

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Robert Thomas, Chair
Commission Conference Room, One Parkway, 13th Fl., 1515 Arch St.
29 June 1999

Present

Robert Thomas, Chair
Suzanne Pentz

Randal Baron, Assistant Historic Preservation Officer
R. Scott Jacob, Executive Secretary
Richard Tyler, Historic Preservation Officer

Also

Robert Hoe, Chestnut Hill Academy
Alfred Ottaviano
Stephen Skale
Susanne Park
Cynthia Kishinchand
Julie Camburn
Craig Klofach, Ueland Junker McCauley and Nicholson Architects
Mark Ueland, Ueland Junker McCauley and Nicholson Architects
Bennur Koksuz, City Planning Commission
Richard Parker, Chestnut Hill Academy
Richard Thom, Old City Civic Association
Rae Munroe
Robert Saxon, Saxon Capers Architects
Roger Moss, Athenaeum of Philadelphia
Madeleine Antinucci, Department of Streets
Vibeke Lichten
Michael Bach
Cara Carroccia
David Dutot, The Delta Group
James Platt, Burt Hill Kosar and Rittelmann, Architects
Maria Heimon, Gilbane Construction
John Connors
Alan Gilbert
Barbara Gilbert
Lenore Millhollen, Center City Residents Association
John Johnson, Drill Construction
James Piatt, Piatt Associates
William Bertolet
Claire Oliver
B. Bowen, Preservation Alliance
Richard Wilson

Mark Brookman, Esq., Duane Morris and Heckscher Attorneys
Walter Chatham
Laura Goldman
Zeia Sones
Nancy Smith
William Schwartz, Esq.
Phillip Kunz
George Gould
Shep Houston
David Singer
Jason Nusbaum
William Kerr, Blank Rome Comisky and McCauley Attorneys
Allan Baumholtz
William Burke, Art Commission

Robert Thomas, Chair, stated that the Architectural Committee did not have a quorum. Prior to the review of each proposal the applicant and interested parties were offered the opportunity to come back to the Committee at a special meeting or the next monthly Committee meeting if anyone objected to review without a quorum.

341 South 4th Street

Alfred Ottaviano, Owner
Stephen Skale, Esq., Applicant
DATE: c. 1780
PROPOSAL: Re-roofing

The proposal calls for installing an asphalt faux slate shingle on this row house. The Committee explained that this building style would have originally had a cedar shake roof, better replicated with a weathered wood color and a wooden square butt shape shingle. The applicant maintained that the faux slate resembles the existing faux weathered cedar roofing material. The proposal does not call for new shingles on the cheeks of the dormer. The Committee objected to the design of the proposed material because it is cut to look like slate, not cedar shake, and asked the applicant to order the appropriate design from the manufacturer. The owner stated that his contractor already purchased the faux slate shingles.

The Committee voted unanimously to recommend denial of the proposal, with a recommendation to pursue a better match for faux weathered cedar shake.

500 West Willow Grove Avenue, Chestnut Hill Academy

Chestnut Hill Academy, Owner
Craig Klofach, Architect/Applicant
DATE: 1882-1884
PROPOSAL: Addition to Conkey Art Center

The proposal calls for building an addition on the Conkey Arts Center, a much-altered building across the street from the main structure. The Committee did not object to the proposal.

The Committee voted unanimously to recommend approval of the proposal.

500 West Willow Grove Avenue, Chestnut Hill Academy

Chestnut Hill Academy, Owner

Craig Klofach, Architect/Applicant

DATE: 1882-1884

PROPOSAL: Roof replacement with red asphalt shingles

The application revisits the question of a new roof for the main building at the Chestnut Hill Academy. The proposal calls for a new red asphalt shingle roof. The historic photos show a roof of diamond shaped terra cotta or slate shingles. Richard Parker from the Chestnut Hill Academy showed the Committee a colored drawing dating from the time of the building's construction showing a red shingled roof.

The applicant explained that the existing roof, constructed with Supra-Dur in the early 1980s, has not held up and requires replacement. Mr. Thomas confirmed that some Supra-Dur roofs have not lasted, and that the company went out of business for that reason. A limited budget prohibits the Academy from using real tile or red Vermont slate, as well as the high-end replacement materials such as Eternit. The applicant stated that Eternit in a diamond cut pattern would add \$500,000. to the approximately \$1,500,000. cost of the roof project. The architect confirmed that no diamond shaped asphalt shingles are available on the market. The Committee did not object to the use of the proposed red asphalt shingles by Certain-Teed, in either the "Grand Manor" or "Carriage House" design.

