

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Arlene Matzkin, Chair
Commission Conference Room
Suite 1301, 1401 Arch Street
29 October 1996

Present

Arlene Matzkin, Chair
Tony Atkin
Penelope Batcheler
Herbert Levy
Suzanne Pentz

Richard Tyler, Historic Preservation Officer
Randal Baron, Assistant Historic Preservation Officer
Jeffrey Barr, Historic Research Technician
Laura Spina, Historic Preservation Specialist

Also

Judith Eden, Center City Residents Association (CCRA)
Ralph Kennedy, 325 South 18th Street
Terry Kennedy, 325 South 18th Street
Michael Mahoney, Mahoney Contracting
G. Munsel
Tina Hu, 231 Chestnut Street
Larry Gilbert, L. Gilbert Architects
Matt Robinson, 140 Chestnut Street
Joseph Baker, 251 South Quince Street
Kenneth Brinkley, R.A., School District of Philadelphia
Bobbie Burke, Rittenhouse-Fitler Historic District
Thomas Schweiker, School District of Philadelphia
Lenore Millhollen, CCRA
Dmitri Chimes, 2227 Pine Street
Don Wolfe, 2028 Locust Street
Bernard Nearey, 2021-2023 Sansom Street
Frank Herz, Esq., 2131-2133 Pine Street
Vern Lei, T.C. Lei Associates
Kristi Jones, The Limited Inc.
Tony Oliver, The Limited Inc.
Stephen Herman, Stephen Herman Real Estate
Michael Stern, Preservation Alliance
Philippa Campbell, 2121 Delancey
Franco Criniti, 317 South 16th Street
Theodore Robinson, 2030 Latimer Street
Bernard Applebaum, 2329 Spruce Street

Ms. Matzkin called the meeting to order at 12:30 p.m.

325 South 18th Street

Teresa Kennedy, Owner/Applicant
DATE: c. 1860; c. 1890 alterations
PROPOSAL: New areaway

Ms. Kennedy explained that in the course of removing the brick sidewall to rebuild it, the contractor discovered that the foundation was in poor condition. Instead of building a new wall on a shored foundation, the contractor installed a new foundation. Ms. Kennedy decided to have a basement door installed below grade. This proposal is for a new areaway to lead to the basement door. The owner will install a metal safety railing with vertical pickets for now, but may apply to install an ornamental wrought iron railing in the future.

The Committee voted to recommend approval.

402 Lombard Street AKA 502 South 4th Street

Helen Wang, Owner
Andrij Cozak, Applicant
DATE: 1794; c. 1870 alterations
PROPOSAL: Rebuild wall, new door

The west or rear wall of the building, visible from Lombard Street is in disrepair. The owner wishes to rebuild the brick wall and install a new door. Ms. Pentz noted that the wall should be supported by shoring.

The Committee voted to recommend approval with staff to approve brick-work match.

231 Chestnut Street

Tina Hu, Owner/Applicant
DATE: c. 1850; c. 1950 - 1st floor alterations
PROPOSAL: Window gates

Ms. Hu explained that the large window for the store poses a security risk. She wishes to install wrought iron gates that open like bi-fold doors on the exterior of the building. The Committee noted that the fancy curls of the design are not appropriate for the building, but a simple design would be acceptable.

The Committee voted to recommend approval of a simplified gate design.

785 South Front Street

Rosa Marino, Owner/Applicant
DATE: c. 1795; c. 1860 alterations
PROPOSAL: New roof, rebuild front facade

The owners have gutted the entire interior of the building.

The weight of the roof had caused the front facade to bow to a dangerous point. The Department of Licenses and Inspections declared the building Imminently Dangerous and the staff approved a permit to remove the upper portion of the front facade down to a safe level. The proposal is to rebuild the facade and roof to match the appearance before the damage, but with a concrete block wall behind the brick to support fully the front facade. Staff will approve the details of the reconstruction, particularly roof and dormer details when drawings are submitted.

The Committee voted to recommend approval with staff to approve details.

