

**THE MINUTES OF THE 423rd STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
12 November 1997**

**City Council Caucus, Room 401 City Hall
Wayne S. Spilove, Chair**

Present

Wayne S. Spilove, Chair
David Brownlee, Ph.D.
Duane Bumb, Deputy Director, Department of Commerce
Arlene Matzkin
Edward McLaughlin, Deputy Commissioner, Department of
Licenses and Inspections
Shelly Merhige, Office of City Council President
Michael Sklaroff, Esq.
Maria J. Walker
Dennis P. Ward, III
Caroline Wischmann
Stephanie Wolf, Ph.D.

Richard Tyler, Historic Preservation Officer
Randal Baron, Assistant Historic Preservation Officer
Laura M. Spina, Historic Preservation Planner
R. Scott Jacob, Historic Preservation Specialist

Also, with affiliation and/or project

E. T. Bradell, Phoenix Management
Marguerite Casale
Stephen Crommitt, Phoenix Management
R. Goldberg, Ballard Spahr Andrews & Ingersoll, Attorneys
Susan Milner, Thomas Jefferson University Hospital
Allison Kelsey, Preservation Alliance
Robert Powers, Powers and Laup
Arthur Jones, Bower Lewis Thrower Architects
Carl Dranoff, The Rubin Organization
Christian A. Busch, Robert A. DeSilets Architect
Robert DeSilets, Robert A. DeSilets Architect
Judi Plasket, GMH Management
Mark Robinowitz, Paul Robinowitz Glass Company, Inc.
Joe Penzone, Thomas Hall & Associates Architects
Ron Avery, Philadelphia Daily News
Tom Ferrick, Philadelphia Inquirer
Emily Krawitz, Preservation Alliance
Judith Eden, Center City Residents Association

Wayne S. Spilove, Chair, recognized the presence of a quorum and called the 423rd Stated Meeting of the Philadelphia Historical Commission to order at 10:10 A.M.

Ms. Wolf notified the Commission that Riva Magaziner, wife of long-time Historical Commission associate Henry Magaziner, passed away, and that anyone wishing to pay their respects could do so at Rodeph Shalom, 13 November 1997, at 1:30 pm.

MINUTES of the 422nd Stated Meeting of the Philadelphia Historical Commission. Upon a motion made by Ms. Wolf and duly seconded, the Commission unanimously approved the Minutes of the 422nd Stated Meeting of the Philadelphia Historical Commission held on 8 October 1997, Wayne S. Spilove, Chair.

Prior to reviewing the Architectural Committee's report, the Commission revisited several aspects of the proposed alterations and additions to 925 Chestnut Street, as requested by Commission members at the last meeting. Robert DeSilets and Christian Busch, architects for the project, introduced themselves and Susan Milner, representing Thomas Jefferson University Hospital. Mr. Busch described all the various aspects of the project, as illustrated in the informational packets distributed to the Commission members for this review. The architects displayed large, color illustrations of the proposed work, as well as a copy of an original Ludlow Street elevation for the Bunting and Shrigley building, altered to incorporate the drive-through exit.

Mr. Busch explained that some of the drawings do not include the gate, to enable a better view of the courtyard. He further stated that the proposed gate affords pedestrian access on either side of the large central entrance. Mr. Sklaroff objected to the proposed alterations to the historic gate, and questioned the appropriateness of adding new elements to the original design, thus creating a false sense of history. Mr. DeSilets explained that the only way to salvage and use Paul Cret's original gate requires some structural changes and a new frame for the gate leaves. Mr. Tyler stated that the proposed work conforms with *The Secretary of the Interior's Standards*. Ms. Wolf pointed out that several parts of the existing gate do not form part of Cret's original design, but rather non-historic elements in a different material and color intended to increase security for the Federal Reserve Bank.

ARCHITECTURAL COMMITTEE REPORT, 28 October 1997,
Arlene Matzkin, Chair

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

925 Chestnut Street

Jefferson Hospital - Rothman Institute, Owner

Robert DeSilets, Architect/Applicant

DATE: 1925

PROPOSAL: New door on Chestnut Street; mechanical penthouse; alleyway addition - final approval

Architectural Committee Recommendation: Approval of the mechanical penthouse, with staff to review and approve details of the brick; the alleyway addition, with staff to review and approve a cast-stone sample; new door.