The Committee voted unanimously to recommend the use of the proposed red asphalt shingles by Certain-Teed, in either the "Regal Manor" or "Carriage House" design.

1346 North Broad Street, Edwin Forrest House, (New Freedom Theater)

New Freedom Theater/Pennsylvania Historical and Museum Commission, Owner

Robert Saxon, Architect/Applicant

DATE: Main house - 1853; theater addition - c. 1876

PROPOSAL: New side addition

This proposal calls for constructing a stuccoed, one-story addition on the south wall of the theater building, set back from Broad Street. The Committee did not object to the proposal owing to its minimal visibility from Broad Street, but asked staff to review the color and finish of the stucco.

The Committee voted unanimously to recommend approval of the proposal, with staff to review the color and finish of the stucco.

Skidoo Street, between Stanton and Calumet Streets

City of Philadelphia, Owner

Madeleine Antinucci, Department of Streets, Applicant

DATE: Early 20th century

PROPOSAL: Pave in asphalt

This proposal calls for re-paving an historically designated Belgian block street with asphalt. Madeleine Antinucci of the Department of Streets, the applicant, explained that public complaints instigated earlier plans to pave the street in asphalt. According to Ms. Antinucci, at least fifty-four percent of the street requires repair, and resurfacing it in asphalt would cost ten percent of the cost to restore one half of the street in Belgian block. She also stated that safety issues, including ones related to the nearby Saint Bridget's School necessitate re-paving the street.

Cynthia Kishinchand who resides near Skidoo Street contested the assertion that the Belgian block is unsafe, and reported that Saint Bridget's School has no record of any accidents related to the paving of Skidoo Street, and that no busses use the street. Susanne Park who also resides in the area noted that the Belgian block actually slows traffic. She gave the Committee a petition with 118 signatures opposing the proposal.

Mr. Thomas suggested the Department of Streets work with the interested members of the community to raise money for the proper restoration of the street. The interested parties present responded affirmatively to the suggestion.

The Committee voted unanimously to recommend denial of the proposal, with the suggestion that the Department of Streets work with the interested members of the community to raise money for the proper restoration of the street.

219-221 South 6th Street, Athenaeum of Philadelphia

Athenaeum of Philadelphia, Owner

Roger Moss, Applicant

DATE: 1845-1847

PROPOSAL: Sidewalk replacement; bollards

The proposal calls for installing protective bollards on the St. James Street side of the building, removing the blue stone sidewalk and installing brick on the 6th Street side of the building. A note in the minutes of the Athenaeum in 1878 records the taking up of the sidewalk and laying of flagstone. The applicant takes this to mean that a brick sidewalk existed previously. However, he provides no evidence for this hypothesis.

Roger Moss, applicant for the proposal, stated that the Athenaeum has had to replace portions of the bluestone with regularity, and that only the pavers closest to the building are original. He explained that the sidewalk was probably brick at the time of the building's

construction. Mr. Moss also noted that brick is easier to maintain. The Committee noted that the bluestone has historic significance of its own, but agreed to allow the brick.

The Committee voted unanimously to recommend approval of the proposal.

501 Vine Street

Vibeke Lichten, Owner/Architect/Applicant

DATE: c. 1885

PROPOSAL: Rehabilitation; replace windows

The proposal calls for restoring the windows on the property and enclosing the rear porch. The Committee did not object to the proposal.

The Committee voted unanimously to recommend approval.

406 South Camac Street

Michael Bach and Cara Carroccia, Owners/Architects/Applicants

DATE: c. 1830

PROPOSAL: Rear addition and deck; build a third floor

This proposal calls for a large addition and deck on this corner property. The architect has provided two options. The plans also show removal of the front dormer and building a mansard like third floor.

Mr. Baron stated that the staff recommends denial of the proposal as submitted. The Commission has allowed dormers on these houses with the provision that they do not take up the full width of the house so that the public can discern the original roof line. The Committee thought the applicants could expand the dormer to the south, but not closer to the north wall or the front.

