

**THE MINUTES OF THE 425th STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION  
14 January 1998**

**Mayor's Reception Room, 2nd Floor, City Hall  
Wayne S. Spilove, Chair**

Present

Wayne S. Spilove, Chair  
Lynette M. Brown, Chair, City Planning Commission  
David Brownlee, Ph.D  
Duane Bumb, Deputy Director, Department of Commerce  
Joseph James, Deputy Commissioner, Department of Public Property  
Barbara Kaplan, Executive Director, City Planning Commission  
Arlene Matzkin  
Shelly Merhige, Office of City Council President  
Michael Sklaroff, Esq.  
Dennis P. Ward, III  
Scott Wilds, Assistant Director for Housing, Office of Housing  
and Community Development  
Caroline Wischmann  
Stephanie Wolf, Ph.D, Vice Chair

Randal Baron, Assistant Historic Preservation Officer  
Jeffrey R. Barr, Historic Preservation Technician  
R. Scott Jacob, Historic Preservation Specialist  
Richard Tyler, Historic Preservation Officer

Also, with affiliation and/or project

John Connors, Brickstone Realty  
James Platt, Burt Hill Kosar Rittelmann Architects  
Patrick O'Bannon, Kise Straw and Kolodner Architects  
Richard Thom, R. W. Thom, AIA  
Charles Datner  
Judith Eden, Center City Residents Association (CCRA)  
Margaret M. Ulrich, CCRA  
Christian Busch, Robert L. DeSilets Architect  
Michael Stern, Preservation Alliance  
Allison Kelsey, Preservation Alliance  
Nancy W. Morgan, City Council President's Office  
Josh Grimes

Owing to a scheduling conflict, the Philadelphia Historical Commission moved the 425th Stated Meeting to the Mayor's Reception Room, Room 202, City Hall.

Wayne S. Spilove, Chair, recognized the presence of a quorum and called the 425th Stated Meeting of the Philadelphia Historical Commission to order at 10:25 A.M.

**MINUTES of the 424th Stated Meeting of the Philadelphia Historical Commission.** Upon a motion made by Mr. Brownlee and duly seconded, the Commission unanimously approved Minutes of the 424th Stated Meeting of the Philadelphia Historical Commission held on 10 December 1997, Wayne S. Spilove, Chair.

**ARCHITECTURAL COMMITTEE REPORT,** 30 December 1997, Arlene Matzkin, Chair.

Ms. Matzkin read the Committee's recommendations before discussion of each proposal.

**1115-1131 Market Street, Reading Terminal Headhouse**

Reading Terminal Headhouse Association, L.P., Owner

Chris Kern, Applicant

DATE: 1893

PROPOSAL: Alterations to north wall windows

*Architectural Committee Recommendation: Approval.*

Ms. Matzkin described the proposal to cut down several vertical rows of round windows on the north facade of the headhouse to create views from guest rooms. The high placement of the existing oculus-type windows cannot afford occupants of these rooms a view.

*Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which carried unanimously.*

**227 Chestnut Street**

United American Indians of the Delaware Valley, Inc., Owner

Richard Thom, Applicant

DATE: c. 1850

PROPOSAL: Repair and secure metal facade panels

*Architectural Committee Recommendation: Approval of the proposed strap securing method for a period not to exceed six months. The committee also recommended approving repairs, conditional upon a good match to the existing material, with staff to review and approve details.*

Ms. Matzkin explained that the applicant desires approval to make temporary repairs to some faulty and possibly dangerous metal work on the facade of the building. Some decorative tin panels also require more permanent repairs using patching methods.

*Ms. Wolf made a motion to accept the Committee's recommendation.*

*Mr. Sklaroff seconded the motion which carried unanimously.*

**1115-1131 Market Street, Reading Terminal Headhouse**

Reading Terminal Headhouse Association, L.P., Owner

Robert DeHaven, Architect/Applicant

DATE: 1893

PROPOSAL: Sign at 12th and Filbert Streets

*Architectural Committee Recommendation: Denial of the current proposal, and to recommend approval of a sign kiosk or pole, conditional upon receipt of a drawing prior to the next Commission meeting.*

Ms. Matzkin described the proposal to install a second large sign to accompany the one the Commission approved last month. This proposed sign on 12th Street for the Red Bell brew pub includes neon bands and a large round sign with neon lettering.