Ms. Matzkin explained that since the Committee meeting, the architects informed the Commission staff that new developments may provide for a shorter mechanical penthouse that would extend to the north, and the installation of a revolving door similar to the original on the Chestnut Street entrance, instead of the proposed retractable door. This application also calls for final approval of the alleyway addition the Commission already approved in concept, which now also requires approval to use cast-stone.

Christian Busch, an architect for the project, explained that the new cooling tower would stand about four feet shorter than the one originally proposed, and matches the height of the existing penthouse. Ms. Matzkin pointed out that the Commission requires drawings to approve the new design, but recommended approval of the original proposal to enable the applicants to order the materials.

A third aspect of the application calls for the removal of the existing, non-historic doors on Chestnut Street, and their replacement with a rounded sliding door that more closely resembles the look of Cret's original design. Ms. Matzkin reiterated that the owner now wants to install a revolving door that copies the one originally placed there.

She recommended approving either of the proposed doors.

Mr. Sklaroff made a motion to accept the Committee's recommendation to approve the proposed alleyway addition, the originally proposed mechanical penthouse, and either the rounded sliding door the Committee reviewed or the newly proposed revolving door. Mr. Ward seconded the motion which carried unanimously.

409 South 12th Street

Karl Jandrey and Michael Kent, Owners/Applicants

DATE: c. 1810

PROPOSAL: New windows and shutters

Architectural Committee Recommendation: Approval of the shutters if made to fit with the old hardware, and to approve six-over-six, true muntin wood windows installed in jamb liners within the existing frames. It voted unanimously to recommend denial of the originally proposed windows.

Ms. Matzkin explained the owners applied to install new windows and frames set within existing frames, which closes down the window. Mr. Baron stated that since the Committee meeting the owners have submitted a new application to install six-over-six, true muntin wood windows within the existing frames, using only jamb liners.

Ms. Wolf made a motion to approve the resubmission made directly to the Commission for the newly proposed six-over-six, true muntin, wood windows installed in the original frames with new vinyl jamb liners. Ms. Walker seconded the motion which carried unanimously.

Mr. Jacob reminded the Commission that they needed to vote on the proposed wood shutters.

Mr. Brownlee made a motion to accept the Committee's recommendation to approve the proposed shutters. Mr. Ward seconded the motion which carried unanimously.

115-117 North 3rd Street

CLR Design, Owner

Dan Bailey, Contractor/Applicant

DATE: c. 1845

PROPOSAL: Storm Windows

Architectural Committee Recommendation: Approval of storm windows with thinner, single or double track frames with removable half-window screens, painted to match existing window trim.

Ms. Matzkin described the proposal to install triple track storm windows on third-floor windows to match those already on the second floor. She explained that a triple track storm window has a flange that goes all around the window, which when coupled with the other rims used to hold the storm window in place, greatly obscures the regular window. Mr. Baron stated that the applicant has reapplied

as per the recommendation of the Committee.

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

401 North Broad Street

Nathan Jacobs, Owner

Robert Boothroyd, Jr., Applicant

DATE: 1929-1931

PROPOSAL: Air-intake vent

Architectural Committee Recommendation: Approval, pending an elevation drawing.

Mr. Sklaroff asked why the name of the building's owner did not appear in the report of the Architectural Committee.

Mr. Jacob explained that the applicant did not write it down

in the building permit application. He further stated that he attempted to contact the applicant to learn the owners name, but could not reach him. Mr. Sklaroff asked to postpone the discussion and vote until locating the name of the owner to avoid any conflict of interest. Mr. Spilove acknowledged the necessity to move the proposal to the end of the meeting. Mr. McLaughlin placed a telephone call to the Department of Licenses and Inspections to find the owner's name. The Commission moved on to the next applicant.

