

MINUTES OF THE MEETING OF THE ARCHITECTURAL COMMITTEE

OF THE

PHILADELPHIA HISTORICAL COMMISSION

11 June 1987

David Hollenberg, Chairman

Present: David Hollenberg, Chairman
Penelope H. Batcheler, Historical Architect,
Independence National Historic Park
Herbert W. Levy, A.I.A.
Richard Tyler, Historic Preservation Officer
Randal Baron, Preservation Planner
Sally Elk, Historic Research Planner
Terri Koob, Executive Secretary
Maureen Heaney, Clerk Steno I

Also: Frank Weise, Architect, to present a proposal for
the construction of a new two-story addition and
a smaller one-story link to the Morris House at
225 S. 8th Street.
Rod Werner, Architect, and Elaine Pankowicz to
present a proposal for the replacement of the
front facade of 332 Monroe Street.
Eric Trainer, Architect, to present a proposal for
a restoration of the front facade of 414
Brainbridge Street.
Carolyn Fox, Architect, to present a proposal for
the construction of a roof terrace atop the
fourth floor mansard at 2030 Race Street.
Murray S. Korn, owner of Dimensions, to present
a proposal for the installation of an entrance
canopy on 15th Street and canvas awnings and
brass plaques on the 15th Street and Walnut
Street elevations of the Drexel Building.
Andrew Blanda, Architect, to present a proposal
for alterations to the rear of the building and
property at 2115 Delancey Street.
Marten Lieberman, applicant, to present a proposal
for restoration of the Family Court Building at
1801 Vine Street.
Richard E. Tucker, applicant, to request
permission to demolish a three-and-a-half story
rowhouse at 207-207 1/2 Vine Street.

- Saverio Lacroce, applicant, to present a proposal for the complete rehabilitation of the building at 600 Pine Street.
- John Lloyd, Architect, to present a proposal for the repair of the brownstone stairway at the Union League located at Broad and Sansom Streets.
- John McIlhenny from the Fairmount Park Commission to request the demolition of a small 1927 cottage on the grounds of Bartram's Garden.
- Sabrina Soong and Frank Alley of Soong Associates, Inc. to present a proposal to rehabilitate the building at 129 N. 11th Street and install a new shop front.

ALTERATIONS

225 S. 8th Street, Frank Weise, Architect. Mr. Weise appeared before the Architectural Committee to present a proposal for the construction of a new two-story addition to a modern structure on the site and a small one-story link from it to the Morris House at 225 S. 8th Street. The two-story addition will be constructed in brick and will attach to a twentieth century building located at the rear of the property. The one-story link consists of four over-sized windows containing fixed sash divided into twenty sections by snap-in muntins.

The Committee recommended that the new building and passageway be approved with the provision that the small lights in the windows of the link be deleted and large single sheets of glass be used instead. The Committee voted to recommend an approval in concept, pending the receipt and approval of revised drawings.

332 Monroe Street, Rod Werner, Architect, and Elaine Pankowicz. Mr. Werner and Ms. Pankowicz appeared before the Architectural Committee to present a proposal for the removal of the roof, floor and front facade of the building at 332 Monroe Street for replacement with a modern design. Drawings were presented for the Committee's review. The applicant explained that the present building lacked structural integrity.

The Architectural Committee unanimously agreed to recommend an approval of this proposal for 332 Monroe Street and suggested that the building be removed from the Philadelphia Register of Historic Places.

414 Bainbridge Street, Eric Trainer, Architect. Mr. Trainer appeared before the Architectural Committee to present a proposal for the restoration of the front facade of 414 Bainbridge Street, a two-and-a-half story brick house, c. 1750.

Plans call for the removal of stucco from the front facade, cleaning of the brick and repointing. A new door, window sash and cornice were also proposed. If evidence of a pent eave exists between the first and second floors, one will be added. Shutters, a new cellar bulkhead and a wood picket fence in front of the house were also proposed.

The Committee requested that it be informed when the stucco is removed from the front of the building to allow a staff member to conduct an on-site inspection. The Committee also requested that the following changes be made to the plans:

- 1) a stone stoop be installed at the front door;
- 2) the shutter design be modified; and,
- 3) the proposed fence be eliminated.

The Committee unanimously agreed to recommend an approval of this proposal for 414 Bainbridge Street pending the receipt and review of revised drawings and the inspection of the building after the stucco removal.

2030 Race Street, Carolyn Fox, Architect. Ms. Fox appeared before the Architectural Committee to present a proposal for the construction of a roof terrace atop the fourth floor mansard at 2030 Race Street.

Ms. Fox presented drawings of the proposed stair tower and large covered roof terrace along with photographs and sight line studies from positions directly across the street from the building.

The Committee requested that additional sight line studies be conducted to give an idea what would be seen from an angle down the street. If the sight line studies prove that the roof terrace is visible from the street, the drawings should be revised before they come back to the Committee for a final review.

The Committee agreed to recommend an approval for 2030 Race Street pending the receipt and review of revised drawings and additional sight-line studies.

15th & Walnut Streets, Drexel Building, Murray S. Korn, owner of Dimensions. Mr. Korn appeared before the Committee to present a proposal for the installation of an entrance canopy on 15th Street and canvas awnings and brass plaques on the 15th Street and Walnut Street elevations of the Drexel Building.

The entrance canopy and awnings will be fabricated in red canvas and project three feet from the face of the building. The entrance canopy will span the width of the entrance on 15th Street.

Mr. Korn explained to the Committee that the building is not a retail building and that it is difficult for customers to find Dimensions, which is located on the first floor of the Drexel Building. Therefore, Mr. Korn believes that it is necessary to use the canopies in addition to plaques to draw more people to the store.