13-21 South 5th Street, The Bourse Building

Ron Zaker, Owner
Ed Bance, Applicant
DATE: 1893-1895
PROPOSAL: Awning

The applicant has a store with a glass greenhouse on South 4th Street which covers the stairs to the lower level. The owner wants to install an awning over the glass to hide bird droppings and dirt which are visible from the interior. The Committee decided that the awning will only trap dirt and would look awkward from the street. Instead, the Committee recommended painting the glass, on the interior, a dark color to hide the dirt and bird droppings. If the owner wants signage the Committee recommends that he could install a sign on the roof of the greenhouse, above the stairs.

The Committee voted to recommend denial but approval of painting the interior of the skylight a dark color to hide the dirt and bird droppings.

2425 Pine Street

John Kaulbach, Owner/Applicant
DATE: c. 1835
PROPOSAL: Facade restoration

The owner wants to restore the front facade of the building which includes: removal of the paint; removal of the air-conditioning unit and toothing-in matching brick; installing an historically accurate door, frame and transom, and installing wood, true-muntin, six-over-six sash. The Committee voted to recommend approval of all parts of the proposal, but investigation should be done to provide evidence that an arch had existed over the front door. After studying photographs of the houses in the row, the Committee members decided that the trim and door details of 2409 Pine were the most authentic and should be used to guide the work.

The Committee voted to recommend approval with details to match 2409 Pine Street which appeared to be the most accurate historically. Staff is to approve details.

239 Chestnut Street

David Cuirolino, Owner

Lawrence Gilbert, Architect/Applicant

DATE: 1852

PROPOSAL: New door, access ramp; rebuild cornice

Larry Gilbert, the architect for the project, and David Cuirolino, the owner, explained the proposal. The sidewalk in front of the store contains four sections: three of which have a glass and iron grate which allows light into the basement of the building (one of which is front of the door) and the fourth section is a non-historic metal hatch to the basement. The proposal calls for the removal of the iron and glass sidewalk sections and the non-historic hatch and the installation of cement pavers and a ramp to the front door. The Committee decided that the glass and iron sidewalk is too important to remove. However, the Committee conceded that the glass and iron sidewalk at the door may be too deteriorated to restore, and agreed to allow a ramp. Since that portion of the sidewalk is too deteriorated it cannot be used to replace the non-historic hatch which the owner wants to remove. Instead, Mr. Gilbert suggested using a diamond pattern metal plate to replace the hatch and a diamond pattern metal ramp for the front door. The Committee agreed, stating that the metal plate and ramp would be in keeping with the architecture of the building and two sections of the historic sidewalk will be saved. Ms. Batcheler suggested that the metal framing for the sidewalk should be used as a frame for the ramp and plate. Any glass pieces missing from the remaining sections will be replaced with glass from the removed section.

The proposal calls for a new wood door and the replacement of the metal cornice which is deteriorated beyond repair. The Committee discussed various materials for the cornice which would be cost-efficient and yet have all of the details of the original. The Committee and Mr. Gilbert decided that a cornice made of cedar or redwood would be the best. The Committee noted that if a wood cornice was installed, the joints should be placed over the columns of the storefront. Staff is to approve the details.

Mr. Cuirolino also stated that he will remove the awning. The Committee discussed lighting options with Mr. Gilbert and Mr. Cuirolino. The owner will return with a formal application for the lighting.

The Committee voted to recommend approval of removing the hatch and replacing it with a solid metal panel; approval of a metal ramp to the front door. Approval of the new door, and approval of a new cornice with details to match exactly the existing cornice and the joints to match the columns of the storefront. Staff is to approve cornice details.

140 Chestnut Street

Passport Photo Center, Owner
Diane Zadlo, Applicant
DATE: c. 1840; c. 1920 - alterations
PROPOSAL: Signs

Matt Robinson, a representative of the owner, explained the proposal for four wood signs on this corner property: two signs in the window openings and two very large signs above the windows, covering all of the glass transoms. The Committee decided that the proposed signs obscured too many details. Instead, the Committee voted to recommend approval of two signs placed inside the frames of the central transoms and two signs in the window openings. This plan allows the visibility which the owner desired, and obscures less of the building's architectural details. The proposal also includes a sign in the shape of a plaque on the wall of the west facade.

