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

18 January 1984

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, American
Institute of Architects, Philadelphia Chapter
Penelope H. Batcheler, Historical Architect for Independence National
Historical Park
William Blades, Philadelphia Historic Preservation Corporation
Richard Tyler, Historian
Patricia Siemiontkowski, Architectural Historian

Also: Robert McCauley, Ueland & Junker, Architects and Planners, to
present plans for the construction of a two-story addition
to 6012 Ridge Avenue.
Messrs. Kaplan and Kofer to request permission to demolish 232-236
Quarry Street, a.k.a., 126-134 Bread Street, a.k.a., 233-241
Cherry Street.
Ellen Miller to discuss the present status of the McCrea houses
at 108-110 Sansom Street.

SUBMISSIONS FOR ALTERATIONS

6012 Ridge Avenue, Robert McCauley, Ueland & Junker, Architects
and Planners. Mr. McCauley appeared before the members of
the Architectural Committee to present plans for the construction
of a two-story addition to 6012 Ridge Avenue, an 1895 Victorian
mansion designed by Philadelphia architect Otto Wolf.

The new addition, located at the rear corner of the original
building, would provide for an unfinished basement, a first
floor community room and a small second floor with offices.
The architect in designing the new addition chose to make
numerous architectural references to the original building.
These include a rear entry portico, a semi-circular sun room,
a shallow hip roof, a second floor dormer and the use of
stucco and siding materials.

The Committee examined carefully the model and the plans
submitted by the architect and noted some inconsistency
between the two, particularly in the ground floor window and
door arrangement. The architect explained that further study
of the design was required and that no final solution had
yet been reached. The Committee stressed the need for scale

reduction at the ground floor to achieve an open wall feeling which would complement the existing porch on the front of the building. Mr. McCauley agreed. At the second floor level, the Committee strongly suggested the elimination of the pediment on the dormer and recommended the use of a shed roof treatment of the dormer instead.

Following some additional discussion, the Committee agreed to recommend an approval, in concept. Elevation drawings and details must be submitted for review before a final approval is granted. Owing to a 30 June deadline for the completion of this project, the members of the Architectural Committee agreed to review the final working drawings in an expeditious manner.

DEMOLITIONS

232-236 Quarry Street, a.k.a., 126-134 Bread Street, a.k.a., 233-241 Cherry Street.

Messrs. Kaplan and Kofer appeared before the members of the Architectural Committee to request permission to demolish the complex of mid-nineteenth century, industrial and commercial buildings at 232-236 Quarry Street, a.k.a., 126-134 Bread Street, a.k.a., 233-241 Cherry Street.

According to Mr. Kaplan, Mastercraftsmen, the buildings' most recent tenant, vacated the premises approximately three months ago. This firm conducted a heavy industrial operation in what Mr. Kaplan described as a single purpose building. Mr. Kaplan further reported that the building recently suffered considerable damage and rapid deterioration. He cited a leaky roof, cracked joists and a large hole in the masonry wall on Bread Street. Mr. Kaplan did not know how the wall was damaged but assumed it to be the fault of the tenant. On 3 January 1984, the Department of Licenses and Inspections issued a violation and ordered the owner to repair or demolish within ten days.

Efforts to find a new tenant for the buildings proved unsuccessful. The building has no heating system and needs considerable improvement. In addition, present zoning for the site will permit only a light manufacturing use.

Mr. Kaplan explained his intention to demolish the buildings and to construct, in the future, a new 60,000 sq. ft. building

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on the site. He expects to begin construction sometime before 1987

The members of the Architectural Committee advised Mr. Kaplan of the rehabilitation tax incentives available to certified buildings located in a National Register Historic District. The owner would also be eligible for participation in the City's facade easement program.

Following considerable discussion of the tax incentives, the buildings' potential for marketability and possible reuses, the Committee voted to recommend that the Historical Commission impose its six month statutory delay on demolition. The Committee further recommends that the owner be directed to stabilize the damaged front wall and explore alternatives to demolition including sale of the buildings.

DISCUSSION

McCrea houses, 108-110 Sansom Street. Ellen Miller appeared before the members of the Architectural Committee to discuss the present status of 108 and 110 Sansom Street. The Historical Commission's six month delay on demolition expires on 4 February 1984 leaving little time to complete the documentation of the buildings and to pursue their reuse.

Ms. Miller reported that the National Trust for Historic Preservation awarded a grant of \$1000 for the conduct of a reuse feasibility study and that Arthur Kauffman has found a prospective buyer for the property. A proposal is being submitted to Mr. Taxin's lawyer through Mr. Kauffman.

In addition, the City Planning Commission has completed its study of the larger parcel to determine its potential for development which would include the preservation and reuse of the McCrea houses. Their findings indicated that such a development was feasible.

In view of the additional time needed to complete the full documentation of the building and to study further their potential for reuse, the Committee, at the suggestion of Ellen Miller, voted to recommend that the Historical Commission ask Mr. Taxin to allow the buildings to remain standing at least until the record drawings for the buildings are complete.

There being no further business, the meeting adjourned at 3:30 P.M.

Respectfully submitted,

Patricia Siemiontkowski
Architectural Historian