

THE MINUTES OF THE 311th STATED MEETING
OF THE
PHILADELPHIA HISTORICAL COMMISSION

27 May 1987

Edward A. Montgomery, Jr., Chairman

Present: Edward A. Montgomery, Jr., Chairman
Christine Washington, Vice-Chairman
David Brownlee
Caroline Golab
David Hollenberg
Jason Nathan
David Dambly, Commissioner, Department of Public
Property
Barbara Kaplan, Executive Director, City Planning
Commission
Rebecca Northrop, Director of Policy and Planning,
Office of Housing
Mark MacQueen, Esq., Chief Assistant City
Solicitor, Law Department
Richard Tyler, Historic Preservation Officer
Patricia Siemiontkowski, Assistant Historic
Preservation Officer
Randal Baron, Preservation Planner
Terri Koob, Executive Secretary
Maureen Heaney, Clerk Stenographer I

Also: Sandra Garz, City Planning Commission
Joyce N. Halley, owner, 1015 Haworth Street
Meryle Ostroff and Joe Abriola of Episcopal
Hospital
Hugh J. Bracken and Leslie M. Thoman, Sprague,
Higgins and Creamer, attorneys for the Sameric
Corporation
MaryLou McFarlan and Ellen Freedon, Preservation
Coalition of Greater Philadelphia
Roger Prichard, Old City Civic Association
Vincent Hauser, Independence Center Realty
And others.

Unless otherwise noted, actions herein are the results of
motions correctly made, seconded and carried.

THE MINUTES of the 310th Stated Meeting of the Philadelphia Historical Commission held on 29 April 1987, Edward A. Montgomery, Jr., Chairman, were reviewed and approved.

THE REPORT of the Architectural Committee meeting held on 14 May 1987, David Hollenberg, Chairman. Mr. Hollenberg divided the report into three separate sections and discussed each individually with each accompanied by a separate motion. These sections are the Gill House report, the Mellon Independence Center report and the remainder of the report.

Mr. Hollenberg reported that additional information has been received and approvals are now recommended for the following projects: 613 S. Hancock Street, pending the correction of a minor error on the drawings; 1011 Pine Street; and, 730-732 S. Broad Street. Mr. Hollenberg explained to the Commission that an approval is recommended for the application of stucco to the side wall of 1233 Lombard Street. However, the issue of the window and door replacements must be investigated and reviewed by the Architectural Committee prior to recommending an approval of this phase of the project. Mr. Hollenberg reported that a conceptual approval is recommended for the 1700 block of Diamond Street - 1714, 1722, 1734, 1737 and 1743. The Committee requested receipt and approval of millwork details prior to recommending a final approval.

Mr. Hollenberg also stated that he is in the process of reviewing the drawings for the University of Pennsylvania Furness Library and that an approval is recommended pending the results of a report to be prepared by an expert at New York University with regard to the proposed use of a stone consolidant on the Furness Library.

The Commission unanimously voted to accept the Report of the Architectural Committee Meeting held on 14 May 1987 with the exception of the Gill House and the Mellon Independence Center submissions.

Mr. Hollenberg next introduced the submission for Mellon Independence Center and gave a brief summary of the proposal that was presented to the Architectural Committee at its meeting of 14 May 1987. Along with the various other proposals presented to the Architectural Committee, a proposal for a sign that would differ with the signs in the other storefronts was proposed for the storefront which will be located at 7th & Market Streets. This signage proposal was rejected by the Architectural Committee. Subsequent to the Architectural Committee meeting, the applicants for the Mellon Independence Center met with the Art Commission. At this meeting the Art Commission recommended a redesign of the sign proposed for the storefront at 7th and Market

Streets. The new design will consist of neon block letters. This proposal is satisfactory to the Architectural Committee. Mr. Hollenberg also stated that the recommended changes to the plans were made and that an approval is now recommended for this project.

The Commission unanimously voted to approve the submission for Mellon Independence Center including the new signage proposal. Mr. Hollenberg abstained.

Mr. Hollenberg reported that the third section of the report consists of a request for a demolition permit for the Gill House, on the grounds of Episcopal Hospital. Mr. Hollenberg stated that this request is based on the desire to expand the facilities of the hospital. Pursuant to the ordinance, the Historical Commission is permitted to grant a demolition permit if in the public interest. The Committee agreed that the expansion of the hospital facilities will, indeed, benefit the community. Mr. Hollenberg stated that the Architectural Committee recommends that the demolition request be granted pending the receipt of information that will satisfy Section 7(e) and 7(i) of the ordinance for proper documentation of the Gill House. The Committee further requested a written statement describing the hospital's long-range plans for the remainder of the historic buildings on the grounds.