The Committee voted to recommend approval of four signs. On the north elevation, one sign in the window opening and one in the central transom above the window. On the west elevation, one sign in the window opening and one sign in the central transom above the window. Approval of the sign on the west wall.

300 South Juniper Street

Gianni Fragala, Owner
Michael Mahoney, Contractor/Applicant
DATE: c. 1840
PROPOSAL: New doors, frame & transom

Mr. Mahoney described the proposal which calls for the removal of the non-historic front door, frame and the air-conditioner which was installed in the arched transom. The new door and frame would be similar to those of the house next door which was built at the same time. The glass in the transom, however, would be flush forward instead of recessed. The proposal also calls for the replacement of the door to the alley which would match the new front door and the removal of all of the security grates on the windows.

The Committee voted to recommend approval of the new wood doors, frame and transom; and approval of removal of all of the security grates.

251 South Quince Street

Joseph Baker, Owner/Applicant
DATE: c. 1830
PROPOSAL: Remove paint, clean and point masonry

Mr. Baker wishes to remove the paint on the building which is in poor condition and repoint the brick where necessary. The Committee noted that the building should be inspected for leaks and water infiltration because the erosion of the paint indicates

a water problem. Mr. Baker noted that a new roof had stopped whatever leaks that may have caused the erosion of the paint. The contractor should submit specifications to the staff, and the staff will approve cleaning and pointing samples. The Committee noted that a high-powered wash may be too strong to use; a chemical peel may be the best process to remove the paint. The mortar should have a high lime content.

The Committee voted to recommend approval with staff to approve cleaning and pointing samples.

310 Gaskill Street

Denison & Peg Hatch, Owners/Applicants

DATE: 1818

PROPOSAL: Restore dormer

Mr. Baron explained that the owners wish to restore the dormer by removing the aluminum siding and installing the eight-over-eight window found in an historic photo. The Committee studied several photographs and noted that the owners or an architect should investigate the dormer to determine the exact details, especially the size and placement of the window.

The Committee voted to recommend approval with staff to approve details.

908 South Front Street

Joseph Orlando, Owner/Applicant

DATE: c. 1850

PROPOSAL: New doors, frames, transoms & windows

The two doors, frame, transom and windows were replaced without a permit and were not appropriate for the building. The contractor is willing to change elements to make the building historically accurate. The Committee recommended approval of the drawing illustrating the new windows which are wood, true-muntin, six-over-six sash. However, the proposed six panel door should have only four panels and the transom details should be changed to reflect the mid-century date of the building. The owner will repair the basement windows and the cornice which are original.

The Committee voted to recommend approval of six-over-six windows, four panel front door and the transom details with final approval by staff.

2030 Latimer Street

Wendy Bennett, Owner/Applicant

DATE: 1923

PROPOSAL: Storm windows, door; restucco bay; rebuild brick planter

Mr. Baron described the various parts of this proposal.

First, the stucco on the bay is deteriorating and needs replacement. Second, the owner wants to paint the building a dark cream color to match the color of neighboring buildings. Third, the owner wants to install a wood storm door and exterior, one-over-one storm windows in place of existing ones. Fourth, the proposal calls for replacing the deteriorated brick planter. The Committee recommends approval of all parts with some conditions. The structure of the bay should be investigated to explain the failure of the stucco. Any needed structural repairs should be made. Also, the new planter should have a liner and a drain and the flashing should extend into the wall of the house.

The Committee voted to recommend approval of the storm windows, door and paint; approval of the restucco; approval of the new brick planter with a drain installed in the bottom and the flashing designed to protect the wall of the house.