The Committee recommended against the installation of the canopies on the building, for they strongly detract from the character of the building. The Committee suggested as an alternative that the flag poles in front of the building be used to display Dimensions banners.

The Committee unanimously agreed, however, to recommend the approval of the installation of plaques on the 15th Street and Walnut Street elevations of the Drexel Building.

2115 Delancey Street, Andrew Blanda, Architect. Mr. Blanda appeared before the Committee to present a proposal for alterations to the rear of the building and property at 2115 Delancey Street.

A letter was distributed to the Architectural Committee prior to the meeting explaining all the proposed alterations. Drawings and photographs were also presented.

The Committee suggested that no change be made to the gate on Cypress Street. Mr. Blanda stated that he had decided not to change the gate.

The Committee unanimously agreed to recommend an approval of this proposal for 2115 Delancey Street.

1801 Vine Street, Family Court Building, Leon Milsztein from the Department of Public Property and John Hiltebrand and Herbert Cannon from Delaware Valley Roofing Consultants. Messrs. Milsztein, Hiltebrand and Cannon appeared before the Architectural Committee to present a proposal for the following:

- 1) removal of the cage on the roof;
- 2) repair wall around the inner courtyard of the building;
- 3) clean the tar-like coating from the concrete floor of the second story balcony (cleaning will be done with water blasting);
- 4) apply Prime-o-Pel to walls and balusters and columns;
- 5) install a new roof; and,
- 6) spray parapet with Prime-o-Pel.

The Committee requested that the applicant submit information on how they plan to protect the balusters, columns and other features while water blasting the balcony floor.

The applicants demonstrated Prime-o-Pel, a "breathable" water repellant coating that is going to be used on the bricks. The use of this product was approved by the Committee for this building.

The Committee unanimously agreed to recommend an approval of this project.

600 Pine Street, Saverio Lacroce, applicant. Mr. Lacroce appeared before the Architectural Committee to present a proposal for the substantial exterior and interior renovations of the building at 600 Pine Street. This proposal calls for replacing all the windows with six-over-six true muntin wooden sash at the front side and rear. On the 6th Street facade, the application calls for new marble steps to match the front stoop and for the replacement of two smaller windows with a larger window in the 1930's rear addition to the house. On the roof the application calls for covering the roof with orange/tan colored asphalt shingles, sheathing the dormer cheeks with wooden siding and repairing and repainting the existing dormer window and cornice. All other items are to remain as existing.

The Committee requested that a shop drawing of the windows be prepared by the mill for the Committee to review.

The Committee unanimously agreed to recommend an approval of this project with the following exceptions:

- 1) the roofing shingle should be the color of weathered wood rather than orange;
- 2) an interior soffit should be built in the ceiling at the top of the second floor windows so that the lowered ceilings do not intrude below the window openings;;
- 3) original masonry openings should be maintained, and
- 4) A new window detail should be submitted for staff approval.

Union League, Broad and Sansom Streets, John Lloyd, Architect.

Mr. Lloyd presented the following proposal for the restoration of the brownstone stair and facade of the Union League. He calls for new cast stone to replace the missing and damaged handrail, several newel posts and balusters, and replacement of damaged stair treads. The brownstone caps on the newel posts are to be retained. A clear sealant will be applied to the brownstone and cast stone handrails. The brass handrails and light fixtures on the stairs will be restored and reinstalled.

Herb Levy summarized the report of the on-site inspection of the Union League that was conducted by himself and Penelope Batcheler, both Committee members, along with two staff members.

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The Committee requested the application of a sample of the clear sealant to the handrail and the cast stone baluster before final approval. The Committee strongly suggested that the original brownstone steps being removed be stored for use in the future patch repair work in other areas of the building.

The Committee recommended an approval of the project pending the receipt and approval of the requested samples.

129 N. 11th Street, Sabrina Soong and Frank Alley of Soong Associates, Inc. Ms. Soong appeared before the Architectural Committee to present a proposal to rehabilitate the building at 129 N. 11th Street and install a new aluminum and brick shop front. The proposal includes the repairing or rebuilding of the six-over-six wooden windows and cornice. Sandblasting is proposed to remove the paint from the second story metal window surround which will then be primed and repainted.

The Committee suggested that the applicant avoid using new brick over the shopfront but rather to detail the area in wood.

The Committee recommended a conceptual approval pending the receipt and approval of revised drawings.

DEMOLITION

207-207 1/2 Vine Street, Richard E. Tucker, Applicant. Mr. Tucker appeared before the Committee to request permission to demolish the three-and-a-half story Greek Revival rowhouse at 207 Vine Street and a one-story brick attachment at 207 1/2 Vine Street. Several fires have compromised the structural integrity of the building particularly in the rear. Mr. Tucker intends to use the property for surface parking.

Mr. Tucker has supplied the Committee with information in compliance with Section 7F (1-7) of the ordinance.

The Committee recommended that an independent consultant be retained to evaluate the information submitted to the Committee. David Hollenberg stated that he will visit the site to verify the building's condition.

Bartram's Garden, John McIlhenny, Fairmount Park Commission. Mr. McIlhenny appeared before the Committee today to request permission to demolish a small 1927 cottage on the grounds of Bartram's Garden. Mr. McIlhenny stated that the house is uninhabitable condition and that are no funds available to restore the building. Any funds diverted to this property would be taken away from more urgent historic building projects.

The Committee agreed to recommend an approval of the demolition request. David Hollenberg abstained.

There being no further business, the meeting adjourned at 5:10 p.m.

Respectfully submitted,

Maureen Heaney
Clerk Steno I

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