. In addition, the lighting fixture next to the entrance was judged to be inappropriate.

✓ 411 Spruce Street. The building situate at 411 Spruce Street was inspected also by Mr. Bartley and determined to be ineligible for receipt of a Commission plaque. The dormer window was found to have been incorrectly restored with square one over one sash rather than arched six over six sash. Moreover, the dormer window also contained storm sash.

✓ 2321 St. Albans Street. The Committee reviewed the owner's request for a plaque for 2321 St. Albans Street. Because of an inappropriate entrance door and lighting fixture and the use of storm windows on the front facade, it was determined that the building was not eligible for receipt of a Commission plaque.

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✓ 131 Bainbridge Street. The Committee recommended that the Historical Commission not award a plaque to the building situate at 131 Bainbridge. The Committee found the brick cornice to be inappropriate and noted that the dormer window and chimney had not been restored. In addition, shutters were missing from the second and third floors.

✓ 518 and 520 South Front Street. Mr. Bartley agreed to inspect these two buildings and report his findings to the Committee at its next scheduled meeting.

telephone call There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Patricia Siemiontkowski
Executive Assistant to the Chairman