

**THE MINUTES OF THE 614TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 OCTOBER 2013
ROOM 18-029, 1515 ARCH STREET
SAM SHERMAN, CHAIR**

PRESENT

Sam Sherman Jr., Chair
Anuj Gupta, Esq.
Dominique Hawkins, AIA, NCARB, LEED AP
Joann Jones, Esq., Office of Housing & Community Development
Rosalie Leonard, Esq., Office of City Council President
John Mattioni, Esq.
Sara Merriman, Commerce Department
Joseph Palantino, Department of Public Property
R. David Schaaf, RA, Philadelphia City Planning Commission
Robert Thomas, AIA
Betty Turner, M.A.

Jonathan E. Farnham, Executive Director
Randal Baron, Historic Preservation Planner III
Erin Coté, Historic Preservation Planner II

ALSO PRESENT

Ben Leech, Preservation Alliance
Caroline Boyce, Preservation Alliance
Stephen F. Gold, Esq.
Maria L. Petrillo, Esq.
Ann Northrup
Antoinette Levitt
A. Robert Torres, Studio Torres
Vincent Mancini, Landmark Architectural Design
Stephen Mileto, QB3, LLC
David Hollenberg, University of Pennsylvania
Guy Pierce, University of Pennsylvania
May Fich, University of Pennsylvania
Jennifer Carr, University of Pennsylvania
Jack Robinson, University of Pennsylvania
Allison Gibson, University of Pennsylvania

CALL TO ORDER

Mr. Sherman called the meeting to order at 9:00 a.m. Commissioners Gupta, Hawkins, Jones, Leonard, Mattioni, Merriman, Palantino, Schaaf, Thomas, and Turner joined him.

MINUTES OF THE 613TH STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

ACTION: Mr. Schaaf moved to adopt the minutes of the 613th Stated Meeting of the Philadelphia Historical Commission, held 13 September 2013. Ms. Jones seconded the motion, which passed unanimously.

THE REPORT OF THE ARCHITECTURAL COMMITTEE, 24 SEPTEMBER 2013

Dominique Hawkins, Chair

CONSENT AGENDA

Mr. Farnham introduced the consent agenda and explained that it included three applications: 2100 Mount Vernon Street, 2028 Pine Street, and 335 S 21st Street. Mr. Sherman asked if any Commissioners had comments on the Consent Agenda. No Commissioners offered comments. Mr. Sherman asked if the audience had comments on the Consent Agenda. Attorney Maria L. Petrillo stated that she would answer any questions Commissioners had about the mural at her clients' property at 2100 Mount Vernon Street. No one asked any questions.

ACTION: Ms. Hawkins moved to adopt the recommendations of the Architectural Committee for 2100 Mount Vernon Street, 2028 Pine Street, and 335 S 21st Street. Ms. Jones seconded the motion, which passed unanimously.

AGENDA

ADDRESS: 2100 MOUNT VERNON ST

Project: Legalize mural

Review Requested: Final Approval

Owner: Marc & Megan Vetri

Applicant: Maria Petrillo

History: 1855; Oliver Parry & Nathaniel Randolph, builders; storefront added, c. 1890

Individual Designation: 2/7/1974

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Erin Cote, erin.cote@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, pursuant to Section 6.15.a of the Rules & Regulations.

OVERVIEW: This application proposes to legalize and complete the mural on a rear non-historic garden wall. The mural is not placed directly on and does not obscure historic fabric. Its size and scale does not adversely affect the historic streetscape or the district.

ACTION: See Consent Agenda

ADDRESS: 200 S BROAD ST

Project: Replace doors

Review Requested: Final Approval

Owner: Bellevue Associates

Applicant: A. Robert Torres, Studio Torres

History: 1902; Bellevue Stratford Hotel; Hewitt Brothers, architects

Individual Designation: 8/2/1973

District Designation: None

Preservation Easement: Yes

Staff Contact: Erin Cote, erin.cote@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that the new doors have oil-rubbed bronze frames and provided that no historic flooring is removed, with the staff to review the details including the paneling and flooring.

OVERVIEW: This application proposes to remove non-historic doors at the Walnut Street entrance and install a revolving door and flanking out-swinging doors. The doors will be mostly glass with satin and lacquered bronze. Without documentation of the historic door configuration, a revolving door at this location would be acceptable. However, the door design and materials should be compatible with the existing polished brass doors with decorative mullions and handles at the main Broad Street entrance. The doors at the main entrance, although non-historic, are well-suited to the style and age of the building.

This application also proposes to install new mahogany wall panels and a new stone floor at this same Walnut Street entrance. Given that the historic wall treatment is unknown, the proposed mahogany wall panels appear to be appropriate. However, no information is provided for the existing and proposed floor.