Mr. Tyler stated that the proposed sign does not conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Mr. Baron expressed a concerns that the attachment for the proposed sign would damage historic fabric, particularly the sheet metal area of the facade. Ms. Wolf noted the deep drilling a sign of this design would necessitate. Commission members agreed to ask the applicant to return with a revised drawing prior to 14 January 1998 if they would like the Commission to see a new proposal at the January Committee meeting.

*Mr. James made a motion to table the application until next month's meeting. Mr. Brownlee seconded the motion which carried unanimously.*

**925 Chestnut Street, Federal Reserve Building**

Jefferson Hospital - Rothman Institute, Owner

Robert DeSilets, Architect/Applicant

DATE: 1925

PROPOSAL: Landscape plan in ramp court, sign kiosk, lantern

*Architectural Committee Recommendation: Approval of either the perpendicular or parallel placement of the kiosks. The Committee also voted unanimously to recommend approving the lantern and landscaping, with staff to review and approve details.*

Ms. Matzkin explained that this proposal includes a design for two kiosks for tenant signage located on the Chestnut Street sidewalk, a lantern at the planned 10th Street entrance, and a landscape plan for the ramp court. She added that an alternate proposal for the installation of the kiosks would position them perpendicular to the Chestnut Street facade, thus providing

greater visibility for pedestrian traffic, and that the kiosks eliminate the necessity of installing the metal sign placards on the corners of the Chestnut Street facade.

*Ms. Wolf made a motion to accept the Committee's recommendation.*

*Ms. Merhige seconded the motion which carried with ten votes.*

*Mr. Sklaroff abstained.*

### **23-29 North Juniper Street, City Hall Annex**

Annex Center Ltd. Partnership, Owner

James Platt, Architect/Applicant

DATE: 1926

PROPOSAL: Rehabilitation into hotel: porte-cochere on Penn Square, loading docks, new windows, repair of materials

*Architectural Committee Recommendation: Approval of the repair and cleaning, loading docks, new windows and employee door, with staff to review and approve details. The Committee also voted unanimously to recommend approval of a simplified canopy or porte-cochere in concept, designed so as not to hide the significant facade elements.*

Ms. Matzkin explained that this application for converting the City Hall Annex to a Marriot hotel includes a conceptual proposal for a porte-cochere as well as a final application for loading docks on Commerce Street, new windows, and materials repair and conservation. James Platt, architect for the project, showed the Commission a new scale model of the front facade showing the porte-cochere that reflected some of the Committee's recommendations. The new, simplified, glass-topped design for the porte-cochere eliminates the metal links between the canopy sections that Committee members thought obscured the decorative lanterns, and will not actually touch the building. Commission members thought the applicants should submit more detailed drawings for the porte-cochere, but agreed to approve it in concept.

The applicants also propose installing a traffic island built into Penn Square. Mr. Baron inquired as to how the proposed traffic island and sidewalk plan would affect the grade level and the base of the building. Mr. Platt stated that the lobby level currently sits three steps up from the sidewalk. The new plan raises the sidewalk to meet the lobby floor. Committee members expressed concern over the amount of base fabric the proposed grade level eliminates or obscures. Mr. Sklaroff suggested that the applicants should submit details of the proposed grade changes for a special meeting with members of the Committee and Commission present.

The application includes the repair and cleaning of much of the building's masonry and metal features. The applicant submitted a detailed survey of existing conditions and proposed

repair methods. Mr. Baron stated the proposed procedures conform with appropriate preservation practices. He also explained that the proposed metal windows appeared a very good match to the existing windows and that the applicants plan to save and refurbish the original bronze windows. The building's new use as a 500-room hotel necessitates the installation of new loading docks and a new employee entrance on the south side of the building. The applicants agreed to paint the new doors to match the limestone base of the building.