1625-1645 Spring Garden Street, Masterman Public School

School District of Philadelphia, Owner

Thomas Schweiker, Architect/Applicant

DATE: 1932

PROPOSAL: Legalize new windows

Thomas Schweiker and Kenneth Brinkley represented the School District of Philadelphia. Mr. Baron explained that all of the original sash, except for a few larger windows, have been replaced with new sash and frames, installed within the original wood frames. Most of the new windows have thin, tape-like, applied muntins on the lower sash and sandwiched muntins on the upper sash. Some of the new windows have no muntins at all. All of this work was done without a building permit and without the Commission's approval. Several large arched windows on the rear of the building are still intact, but replacement windows have already been ordered. Also, the School District plans to replace the doors on the building and the new doors, which do not match the existing, have been ordered. The Committee told the applicants to stop work on the windows and doors. Mr. Brinkley will return to the Committee with a formal proposal to replace the doors.

Mr. Schweiker apologized to the Committee for not seeking the approval of the Committee and Commission before work began. The School District assumed that the contractor had secured the necessary permits. The School District did not know that the building was on the Philadelphia Register. Mr. Brinkley explained that they noted that the school is part of an historic area. While making the drawings, they specified the muntins in the windows for this reason.

The Committee members asked if deeper muntins could be applied to the top sash, but the necessary depth is not available. Mr. Atkin noted that the Committee and Commission have consistently denied the exact same proposal and should deny this proposal as well. The other Committee members agreed. Mr.

Baron noted that the Secretary of the Interior's *Standards* emphasize the repair of historic fabric rather than replacement and that if replacement is required the new element must match the old "in design, color, texture, and other visual qualities". The new windows clearly do not match the old. Also, the *Standards* emphasize that distinctive features that characterize the historic property shall be preserved. The many windows are a very distinctive feature.

Mr. Schweiker and Mr. Brinkley stated that the School District has a limited budget and has already spent over \$300,000. The Committee noted that if the proposal was reviewed by the Commission before the windows were ordered and installed, the School District would not have this financial dilemma. Mr. Schweiker stated that only recently has the School District applied for any building or zoning permits with the Department of Licenses and Inspections and reiterated its ignorance of the historic nature of the site.

The Committee restated its recommendation of denial of the application and noted that the proper windows should be cream-colored windows to echo the Colonial Revival style of the building with muntins that have depth, thickness and design to match the original windows.

The Committee voted to recommend denial.

2028 Locust Street

Donald Wolfe, Owner/Applicant

DATE: c. 1840; 1889 alterations

PROPOSAL: Legalize new roof, windows & shutters

Without a building permit and without Commission approval, Mr. Wolfe installed wood, true-muntin, six-over-six windows on the second and third stories; added paneled shutters; removed the slate roof, and installed an asphalt shingle roof. Mr. Baron explained that Wilson Eyre designed the 1889 alterations for this mid-19th Century house. Using an historic photograph, Mr. Baron noted that the house already had six-over-six windows on the third floor, but the windows on the second floor were one-over-one. The Committee decided that since the six-over-six sash already existed on the third floor, they would recommend approval for all four windows.

The building which originally matched the house next door had louvered shutters before the 1889 alterations. With the alterations, however, the shutters were removed. The addition of the paneled shutters would not be compatible with either its original condition or the historic alterations.

The Committee also noted that the asphalt shingles do not match the original slate in appearance or material and therefore should not be allowed. Mr. Wolfe explained that approximately a dozen shingles needed to be replaced, but that it was easier to

replace the entire roof.

Bobbie Burke, of the Rittenhouse-Fitler Historic District, testified that the 2000 of Locust is one of the most interesting and historic of the district. More architect-designed houses stand on the block than any other in the area and the alterations on this particular house were designed by Wilson Eyre. The Committee noted that the alterations made the house more significant than the original construction, therefore the changes made by Mr. Eyre should not be changed.

The Committee voted to recommend approval of the new windows, but the trim should be painted dark which is historically more accurate. Denial of the shutters and asphalt roof. The shutters should be removed and the slate roof reinstalled.

2021-2023 Sansom Street, Roxy Theatre

Bernard Nearey, Owner/Applicant

DATE: c. 1960 - 2021; c. 1850 - 2023

PROPOSAL: Paint facade; new lights

Mr. Nearey explained that he hopes to reopen the Roxy Theater. He noted that the 2000 block of Sansom Street is a dark area because only two street lights exist and he wants to make the area in front of the Roxy secure and inviting. Ms. Matzkin questioned the position of the lights and Mr. Nearey explained that they were placed above the two doors and the three boxes which hold movie posters. The Committee recommends approval.