Staff favors the idea of allowing a rear addition that does not overhang the street as shown in the owner's preferred alternative. Mr. Baron also spoke regarding the growing pressure from new homeowners wanting to expand their little houses, and of the significance and rarity of these small historic buildings. He cautioned the Committee to consider the future of Philadelphia's little houses, and not to allow additions and alterations to overpower the original portions of these buildings. The Committee agreed that the rear addition should not overwhelm the size of the original house and that the deck should not rise higher than the existing roof ridge.

The two alternate schemes proposed for the rear addition were rejected by the Committee as presented. The Committee objected to the projecting portion of the first scheme, and the appearance of a false chimney in the second. The Committee asked the applicants to keep the addition simple, and to incorporate the frontage of the rear kitchen addition. The applicant may place more windows within the new addition for functional as well as aesthetic purposes.

The Committee voted unanimously to recommend.

Denial of:

- 1. Expanding the front dormer as submitted.*
- 2. Either of the two proposed schemes for the rear addition including the projecting bay and the faux chimney.*
- 3. The trellis on the roof deck*

Approval of:

- 1. Expanding the front dormer to the south only.*
- 2. A simplified rear addition that incorporates the frontage of the historic rear kitchen addition, with more windows if desired.*
- 3. The proposed roof deck, without the trellis.*

7301 Germantown Avenue, Lutheran Theological Seminary

Lutheran Theological Seminary, Owner

David Dutot, Architect/Applicant

DATE: Hagen Hall - c. 1790; current appearance - 1850

PROPOSAL: New internally illuminated sign

This proposal calls for removing the wood sign announcing the campus and replacing it with a metal-faced box sign with letters cut out of the solid material, and back lit. The Committee thought the proposed sign could be approved if moved closer to the driveway entrance northwest of the existing sign location.

The Committee voted unanimously to recommend approval of the proposed sign, if moved closer to the driveway entrance northwest of the existing sign location.

401 North Broad Street

401 North Broad Street Associates, Owner

James Gagnon, Applicant

DATE: 1929

PROPOSAL: Louvers in windows

This proposal calls for installing two louvers in the Callowhill Street side of the building. The Committee agreed to recommend approval if the louvers are expanded to the full width of the transom, painted the same creamy yellow as the transoms and the Commission receives a facade plan showing the placement of future louvers placed in an orderly fashion. The applicant stated that he will contact the owner of the building regarding an overall design plan for this address.

The Committee voted to recommend approval if the louvers are expanded to the full width of the transom, painted the same creamy yellow as the transoms and the Commission receives a letter from the owner confirming the intention to work on a facade plan showing the placement of future louvers placed in an orderly fashion.

1900-1938 Park Mall, Temple University

Temple University, Owner

James Piatt, Architect/Applicant

DATE: c. 1860s

PROPOSAL: Conceptual review - Rehabilitation, additions and terraces

The Committee has reviewed this proposal in concept before. The new design shows end pavilions that no longer overlap the fronts of the existing row houses. They now have a lower profile and more horizontal lines than the former design. The staff preferred the more vertical design of the former scheme. The Committee did not object to the proposal.

The Committee voted unanimously to recommend approval in concept of the proposal as submitted.

1914-1916 Rittenhouse Square Street; 1915-1919 Manning Street

Henry McNeil, Owner

Walter Chatham, Architect/Applicant

DATE: 1914 Rittenhouse Square Street - 1859; Entrance Pavilion - 1957;

Rear ell - late 19th century to mid 20th century; garage - c. 1960

PROPOSAL: Demolition of entrance pavilion, rear garage and ell; new additions; rooftop alteration and addition

William G. Schwartz, Esq., attorney for a party opposing the proposal, objected to review by the Committee without quorum. Mr. Thomas explained that the Commission staff will notify the applicant and interested parties of the date and time of a special meeting of the Architectural Committee with a quorum.

1910 Rittenhouse Square Street

Mary Parenti, Owner/Applicant

DATE: 1891

PROPOSAL: Garage door

The proposal revisits the new rear garage already approved by the Historical Commission. In order to retain the use of an interior staircase, the applicant seeks to install a metal slat rolling garage door rather than the approved paneled door. The new proposed door will roll up to a smaller size, whereas the former proposal demanded more ceiling space when in the open position.

The Committee voted unanimously to recommend approval, with staff to review and approve details of the color and finish of the new garage door.