The Commission members voted to approve the request for a demolition permit, pending the receipt of the additional information, by a vote of eight to one. David Brownlee cast the one opposing vote.

THE REPORT of the Special Meeting of the Architectural Committee of the Philadelphia Historical Commission held on 21 May 1987, David Hollenberg, Chairman. Mr. Hollenberg stated that he is in the process of reviewing the seven year old reuse study that was submitted to the Architectural Committee as a part of Toll Brothers presentation.

Mr. Hollenberg stated that it is his opinion that up-to-date information is going to be required before a decision can be made on this project.

Discussion followed concerning the lengthy delay in the implementation of this rehabilitation and concerns were raised over the continuing deterioration owing to the lack of maintenance. In response to Mr. Nathan, Mr. Tyler stated that despite several requests, the General Services Administration has not supplied the Historical Commission with a copy of the option agreement between G.S.A. and Toll Brothers. Mr. Nathan suggested that the Commission explore legal channels in its quest for a copy of this agreement. The Commission agreed that Counsel for the Commission file under the Freedom of Information Act at the next request to G.S.A. does not result in receipt of a copy of the sale

option agreement between G.B.H. and Ioll Brothers.

The Commission unanimously voted to approve the Report of the Special Meeting of the Architectural Committee of the Philadelphia Historical Commission held on 21 May 1987, David Hollenberg Chairman.

THE REPORT of the meeting of the Committee on Historic Designation held on 3 April 1987, David Brownlee, Chairman. Dr. Brownlee presented the report of the meeting of the Committee on Historic Designation held on 3 April 1987. Dr. Brownlee presented an oral report on the architectural and historical significance of the Old Mill Tenement House located at 1568-1570 Adams Avenue and Mr. Baron presented a slide for the Commission's review.

The Commission unanimously voted to designate the Old Mill Tenement House located at 1568-1570 Adams Avenue.

THE REPORT on the Activities of the Philadelphia Historical Commission Staff for 15 April - 15 May 1987, Richard Tyler, Historic Preservation Officer, was reviewed and approved.

OLD BUSINESS

The Boyd Theatre, 1908-1910 Chestnut Street

Richard Tyler explained that the Sameric Corporation has requested permission to demolish the Boyd Theatre located at 1908-1910 Chestnut Street. Mr. Tyler stated that in accordance with time constraints outlined in the ordinance a decision should be made today on whether to grant, deny or defer a decision on the demolition permit request.

Hugh Bracken, attorney for the Sameric Corporation, addressed the Commission and stated that material has been submitted to the Commission and requested that the Commission hire an expert to evaluate this material. Richard Tyler explained to Mr. Bracken that the Commission does not have the required information that is necessary for a consultant to be employed for evaluation. Mr. Bracken explained to the Commission that plans for substantial modification of the theatre have been under consideration since 1982. These included conversion into several smaller theaters or demolition of the existing building and the construction of a smaller theater complex. Mr. Tyler requested a copy of all the documentation that has been prepared since 1982 for the rehabilitation of the theatre.

Mr. Tyler suggested that a decision be deferred for two months until additional information is received and reviewed by the Commission. If after the two months, adequate information that meets the requirements of section 7(e) 7(f).6 and .7 of the ordinance is not received, additional

time not to exceed six months from today may be granted.

The Commission unanimously voted to defer a decision for two months from today pending the receipt of the requested information.

NEW BUSINESS

National Register Nomination Society Hill

Richard Tyler explained that the nomination pending before the State National Register Review Committee is essentially a redefinition of the significance of the Society Hill Historic District.

Mr. Tyler recommended that a letter be submitted on 2 June 1987 that supports the recognition of the role Society Hill played in the history of Philadelphia in the second half of the nineteenth century and early twentieth century.

The Commission unanimously voted to approve Mr. Tyler's recommendation.

Colonial Germantown

Mr. Tyler explained that this nomination calls for the expansion of the Colonial Germantown National Register Historic District.

Mr. Tyler recommended that a comment be made to the State that if the Chestnut Hill National Register Historic District and the current Colonial Germantown National Register District meet the National Register criteria, then this nomination for an extension also meets the standards.

There being no further business, the meeting adjourned at noon.

Respectfully submitted,

Maureen Heaney
Clerk Steno I

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