*Mr. Brownlee made a motion to approve the porte-cochere in concept, the loading docks, door, and materials repair and conservation. Ms. Wolf seconded the motion which carried unanimously.*

*Mr. Sklaroff made a motion to have a special meeting among members of the Historical Commission, the Architectural Committee, and the applicants, to review the proposed grade changes and their effect on the building.*

Mr. Spilove took a moment to welcome Lynette Brown as the newest member of the Philadelphia Historical Commission in the seat specified for the Chair of the Planning Commission.

### **312 South American Street**

Edward Plachter, Owner  
Sam Olshin, Architect/Applicant  
DATE: c. 1830  
PROPOSAL: Alter rear window

*Architectural Committee Recommendation: Approval.*

Ms. Matzkin explained the proposal to convert a non-historic window on the visible rear of this property into a set of french doors with a balcony.

*Ms. Wolf made a motion to accept the Committee's recommendation. Mr. Bumb seconded the motion which carried unanimously.*

### **Temple University - Main Campus**

Temple University, Owner  
Marvin Gerstein, Applicant  
DATE: Late Nineteenth century  
PROPOSAL: Campus plan: demolition and new construction - not for Permit

Commission members did not discuss or take action on this proposal. Michael Stern presented a letter expressing the concerns of the Preservation Alliance.

Mr. Spilove excused himself and turned the Chair over to Ms. Wolf for the remainder of the meeting.

**231 South 33rd Street, White Field House**

University of Pennsylvania, Owner  
Robert McCauley, Architect/Applicant  
DATE: 1905

PROPOSAL: Exterior stairs, ramp, cut window down to create door, install louver

*Architectural Committee Recommendation: Approval, with staff to review and approve details.*

Ms. Matzkin explained that this proposal, seen by the Commission before in concept, includes a new door and stair for fire egress, a new ramp for handicapped accessibility, a new glass fanlight and exhaust louver. The applicant made some minor modifications to the proposal reflecting the recommendations of the Committee.

*Mr. Wilds made a motion to accept the Committee's recommendation.*

*Mr. Ward seconded the motion which carried with nine votes. Mr. Sklaroff and Mr. Brownlee abstained.*

**609 South Clifton Street, Waters Memorial AME Church**

Waters Memorial AME Church, Owner  
Hugh Zimmers, Architect/Applicant  
DATE: c. 1840  
PROPOSAL: New ramp

*Architectural Committee Recommendation: Rejected the current proposal, but recommended approval of a redesigned ramp conditional upon submission of better photographs and a drawing, with staff to review and approve details. This proposal can go before the January Committee meeting should the applicant need more time to meet with the Committee's requests.*

Ms. Matzkin described the proposal to install a new ramp on the front of the church. Mr. Baron showed Commission members a new drawing, submitted by the applicant, reflecting the Committee's recommendation to redesign the ramp to lead off to the side of the stoop.

*Mr. Brownlee made a motion to approve the amended proposal, with staff to review and approve details. Mr. Ward seconded the motion which carried unanimously.*

**1006-16 Arch Street, Winston Building**

Julie Wong, Owner  
Scott Kalner, Architect/Applicant  
DATE: 1902  
PROPOSAL: Alter storefront and west facade

*Architectural Committee Recommendation: Approval.*

Ms. Matzkin explained that this proposal calls for a new bank in the ground floor of this building. They plan to alter an existing 1950's front to revise the placement of entrances to incorporate the advice of a Feng Shui consultant. The architect proposes replacing the former green glass of the transom panels with new panels. The proposal also includes altering several windows on the side of the building.

*Mr. Ward made a motion to accept the Committee's recommendation.  
Mr. Wilds seconded the motion which carried unanimously.*

**15 South 7th Street, Atwater Kent Museum**

City of Philadelphia, Owner  
Mike Hauptman, Architect/Applicant  
DATE: 1825  
PROPOSAL: New roof

*Architectural Committee Recommendation: Approval of the unpainted roof.*

Ms. Matzkin described the proposal to install a new, unpainted, stainless steel, terne-coated roof in place of the tin, standing-seam roof. The existing roof dates from the building's erection in 1825, and its deteriorated state necessitates total replacement.

