

**THE MINUTES OF THE 397th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
13 September 1995**

**Wayne Spilove, Chairperson
City Council Caucus Chamber, Room 401 City Hall**

Present _____ Wayne Spilove,

Chairperson

David Brownlee

Duane Bumb, Commerce Department

William Candelori

Joseph James, Department of Public Property

Barbara Kaplan, City Planning Commission

Bennett Levin, Department of Licenses and Inspections

Arlene Matzkin

Robert Vance

Richard Tyler, Historic Preservation Officer

Randal Baron, Assistant Historic Preservation Officer

Lori Plavin Salganicoff, Historic Preservation Specialist

Jeff Barr, Historic Research Specialist

Also

Dan Rubin, Philadelphia Inquirer

Jennifer Goodman, Preservation Coalition

Michael Stapler, 8607 Germantown Avenue

George J. Baker, George J. Baker Architects

Terry Kennedy, 325 S. 18th Street

Bernard Nearey, Center City Residents Association (CCRA)

Judith Eden, CCRA

The 397th Stated Meeting of the Philadelphia Historical Commission was called to order at 10:10am by Wayne Spilove, Chairperson, who recognized that a quorum of Commission members was present.

THE MINUTES of the 396th Stated Meeting of the Philadelphia Historical Commission held on 9 August 1995, Wayne Spilove, Chairperson, were approved by unanimous vote and adopted upon a motion made by Dr. Wolf and seconded by Dr. Brownlee.

**REPORT OF THE ARCHITECTURAL COMMITTEE of 25 July 1995, Arlene Matzkin,
Chairperson**

734 ADDISON STREET

Lisa Armstrong, Armstrong Kaulbach Architects

PROPOSAL: Rear Addition

Architectural Committee Recommendation: The Committee voted to recommend approval.

This proposal calls for constructing a new second floor brick addition to the one-story rear addition of a rowhouse property at 8th and Addison Streets. The red brick gable roofed addition would have an inset bay window at the rear. The brick color would be subtly different from that of the original building.

A motion was made by Dr. Brownlee and seconded by Dr. Wolf to accept the recommendation of the Architectural Committee and approve the project. The motion passed by unanimous vote.

1701 LOCUST STREET, CAPRICCIO IN THE WARWICK HOTEL

Brian P. Brady, Brady Design Associates

PROPOSAL: New Stoop and Entrance to Cafe

Architectural Committee Recommendation: The Committee recommended approving the stoop and the door with the provision that the stoop be made of stone or cast stone rather than concrete and that the amount of signage be reduced to awnings, the corner plaques and one sign next to the new door. The lighting will also be improved.

This proposal calls for cutting down a window on Locust Street to create a new door and building a new stoop to reach this door. New signage would also be added. The purpose of the new entrance would be to enlarge visibility and gather customers from Locust Street.

Dr. Wolf moved to accept the Committee's recommendation and provisionally approve the alterations as described in that recommendation. Dr. Brownlee seconded the motion, which was passed by unanimous vote.

FAIRMOUNT PARK WATERWORKS

Clair Donato, Mark B. Thompson Associates

PROPOSAL: Restoration and Adaptive Reuse

Architectural Committee Recommendation: The Architectural Committee voted to approve the elements of the proposal in concept. They asked that the Applicant come back with details of the glazing, the planting around the air-conditioner and the kitchen venting.

This proposal calls for glazing most of the front porch, creating a glazed connector between two buildings and cutting a door on the side of the Engine House where one previously existed. The Architect was hired by the Fairmount Park Commission.

Ms. Matzkin reported that the proposed glazing of the front porch had been found problematic by the Committee. Normal glazing would allow sun glare to alter the appearance of this riverside view, while the size restriction of non-reflective glass might necessitate the use of visible mullions. The Applicants view glazing of the porch as desirable as it would increase the seating capacity from over sixty to close

to one hundred persons. Additionally, access to the river view is seen as a necessary incentive for repeat business since the building is not in downtown Philadelphia. Mr. Tyler added that the nearby sewer drainage could make sitting in the unglazed porch an unpleasant experience.

