

MINUTES OF THE MEETING OF THE ARCHITECTURAL COMMITTEE OF THE PHILADELPHIA HISTORICAL COMMISSION

20 January 1976

Present: Herbert W. Levy, A.I.A., Architectural Advisor to the Commission
Erling H. Pedersen, A.I.A., Old Philadelphia Development Corporation
Russell Milnor, A.I.A., Philadelphia Redevelopment Authority
Richard Tyler, Historian
Patricia Sieniontkowski, Executive Assistant to the Chairman

Also: Walter R. Livingston, Lester Rosenwinkel, Thomas McDyer and Al Sarowits, Esq.,
to present their proposal for the renovation of the buildings situate
at 100-102 Chestnut Street and 108 South Front Street.
Andrew Flager, Nu Sash Replacement Window representative.

SUBMISSIONS

100-102 Chestnut Street and 108 South Front Street, Walter R. Livingston and Lester Rosenwinkel, Architects. Following the presentation of drawings by the architect, Mr. Livingston, for the proposed restoration of the buildings at the southwest corner of Front and Chestnut Streets, Dr. Tyler informed the Architectural Committee of PennDOT's plan for grade changes on Front Street due to the construction of Interstate 95. Mr. Sarowits, attorney for the owner, stated that his client was not made aware of any proposed grade changes by PennDOT. It was agreed that both the City Planning Commission and the Historical Commission would request information on grade changes in the Front and Chestnut Street area from PennDOT and forward the information to the owner upon its receipt.

The Committee, however, reviewed the plan, as presented, and agreed that if the grade were to remain unchanged, the proposed rehabilitation of the existing buildings would be acceptable.

Finally, the Committee revisited and approved the owner's request for the issuance of a building permit for the repair of the existing buildings to conform with a recent I&I building violation notice.

Nu-Sash Replacement Windows, Andrew Flager, Sales Representative. Mr. Flager presented to the Committee for review and comment a sample replacement window designed for use in historically certified buildings. As soon as appropriate muntin details for eighteenth and nineteenth century buildings are submitted to the staff and approved, the Committee will recommend that the Board accept the use of the Nu-Sash Replacement window in certified buildings. The double-glazed replacement windows were designed to conserve heat and energy while attempting to retain the character and scale of the original windows.

SUBMISSIONS (Cont'd)

709 N. Franklin Street, John S. Sebastino/Associates. The Committee reviewed the architect's plan for the complete renovation of the existing structure and recommended that the Board reject the proposal. In view of the limited funds available for the renovation of this building through the Model Cities Program, the Committee suggested repairing the existing brownstone facade with an epoxy and painting it. Also, all existing openings should remain unchanged. A resubmission is required.

1440 Lombard Street, Walter E. Livingston, Architect. The architect's plan for the construction of a new front was reviewed by the Committee. It is recommended that the existing facade be retained and restored. A resubmission is requested.

Pine Building, Pennsylvania Hospital, Theodore T. Bartley, Jr., A.I.A. The Committee recommended the approval of this plan calling for the construction of new fire stairs.

Bourse Building, Bwing, Cole, Erdman, Rissio, Cherry, Parsky. Approval of the proposed interior alterations is recommended.

1030-32 Spruce Street, S. Sherwin Rochlis, Architect. The Committee recommended approval of the restoration of the front facades of these two buildings. However, all existing openings on the rear should remain unchanged and contain small light sash (six over six). A resubmission showing the revised elevation of these buildings is required.

Shelter for Christ Church Burial Ground, Fifth and Arch Streets, Michael W. Hand, Architect. Approval for the construction of this temporary shelter is recommended.

Keystone Telephone Company Building, 133-35 South Second Street, McCullough Howard Company, Inc. The Committee found the plan for the renovation of this structure to be acceptable. It was noted, however, that if the existing masonry (Upper) story must be removed and replaced, it should be replaced with a mansard roof to match the original. Approval is recommended.

272 South Second Street, Cope, Linder, Walmsley, Architects. The proposal for renovations to the existing garden wall was reviewed by the Committee. Approval is recommended.

2129 Bainbridge Street. The owner's request to install aluminum siding on the existing front bay window and to install aluminum storm sash in all window openings was reviewed by the Committee. In view of the Commission's recent decision to decertify several buildings in the 2100 block of Bainbridge Street at the request of the Redevelopment Authority, it was agreed to recommend decertification of this building also, thereby allowing the owner to proceed with his proposed alterations.

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DEMOLITION

522 Kauffman Street. The Committee recommends that the Board allow the demolition of this building as requested by the Department of Licenses and Inspections.

PLAQUES

The requests for plaques were tabled for the Committee's next meeting.

Respectfully submitted,

Patricia Siemiontkowski
Executive Assistant to the Chairman

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