*Mr. James made a motion to accept the Committee's recommendation.  
Mr. Ward seconded the motion which carried unanimously.*

**317 Market Street**

Carol Phung, Owner  
Neil Rosenberg, Applicant  
DATE: c. 1820 - remodeled c. 1860  
PROPOSAL: Awning and sign legalization

*Architectural Committee Recommendation: Approve the awning, but reject legalizing the existing sign. The Committee asked the applicant to return with a new design for the sign reflecting the recommendations of the Committee.*

Ms. Matzkin described the proposal to legalize an existing sign and awning. She explained that the busy, large, pink and white sign clashes with the blue and yellow, scalloped, canvas-type awning, and added that Committee members did not object to

the awning, and agreed that it does not cover any significant architectural features. Mr. Tyler stated that the existing sign does not conform with guidelines for signage in *The Standards*.

*Mr. Ward made a motion to accept the Committee's recommendation to approve the awning, and denied legalizing the existing sign. Mr. Brownlee seconded the motion which carried unanimously.*

### **10 South 2nd Street**

Philadelphia R.E. Corporation, Owner

Charles Datner, Architect/Applicant

DATE: c. 1800

PROPOSAL: Addition, alter party wall windows, new storefront

*Architectural Committee Recommendation: Approval of the side windows and addition, and to recommend denial of the existing storefront. The Commission voted unanimously to recommend approval of rebuilding the historic storefront, modified with a shallower entryway, with staff to review and approve details.*

Ms. Matzkin described the proposal to legalize and complete an addition on the lot next to the designated structure. The owner installed large horizontal windows on the side facade of number 10, and has also removed its Victorian storefront and constructed a new storefront without a door. He wants to locate the new entrance to the restaurant in the new portion of the building. Ms. Matzkin explained that Committee members recommended the architect submit new drawings for rebuilding the historic storefront and a recessed, non-operable doorway. Mr. Baron showed the Commission new drawings the applicant submitted for the storefront that reflect the Committee's recommendations.

*Mr. Wilds made a motion to approve the side windows, addition, and the revised storefront. Mr. Bumb seconded the motion which carried unanimously.*

### **509 Pine Street**

Sons of Abraham Aba Shapiro Congregation of Vilna, Owner

Barry Dubrow, Applicant

DATE: 1922

PROPOSAL: Replace glass and repair window frame in front round window

*Architectural Committee Recommendation: Denial of the proposal, and to recommend approval of repairing the wood frame and installing new glass within the confines of the original wood frame, without introducing new lead lines.*

Mr. Baron explained that the applicant asked to have this application tabled until next month's meeting.



*Mr. James made a motion to table the application until next month's meeting. Mr. Ward seconded the motion which carried unanimously.*

**1521 Spruce Street**

Livia Salandria Corman, Owner/ Applicant

DATE: c. 1860 - remodeled c. 1920

PROPOSAL: Awnings and lights

*Architectural Committee Recommendation: Denial of the two shed-type awnings over the windows and the current lighting proposal, and to recommend approving the awning over the door and a new lighting scheme using either flower box lighting or a lantern at the door, with staff to review details.*

Ms. Matzkin described the proposal to install signage, canvas-type awnings, and facade lighting. The owner wants to install a dome awning over the entry door, below the decorative trim, with "1521 Cafe" across the front of it. The proposal also calls for two shed-type awnings over the first-floor windows, which Committee members thought obscured important fabric on this particularly elegant facade. Mr. Sklaroff questioned the Committee's recommendation not to approve these two awnings. Commission members discussed the appropriateness of multiple awnings on some facades and their inappropriateness on this one.

Ms. Matzkin further explained that Committee members expressed concern over the three proposed "billboard" light fixtures, which they cited as too intrusive and industrial for the historic character of the facade. Mr. Tyler stated that introducing an incompatible design to the historic facade such as the proposed light fixtures does not conform with *The Standards*.