Ms. Matzkin noted that the method of kitchen ventilation also has not been resolved. Ms. Kaplan expressed uneasiness at making any decisions on this proposal without an idea of the type of restaurant being sought. Mr. Tyler added that Fairmount Park has just selected a consultant, a different architectural firm from Mark Thompson Associates, to produce a Master Plan for the Fairmount Park Water Works. Several Commission members wondered how this proposal would fit into the Master Plan and suggested that the issue be discussed when that was known.

A motion was made by Mr. Levin to table the discussion until more information is forthcoming. The motion was seconded by Dr. Brownlee and passed by unanimous vote.

8605-07 GERMANTOWN AVENUE

Michael Stapler, Applicant

PROPOSAL: Legalize Demolition of Front Stone Wall & Rebuilding in Cinderblock & Stucco

Architectural Committee Recommendation: The Architectural Committee told the owner not to do it again and voted to recommend accepting the changes.

This proposal came before the Committee because the staff noticed that the building had been severely altered without a permit. In 1987 the Commission approved a rear addition and repointing the front wall of this stone front commercial building on Germantown Avenue in Chestnut Hill. During construction the front wall and the roof "fell down." The owner chose at that time to rebuild the wall in cinderblock and stucco without notifying the Commission or seeking another permit. Although the Commission only just noticed the problem, the building is still under the same ownership.

Commission members stated that although the wall in question is rather small, the work was done without a permit and in contradiction to the approved proposed work. Dr. Brownlee asked whether the owner could be fined but the work approved. Mr. Levin noted that fines are issued as a result of court action -- unlikely in this instance.

Mr. Bumb made a motion, seconded by Dr. Wolf, to accept the Committee's recommendation and approve the work. The motion was supported by unanimous vote.

1115-1141 MARKET STREET, READING TERMINAL MARKET

Tony Tsirantonakis, Tsirantonakis Studio

PROPOSAL: New Stall

Architectural Committee Recommendation: The Architectural Committee questioned the validity of reviewing market stalls and expressed the opinion that metal seemed appropriate for a stall selling metal things.

This proposal involves building a new stall for the sale of cookware in a vacant location in the northern portion of the market. The stall would be constructed of corrugated metal, perforated metal, and non-wire safety glass. Because it is close to the door of the whole market the stall would be highly enclosed. These projects are usually reviewed at staff level using the design guidelines drawn up for the Market at

the beginning of its renovations. The proposed materials and type of enclosure do not follow these guidelines, so the design was brought to the Architectural Committee.

Dr. Brownlee expressed some reservations about the degree of enclosure, described by Ms. Matzkin as an 8'x8'x8' cubic "headhouse," more than half of which would be glazed. Commission members discussed existing examples of non-conforming materials and designs at the Market.

Dr. Brownlee made a motion to accept the Committee's recommendation and approve the proposal. This was seconded by Mr. Bumb and passed by unanimous vote.

2127 ST. JAMES STREET

Marion Rogel, Applicant

David Feldman, Architect

PROPOSAL: Alterations

Architectural Committee Recommendation: Architectural Committee members recommended that Ms. Rogel's architect work with the neighborhood group to find some compromise in order to achieve approval for the demolition. The Committee commended the step of the production of architectural drawings and recommended the postponement of any decision for a month to achieve a compromise.

Mrs. Rogel hired an architect to prepare drawings to represent her proposal to legalize the installation of French doors with a brick infill panel above on the short south-facing facade on St. James Street and the partial demolition of a brick addition on Van Pelt Street. The c. 1927 two-story addition would be altered to create an 8' high fence and garden area.

Ms. Matzkin explained that Mrs. Rogel's architect would be meeting with the Zoning Committee of the Center City Residents Association before the next Architectural Committee meeting. Ms. Rogel has authorized Mr. Feldman to meet with representatives of the community.

No vote was taken on this proposal.

306 MARKET STREET

William Algie, Architect

Ilan Seidenwar, Owner

PROPOSAL: Rehabilitation

Architectural Committee Recommendation: The Architectural Committee voted to recommend approval of this proposal but for the owners to work with the staff to save additional early fabric if any was uncovered during the approved demolition.

This proposal involves restoring and rehabilitating a vacant storefront with an as yet unspecified use. The storefront currently includes pieces from three historical periods, c. 1870s iron columns, c. 1905 prism glass transom and one set of doors, and c. 1960 metal siding and store windows.