DISCUSSION: Ms. Cote presented the application to the Commission. Architect A. Robert Torres represented the application.

Mr. Torres stated that he and his client are in agreement with the Architectural Committee's recommendation and suggestions. He stated that they have revised the design to include 5-inch side stiles and top rail and a 10-inch bottom rail in an oil-rubbed bronze. He stated that the flooring will match the existing condition at the Broad Street entrance, which is red granite steps, a walk-off mat from the top tread to the doors, and a marble floor at the door and leading up to the existing mosaic tile in the interior. Ms. Hawkins stated that this revised drawing and additional information is consistent with the Architectural Committee's recommendation.

ACTION: Ms. Hawkins moved to approve the revised design presented to the Historical Commission at its meeting of 11 October 2013, with the staff to review details. Ms. Merriman seconded the motion, which passed unanimously.

ADDRESS: 240-46 ARCH ST

Project: Construct townhouses

Review Requested: Review and Comment

Owner: Beacon of Arch Street LLC

Applicant: Susan Uhl, Landmark Architectural Design

History: vacant lots

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Erin Cote, erin.cote@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to comment that the garage entrances on the front façades particularly and the single-family residential scale and appearance of these buildings generally are incompatible with the surrounding streetscape and historic district. The buildings should be completely redesigned to comply with Standard 9.

OVERVIEW: This application proposes to construct three five-story, single-family townhouses on a vacant lot in Old City. The lot is “undeveloped” and the Commission’s jurisdiction is Review-and-Comment only. The proposed townhouses would have garages on the first floor and off-set, square, zinc-clad bays on floors two through four. The proposed materials include stained wooden doors, honed and smooth-finish limestone, Trespa or Dri-Design panels, and glass railings at the roof deck. On this block and throughout the historic district, the buildings were historically used for light manufacturing, storage, and commerce and had storefronts on the first floor. Many buildings have been converted to residential use, but retain vestiges of their former commercial uses. The few buildings in the area originally constructed for residential use were converted to commercial uses years ago. Residential townhouses are not typical of the main streets of Old City. The proposed buildings, especially with the garage entrances, are incompatible with the surrounding streetscape and district.

DISCUSSION: Ms. Cote presented the application to the Commission. Architect Vincent Mancini represented the application.

Mr. Schaaf stated that the rich pedestrian environment is an essential ingredient of Old City. The proposed blind garage doors in the first-floor, front facades of these buildings will disrupt this environment. He observed that this is a tourist area and contended that automobiles crossing pedestrian traffic on Arch Street will be confusing and potentially unsafe to visitors to Old City. He opined that garages on the first floors of these buildings are not appropriate on this block of Arch Street in Old City.

Mr. Mancini stated that the project has been approved by Zoning, the Streets Department, and the Commission of Highway Safety. He stated that they the developer is seeking approval of this design and already has potential buyers for the units. He stated that his firm agrees with some of the comments of the Architectural Committee; however, they are proposing the design sought by the developer and his buyers.

Mr. Thomas concurred with Mr. Schaaf, stating that garage fronts are not appropriate in this location in the historic district. He contended that the designs do not meet the Secretary of the Interior’s Standards. He stated that Old City is an historic district in which all of the buildings work together to create a cohesive whole. On the other hand, these buildings would work against the rest of the district.

Mr. Mancini stated that this is a by-right application. Mr. Thomas stated that the Historical Commission has review-and-comment jurisdiction and that the Commission would like to work with the applicant to revise the designs of these buildings, making them appropriate for the district. He suggested clustering the parking, so that it would have one garage opening instead of three.

ACTION: Mr. Schaaf moved to adopt the Architectural Committee and comment that the garage entrances on the front façades particularly and the single-family residential scale and appearance of these buildings generally are incompatible with the surrounding streetscape and historic district. The buildings should be completely redesigned to comply with Standard 9. Ms. Jones seconded the motion, which passed unanimously.

ADDRESS: 2028 PINE ST

Project: Construct addition with roof deck

Review Requested: Final Approval

Owner: Jarrad & Sarah Gunther

Applicant: Richard Villa, Ambit Architecture

History: 1900

Individual Designation: None

District Designation: Rittenhouse Fidler Residential Historic District, Contributing, 2/8/1995

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that the chimney is not cladded and the setback of the addition is replaced with a reveal, with the staff to review details, pursuant to Standards 9 and 10.