*Mr. Brownlee made a motion to reject the proposed shed-type awnings and "billboard" light fixtures, and to approve the proposed awning over the door and a new lighting scheme using either flower box lighting or a lantern at the door, with staff to review and approve details. Mr. Ward seconded the motion which carried unanimously.*

**219-29 South 18th Street**

Rittenhouse Regency Affiliated, Owner

Richard Meinzer, Architect/Applicant

DATE: 1929

PROPOSAL: Storefront alteration, hotel canopy in concept

*Architectural Committee Recommendation: Approval of the new entrance, storefront alterations, and removing the corner planter. The Committee voted unanimously to recommend denial of the proposed wrap-around canopy in concept and recommended using the two canopy design.*

Ms. Matzkin explained that this proposal calls for installing a new hotel into the base and several floors of the building. It includes alterations to modern storefronts and a large marquee wrapped around the corner of the building. She added that the proposed upper-floor apartment entrance and storefront alterations on South 18th Street alter only non-historic fabric, and that the new ground-floor window configuration matches an existing one on the building.

Ms. Matzkin explained that the Committee reviewed three different canopy proposals. The option preferred by the applicant consists of a wrap-around canopy, composed of metal and glass, modelled on that at 1830 Rittenhouse Square. They also showed a simplified canopy with a sloped roof, exposed framing and internal light fixtures. Committee members noted that the wrap-around design does not conform with the historic character or design of the building because it cuts off the corner pier of the building, and should complement the existing as well. Commission members agreed with the Committee preference for a third design option that uses two canopies, one on each facade, and does not wrap around the corner. The applicant explained that a wrap-around canopy would provide a sheltered place for people to stand directly at the corner. Commission members agreed with the Committee's recommendation to eliminate the existing modern planters at this corner to create a sheltered walkway inside the existing corner. Mr. Baron stated that the applicants will return next month with a revised canopy design that reflects the recommendations of the Committee.

*Mr. Sklaroff made a motion to accept the Committee's recommendation to approve the new entrance, storefront alterations, and removing the corner planter, and to deny the proposed wrap-around canopy in concept. Mr. Wilds seconded the motion which carried unanimously.*

#### **2004 Sansom Street**

Demcor II, L.P., Owner

John Ciccone, Architect/Applicant

DATE: c. 1850 - storefront c. 1935

PROPOSAL: Remove glass storefront, new storefront and awning

*Architectural Committee Recommendation: Approval of the new awning, and repairing the green glass storefront, with staff to review and approve details. The Committee voted unanimously to recommend denying the proposal to strip off the remaining glass panels on the facade.*

Ms. Matzkin described the proposal to strip the mid-twentieth-century green glass storefront from the facade and create a new door, awning and transom. Mr. Baron explained that he recommended the applicant retain the existing glass panels and

patch or replace the damaged portions. He explained that these storefronts are quite rare and have stylistic significance. Ms. Matzkin and Mr. Baron stated that the applicant did not object to complying with the Committee's recommendation to keep the glass.

Mr. Baron noted that the missing or damaged panels fit within a strip at the base of the storefront that the applicant could replace with glass or enameled panels without changing the integrity of the design. Ms. Matzkin added that Committee members did not object to the proposed awning and thought that it would hide the new glass in the recently broken transom area.

*Mr. Wilds made a motion to accept the Committee's recommendation to approve the proposed awning and repairing the green glass storefront, with staff to review and approve details, and to deny the proposal to strip the remaining glass panels off the facade.*

### **2010-2012 Sansom Street**

John Ciccone, Owner/Architect/Applicant

DATE: c. 1850

PROPOSAL: Facade renovations, signage

*Architectural Committee Recommendation: Approving the facade renovations and signage flush with the balcony.*

Ms. Matzkin described the proposal to repair the stucco, replace lintels and add signage. John Ciccone, the architect for the project, has designed a framework that surrounds and projects in front of a narrow, 1920s balconette. These iron balconies give the building its "Spanish Revival" style. Ms. Matzkin explained that Committee members thought the applicant should cut down the size of the signage by bringing the framework flush with the balconette, and holding it away from its edge about four or five inches.