Mr. Bumb made a motion to accept the recommendation of the Committee and approve the proposal that was seconded by Dr. Wolf and approved by unanimous vote.

325 S. 18TH STREET (AT DELANCEY STREET)

Teresa Kennedy, Applicant

PROPOSAL: Partial Reconstruction and Restoration

Architectural Committee Recommendation: The Architectural Committee voted to recommend conceptual approval and to allow staff to work with Mrs. Kennedy's architect who will create detailed construction drawings.

This proposal involves the rebuilding of most of the north or Delancey Street wall of this rowhouse property. The owner is under court order to correct a dangerous condition as cited by the Department of Licenses and Inspections. The building has been temporarily stabilized with exterior shoring, but bays added to the building after its construction are pulling down the side brick wall. The drawing shows rebuilding the wall in brick and the bays in wood to match the original.

Mr. Spilove invited Ms. Kennedy to address the Commission. She explained that she has owned the building since 1973 and briefly described its occupancy history, incidents of vandalism, and her intention to eventually renovate the building. Mr. Tyler explained that Judge O'Keefe has ordered the production of construction documents by the end of October.

Dr. Brownlee made a motion to approve the proposal in concept that was seconded by Mr. Bumb.

Ms. Eden of CCRA noted that the court order also requires a structural engineering survey. Ms. Kennedy responded that a structural engineer has visited the site and inspected the property, but that a formal survey and report will soon follow.

The motion was passed by unanimous vote.

REPORT of the Committee on Financial Hardship, 24 August 1995, Wayne Spilove, Chair.

103-105 AND 107-109 WALNUT STREET

Mr. Tyler reported that the Commission received a submission for demolition labeled "Report to the Historical Commission," dated June 1995. Following normal procedure, Reeves Lukens & Co. was retained by the Commission to evaluate the report, and found it to have serious flaws. Costs, for instance, were determined to be grossly inflated. Additionally, there was no use of Certified Rehabilitation Tax Credit or Facade Easement tax advantage financing. The report was distributed to the Financial Hardship Committee, the Old City Civic Association, and the Preservation Coalition.

At the 24 August 1995 meeting, however, council for the Applicant informed the Committee that the report distributed was not actually their submission, and that they had no documentation to offer as yet. He assured the Committee that a submission would be forthcoming soon after Labor Day.

REPORT of the Activities of the Historical Commission Staff, August 1995, Richard Tyler, Historic Preservation Officer.

Mr. Tyler added to the Report that two demolition permit applications are soon expected. An insufficiently prepared application for the demolition of the Yellin Iron Works on Arch Street was received by Commission staff. The Applicant was informed that this incomplete request did not constitute a formal application, so the clock on the sixty-day period of Commission review has not yet

started.

Secondly, Wills Eye Hospital has indicated their desire to demolish the buildings at 219-221 and 225-231 South 9th Street, and perhaps eventually the entire block. The stabilization of 219-221 South 9th Street had been reviewed and approved by the Commission, however, the Applicant found that their estimates were low and changed their request to demolition. Commission staff has worked with the Applicant to find alternatives to demolition, such as utilizing the building envelope and constructing a new interior in the manner of Pennsylvania Hospital. Mr. Tyler added that while 219-221 South 9th Street did suffer some damage from a fire, the other buildings have had no such problems and one that is currently occupied. 217 South 9th Street is owned by another party who has been told to repair the building, and 223 South 9th Street is owned by a family relocated to this building for the construction of the Vine Street Expressway. They have expressed their intention to remain in this building. A plan for the reuse of the block has not been submitted. The Applicant is due to report to Judge Nigro on 21 September as to the status of the proposal before the Commission.

NEW BUSINESS

Mr. Levin asked the Commission for a list of violations that constitute demolition by neglect which the Commission wishes to see repaired that he could pass on to the managers of the Girard Estate owned warehouses on North Front Street. Mr. Tyler offered to have Commission staff visit the site with a representative from L & I, but Mr. Levin stated that the site may be visited and a letter may be sent without the involvement of L & I personnel.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,

Lori Plavin Salganicoff