OVERVIEW: This application proposes to construct a rear addition to a rowhouse situated at the corner of Pine and S. Capitol Streets. Waverly Street runs along the rear of the property. The three-story building features a stucco façade with brick quoins at the corners and a decorative paneled bay facing Capitol. Wood decks project off the rear of the building; they would be removed to allow for the addition. The addition would be contemporary in style, but would be compatible with the scale, rhythm, and massing of the historic building. A brick wall would extend out from the addition along Capitol to shield parking at the rear of the lot.

ACTION: See Consent Agenda

ADDRESS: 335 S 21ST ST

Project: Renovate building, demolish rear addition, add deck

Review Requested: Final Approval

Owner: Andre Kurman & Linda Chen

Applicant: Stephen Mileto, QB3, LLC

History: 1890; Charles B. Hart House

Individual Designation: None

District Designation: Rittenhouse Fidler Residential Historic District, Contributing, 2/8/1995

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standards 9 and 10.

OVERVIEW: This application proposes to restore the front façade and alter a rear ell of a rowhouse on S. 21st Street. This rowhouse dates to the middle of the nineteenth century, but was significantly altered in the 1890s. The front façade was rebuilt in the Colonial Revival style, a fourth story was added to the main block, and the rear ell was lengthened. In the twentieth century, the building was converted to multi-family residential use. The new owners would like to convert it back into a single-family house. They propose to restore the front façade. They also propose to remove the addition to the rear ell and reconfigure windows and doors at the ell. They also propose to add a roof deck to the ell. The ell is minimally visible from Pine Street and somewhat visible from Waverly Street, a service alley. The alterations to the ell would be inconspicuous from the right-of-way.

ACTION: See Consent Agenda

ADDRESS: 1636 SPRUCE ST

Project: Legalize roof deck

Review Requested: Final Approval

Owner: Alexander G. Bochetto

Applicant: Tricia Desmarais Clark, Bochetto & Lenz, P.C.

History: 1870

Individual Designation: None

District Designation: Rittenhouse Fidler Residential Historic District, Contributing, 2/8/1995

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Roof Guidelines.

OVERVIEW: This application proposes to legalize a roof deck and related structures that were not constructed according to the plans approved by the Historical Commission. The Commission reviewed an application for a deck and stair house for this property several times in 2008 and eventually agreed upon a specific design. The owner then constructed a deck that is more than twice as large as approved and added a pergola that is particularly visible from the street. A violation was issued, which was forwarded to court for enforcement. The Architecture Committee reviewed the revised design in January 2013 and recommended denial pursuant to Standard 9 and the Roof Guidelines. The application lacked complete architectural drawings. The applicant withdrew the application before it reached the Commission in February 2013. The current application proposes the legalization of the same deck and roof structures presented in January 2013, but the application includes additional architectural documentation.

DISCUSSION: Mr. Baron presented the application to the Commission. No one represented the application.

Mr. Sherman asked if anyone in the audience represented the application and property owner. No one responded. The Commissioners reviewed the application materials and concurred with the recommendation of the Architectural Committee.

ACTION: Ms. Merriman moved to adopt the recommendation of the Architectural Committee and deny the application, pursuant to Standard 9 and the Roof Guidelines. Ms. Leonard seconded the motion, which passed unanimously.

ADJOURNMENT

ACTION: At 10:30 a.m., Ms. Hawkins moved to adjourn. Mr. Schaaf seconded the motion, which passed unanimously.

STANDARDS AND GUIDELINES CITED IN THE MINUTES

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Roofs Guidelines: Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Section 6.15 of the Rules & Regulations

6.15 Murals

6.15.a Policy

6.15.a.1 This policy applies to murals and other similar forms of outdoor visual art.

6.15.a.2 Murals shall not be placed directly upon historic fabric.

6.15.a.3 Murals shall not be placed in a manner that obscures historic fabric.

6.15.a.4 The Philadelphia Historical Commission, its committees, and staff shall not consider a mural's content as a part of its review of any application for a building permit, but may consider size, scale, and relationship to the historic context.

6.15.b Public Notice

- 6.15.b.1 The applicant for a mural or other similar form of outdoor visual art shall place a poster(s) provided by the Philadelphia Historical Commission on the premises notifying the public of the times and dates when the Architectural Committee and the full Commission will meet to consider the application.
- 6.15.b.2 The poster(s) shall be placed within 24 hours of the submission of a building permit application to the Historical Commission.
- 6.15.b.3 The poster(s) shall be placed on each street frontage of the premises and shall be clearly visible to the public.
- 6.15.b.4 The poster(s) shall remain on the premises until the date that the full Commission holds a hearing to consider the application.
- 6.15.b.5 The applicant shall take time-dated photographs of the poster(s) and present the photograph(s) to the Architectural Committee at its hearing.