23-31 North Juniper Street, City Hall Annex

Annex Center Limited Partnership, Owner

James Platt, Architect/Applicant

DATE: 1927

PROPOSAL: Signage; landscaping

This proposal shows minor revisions from drawings previously approved by the Commission. The new plans call for:

1. Revised signage with back lit, cut out letters.
2. Flag poles and plantings on the new traffic island in front of the building.
3. A brick striped paving pattern carried around to the Filbert and North 13th Street elevation sidewalks.
4. Lighting of the building from mostly concealed fixtures.

The Committee did not object to any aspect of the proposal, but asked the applicant to provide staff with more details regarding the location of all the lighting fixtures.

The Committee voted unanimously to recommend approval, with the applicant to provide staff with more details regarding the location of all the concealed fixtures.

2403 Pine Street

George Gould, Owner

Shep Houston, Architect/Applicant

DATE: c. 1835

PROPOSAL: Three story rear addition

This proposal calls for raising the rear slope of the gabled roof of this house to add a three story addition. The house at 2401 Pine Street screens much of the rear of this house. The public, however, can see a portion of the rear dormer, which the architect seeks to demolish, from Fitler Square. The public will also see a section of the new stuccoed addition.

The Committee directed that this proposal could be approved at staff level.

123 South 18th Street

Michael Singer, Owner/Applicant

DATE: c. 1830

PROPOSAL: Legalize removal of chimney and window replacement

The applicant objected to review by the Committee without a quorum. Mr. Thomas explained that the Commission staff will notify the applicant and interested parties of the date and time of a special meeting of the Architectural Committee with a quorum.

1628 Spruce Street

Allan Baumholtz, Owner/Applicant

DATE: c. 1855

PROPOSAL: Legalize vinyl windows; install two wood windows

This proposal seeks to legalize the installation of vinyl windows in place of the two over two wood windows done without a permit. Allan Baumholtz, owner of the building, proposes to add a thin vertical vinyl mullion to the upper floor windows and install true wood divided light sash on the first floor. He has not provided an adequate drawing showing the proposed windows. The Committee thought the applicant should replace all of the windows with true wood divided light sash, but suggested Mr. Baumholtz take his case before the Commission.

The Committee voted unanimously to recommend denial of the proposal.

253 South 20th Street

Jason Nusbaum, Owner/Applicant

DATE: 1930

PROPOSAL: Legalize visible HVAC unit and ductwork

This proposal calls for legalizing the installation of exterior ductwork and roof top HVAC. in highly visible locations. Mr. Baron stated that he met with Mr. Nusbaum before work began to help guide the placement of the mechanical equipment units in locations invisible from the street. Mr. Nusbaum ignored this advice and installed the units without a permit.

Mr. Nusbaum explained that he placed the duct as far back from the street as possible. The Committee members agreed that the duct sits on a secondary facade and is less visible from the street owing to its location and the brick red color the applicant painted it to mitigate its appearance. It was explained, however, that an interior installation conforms to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Committee agreed to recommend approval of the exterior installation of the ductwork on the condition that the owner modify the rooftop HVAC to eliminate visibility from the street.

The Committee objected to the rooftop HVAC and ductwork installation. Ms. Pentz recommended "pocketing" the metal support beams within the parapet, which will lower the support beams and mitigate the visibility of the mechanicals.

The Committee voted unanimously to recommend:

Approval of:

1. The ductwork on the side of the building conditional upon pocketing the metal support beams within the parapet, lowering the HVAC unit.

Denial of:

1. The existing rooftop HVAC and ductwork installation.

1411 Walnut Street

Philadelphia Management Inc., Owner

Morton's Steak House, Tenant

Jeffrey Kleger, Applicant

DATE: 1911

PROPOSAL: Illuminated signage

This application calls for illuminating canvas awnings that have already been approved by staff in non-illuminated form. The applicant wishes to light up the white lettering on the face of the awning from behind and also provide down lighting. The drawing shows fluorescent lights with an egg crate grill.

The Committee objected to the illuminated aspect of the sign, and asked the applicant to return to the non-illuminated scheme. William Burke of the Art Commission objected to the proposed white fluorescent light coming down through the egg crate. The Committee agreed to recommend approval of down lights fixed in cylindrical cans instead of diffused through the egg crate.

The Committee voted unanimously to recommend denial of the proposal to illuminate the sign, and to approve down lights fixed in cylindrical cans instead of diffused through an egg crate.

Respectfully submitted,



R. Scott Jacob

Executive Secretary