The Committee also voted to recommend approval of painting the building; however, a horizontal wood strip should be added above the first floor. This will provide a shadow line which will help delineate the line between the first and second floors and the different stucco finishes. A plain 1"x 3" board would be sufficient.

The Committee voted to recommend approval of the lights and the paint on the condition that a molding is installed over the first floor to create a horizontal transition.

2227 Pine Street

Dmitri Chimes, Owner

Sam Olshin, Architect/Applicant

DATE: c. 1870; c. 1930 - facade alterations

PROPOSAL: Facade alterations

Mr. Olshin described the changes proposed for this altered building. The owner will install long casement windows in the Pine Street facade, flanking the door, and on the 23rd Street facade, as well as new doors on the 23rd Street facade. Mr. Baron noted that the cuts would be made in newer 20th Century additions. The Committee suggested changing the Colonial Revival fan-light in the transom to a single-pane transom.

Mr. Chimes wishes to paint the entire building a brick color and install awnings on both facades. The Committee asked about the exhaust ductwork that snakes along the ell and up the rear of the building. Mr. Chimes explained that the neighbors complained of the smell and noise of the rear exhaust when a previous restaurant occupied the building and paid to have this exhaust created. There are no plans to change it and the metal cannot be painted easily. The Committee suggested erecting a dark-colored fence to hide the shiny metal ductwork. Mr. Chimes stated that he would consider doing so.

The Committee voted to recommend approval.

2131-2133 Pine Street

Hong Hyon Ko, Owner/Applicant

DATE: c. 1895

PROPOSAL: Legalize roll-down gates and signs

Frank Herz, Esq., represented Mr. Hong. Mr. Herz offered a proposal to remove the present exterior gates and housing and to install interior grates which resemble those located at 339 South 21st Street. The Committee noted that this was a marked improvement over the existing gates.

Mr. Herz also proposed reducing the size of the signs. The Committee noted that the building already has a sign band and the signs should be installed within that space. The existing signs may be cut down to fit so the owner does not need to have new signs made. Mr. Herz agreed. The Committee stated that staff could approve the final sign details.

Mr. Herz stated that the owner would like to investigate the pillar on the corner of the property and perhaps restore the brick. The Committee agreed that exploration of the pillar should be done.

The Committee voted to recommend approval of interior gates and approval of signs within the existing sign band. Staff is to approve sign details. Approval of investigating the corner pillar.

1701 Walnut Street

The Limited Inc., Owner

Vern Lei, Architect/Applicant

DATE: c. 1910

PROPOSAL: New door, awnings & signs

Kristi Jones and Tony Oliver represented The Limited Inc., owner of Bath and Body Works. They, along with Mr. Lei, described the country "look" of their stores that includes gingham awnings, wood finishes, and red accents. The Committee decided that the gingham awnings, while the trademark look of the store, are not compatible with the architecture of the building.

After some discussion, Mr. Oliver suggested solid red awnings which the Committee found acceptable. All but one bay has existing framing which would be used. The owners will install new framing on the last bay to match the existing.

The owners would like to replace the wood and glass door on the 17th Street facade with a flush metal door. The need for security prompted the door selection. The Committee acknowledged the need for security but noted that the glass panel was important because all of the other doors had glass and the area surrounding the door was glass. The owners compromised by saying that they would install a metal door with a glass panel that would match the doors on the Walnut Street facade in color and design. The Committee members noted that the owners could put wire screening on the inside of the glass for added protection.

The third part of the application was the tinting of the northern-most bays of the 17th Street facade. This would be accomplished with a green vinyl covering installed on the interior of the glass to hide the shelving which would be installed in front of the windows. The Committee agreed that this would be acceptable.