*Mr. Wilds made a motion to accept the Committee's recommendation. Ms. Merhige seconded the motion which carried unanimously.*

### **2032 Sansom Street**

John Ciccone, Owner, Architect, Applicant

DATE: c. 1870

PROPOSAL: Metal Marquee

*Architectural Committee Recommendation: Approving either of the newly proposed triangular marquees.*

Ms. Matzkin explained that this proposal involves the installation of a metal marquee to this row house turned theater. She noted that Committee members approved either of the two new drawings for triangular marquees. One extends out 7'10" and the other 6'8".

*Mr. Wilds made a motion to accept the Committee's recommendation.  
Mr. Ward seconded the motion which carried unanimously.*

**1811-17 Chestnut Street, Belgravia Hotel**

Lubert - Adler Partners, L.P., Owner

David Schoenhard, Applicant

DATE: c. 1895

PROPOSAL: Lighting and signage

*Architectural Committee Recommendation: Approval.*

Ms. Matzkin described the proposal to paint the exterior of the marquee dark green, paint its interior rafters light blue, and remove the film from the canopy glass. The proposal also includes two new halo-lighted metal signs on either side of the marquee with a dark green background, with gold-leafed aluminum faced and raised lettering, and installing brass light strips with bulbs about every six inches, with a fourteen inch globe light inside the canopy. The proposal also calls for some lighting in the trees near the entrance.

*Mr. Ward made a motion to accept the Committee's recommendation.*

*Mr. Wild seconded the motion which carried with ten votes. Mr. Sklaroff recused himself from the discussion and the vote.*

**201-05 South 18th Street, aka 1718-40 Walnut Street**

Rouge '98 Incorporated/Neil Stein, Owners

Mark Sullivan, Architect/Applicant

DATE: 1955

PROPOSAL: Storefront alterations, vents on Chancellor Street

*Architectural Committee Recommendation: Approval of the proposal, modified with a detail for a flush fan, a revised railing and without the colonial lights. Staff should review the revisions for approval.*

Ms. Matzkin described the proposal to install a new storefront into an existing large opening, a sign above it and vents on the Chancellor Street side of the building. She explained that Committee members objected to the amount of wood used in the storefront, as well as the faux colonial lanterns.

The signage proposal features black back-painted glass panels with internally lighted, gold-colored letters. The applicant plans to paint the columns in the storefront dark brown. The proposal also involves installing flush vents on Chancellor Street, or venting through the roof of a one-story addition.

Mr. Baron showed the Commission a revised drawing the applicants submitted for the storefront that reflects the recommendation of the Committee.

*Mr. Sklaroff made a motion to approve the amended proposal. Ms. Merhige seconded the proposal which carried unanimously.*

**The Report of the Activities of the Historical Commission Staff**  
December 1997, Richard Tyler.

Mr. Tyler stated that the new Rules and Regulations of the Philadelphia Historical Commission passed, which has helped increase the number of Building Permit Applications approved at staff level, and that the Commission packets now include a table of those applications approved at staff level. He added that owing to his absence for most of December, he asked staff members to assist in writing the staff report.

**Harry A. Batten Memorial Fund**

Mr. Tyler asked the Commission to reverse their decision last month allowing him full discretion to withdraw money from the Batten fund for Committee lunches. He explained that the Rules and Regulations state that any expenditure requires Commission approval. He stated that lunch for the December meeting cost \$29.01. Mr. Bumb and Mr. Sklaroff suggested approval for the lunches could come from Mr. Baron or the Chair of the Commission. Mr. Tyler and other Commission members disagreed.

*Mr. Brownlee made a motion to approve the expenditure. Ms. Merhige seconded the motion which carried unanimously.*

*Mr. Ward made a motion to adjourn. Mr. McLaughlin seconded the motion which carried unanimously.*

The Meeting adjourned at 12:00 P.M.

Respectfully submitted,

R. Scott Jacob  
Executive Secretary