The last part of the proposal included two lighted signs, one on each facade. Individual letters would be lighted, constituting individual box signs. Mr. Lei acknowledged that this would create multiple holes in the store fascia. The Committee did not find this acceptable. Mr. Oliver suggested putting the letters onto a raceway, eliminating the need for so many holes. This was considered, however, the projection of the sign would be eight (8) inches which was not acceptable either. The owners compromised by asking for non-illuminated, surface-mounted letters. The Committee recommends approval of this option. Also, the previous owners had a plaque on the Walnut Street facade next to the doors. The owners requested the approval of a plaque that would utilize the existing holes. The Committee recommends approval. Mr. Lei explained that the owner would like to clean the masonry. The Committee told him to submit specifications to the staff.

Michael Stern of Preservation Alliance reviewed the proposal and the Committee's recommendations. He noted that the applicant still needs to meet with Preservation Alliance which owns an easement on the building.

The Committee voted to recommend approval of the installation of one awning frame on 17th Street and solid red matte canvas-type awnings on all frames. Approval of non-illuminated surface-mounted letters for signage. Approval of a new metal door with a glass panel on 17th Street which matches the doors on the Walnut Street facade. Approval of a plaque on the Walnut facade with the attachment to match existing holes. Approval of cleaning the masonry with staff to approve specifications and a cleaning sample.

1830 Spruce Street

Stephen Herman, Owner/Applicant

DATE: c. 1860; c. 1925 - facade alterations

PROPOSAL: New windows

The building is a limestone, Regency Revival building with dark, metal casement and double-hung windows. Mr. Herman explained that the original windows are in poor condition and need to be replaced. He installed white vinyl windows on the interior of the building on the front facade, but wants to replace the rear windows completely. He has already bought white vinyl one-over-one windows to replace the variety of windows on the rear. The rear of the building, facing Cypress Street, is visible, in part, by passers-by on 19th Street as well as Cypress Street.

Ms. Spina noted that the staff was contacted by a tenant who expressed dismay that the original windows were going to be replaced. The tenant could not attend the meeting but asked the staff to inquire about the repair of the windows rather than replacement. Mr. Herman stated that the windows were beyond repair.

The Committee noted that some of the windows are not visible to the public and can perhaps have the replacement windows which were already purchased. The Committee asked Mr. Herman to have a drawing made of the rear elevations noting the various window types. The staff would then meet with him to determine which windows may have the replacement one-over-one sash and the course of action for the remaining windows. The Committee also noted that white windows are historically inappropriate and all of the windows should be painted black.

The Committee voted to recommend staff to create a plan with the applicant for the replacement of the rear windows and all windows are to be painted black.

2121 Delancey Street

Philippa Campbell, Owner/Applicant

DATE: c. 1865

PROPOSAL: New wall, garage door

Many home owners on this street utilize their yards for parking and have erected rear walls, each with a fully-housed garage door, for security. This proposal is for the removal of wood gates and the construction of a wall with a garage door. The proposal included two options a wood wall or a brick wall. The Committee recommends approval of either and Ms. Campbell noted that she preferred the brick wall. The Committee agreed that the brick wall was the better choice. The roll-down garage door will be fully-housed.

The Committee voted to recommend approval.

317 South 16th Street

Franco Criniti, Owner/Applicant

DATE: c. 1840

PROPOSAL: Legalize aluminum covered cornice

Mr. Criniti, without a building permit and Commission approval, covered the historic cornice with aluminum. He stated that the cornice was in disrepair and the aluminum matches the panning on the windows which was installed before designation. The Committee noted that the aluminum was not appropriate and the Secretary of the Interior's *Standards* do not allow the covering of historic features.

The Committee voted to recommend denial. The owner should remove the aluminum and repair the original wood cornice with staff to approve details.

2329 Spruce Street

Bernard Applebaum, Owner/Applicant

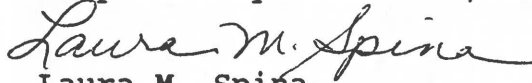
DATE: c. 1860; c. 1960 - facade alterations

PROPOSAL: Awning

Mr. Applebaum wishes to install an awning to protect the door on 24th Street. This door is not recessed and is battered by the elements of the western exposure. The awning will be made of grey matte material.

The Committee voted to recommend approval.

Respectfully submitted,



Laura M. Spina

Historic Preservation Specialist