8226 Germantown Avenue

James and Marguerite Casale, Owners

DATE: c. 1760

PROPOSAL: Light fixture

Architectural Committee Recommendation: Approval, with the top of fixture in line with top of transom.

Ms. Matzkin described the proposal to install a large wall-mounted lantern on the front of this pre-Revolutionary house. She explained that although the Committee thought it too big for the building, it agreed to recommend approval owing to the appropriateness of the style. The owner allowed Mr. Baron to display the lantern for Commission members to see. Mr. Spilove thanked Mrs. Casale for taking the trouble to bring in the heavy lantern.

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

236 Market Street

Samuel Attias, Owner/Applicant

DATE: c. 1895

PROPOSAL: Storefront alterations

Architectural Committee Recommendation: Approval in concept of two doors, stucco removal, exposure and repair of prism glass. They requested clearer drawings for presentation at a later Committee meeting.

Ms. Matzkin explained the proposal to remove a layer of stucco to re-expose a prism glass transom, and install a new aluminum and glass door to accommodate a separate entrance to the upper levels. The Committee requested clearer drawings for the proposed work. Mr. Baron stated that the applicant had not submitted acceptable drawings prior to this Commission meeting. Ms. Wischmann requested clear and detailed plans for the proposed sign as well.

Ms. Wolf made a motion to table the proposal for a period not to exceed six months, and to request clear and detailed drawings of the proposed storefront. Ms. Walker seconded the motion which carried unanimously.

9-15 Bank Street

Strawberry Court Corporation, Owner

Leslie Gerstein, Applicant

DATE: c. 1870

PROPOSAL: New windows in former party wall

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposal to install three aluminum frame windows in a former party wall. She explained that the proposed first-floor windows match the design of existing windows on the upper levels.

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

710 Pine Street

James Quesenberry, Owner/Applicant

DATE: c. 1810

PROPOSAL: Repair chimney and reroof

Architectural Committee Recommendation: Approval of rebuilding the chimney in brick to match existing, or repairing it with smooth stucco only if existing has a stucco finish. It also recommended approving weathered-wood-colored asphalt/fiberglass shingles.

Ms. Matzkin explained that the applicant wants either to repair or replace the chimney to match the existing, and a new roof. Committee members did not know if the chimney required total replacement, so recommended either option.

Mr. Ward made a motion to approve the Committee's recommendation. Ms. Merhige seconded the motion which carried unanimously.

239 Arch Street, Betsy Ross House

City of Philadelphia, Owner

William Algie, Architect/Applicant

DATE: c. 1750

PROPOSAL: Sealant coating on east facade

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposal to coat a former party wall with a special sealant to inhibit further water infiltration. She further explained that the growing rising damp may not necessarily stem from exterior leakage, and that Committee members expressed some concern that the sealant might retain water that seeps up from below.

Mr. Baron stated that both the staff and the Committee would not recommend approving this sealant on an historic brick wall. He added that the Committee thought the sealant would damage the building, as this special sealant still increases the amount of water trapped within the wall, but found it acceptable for a newly-stuccoed former party wall. Ms. Matzkin suggested keeping close track of the condition of the wall.

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

327 Spruce Street

Ellen Metz, Owner/Applicant

DATE: 1812

PROPOSAL: Replace front door with original

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the proposal to restore and reinstall the historic front door the owner found in the basement of the building.

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

1424-1430 Diamond Street

Jon Weiss, Owner/Applicant

DATE: c. 1885

PROPOSAL: Brownstone repair

Architectural Committee Recommendation: Approval, with staff assistance.

Ms. Matzkin explained that the applicant plans to repair brownstone watertables with brownstone-colored mortar. Mr. Sklaroff discussed a method of repairing/replacing entire brownstone blocks instead of partial patching. Mr. Baron acknowledged that this seemed an appropriate method. He noted that replacing the face of a building should only occur when a very high percentage of the facade warrants such procedures.

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

118 Market Street

Len Scannapieco, Owner/Applicant

DATE: c. 1880

PROPOSAL: New railing around basement entrances, change two windows

Architectural Committee Recommendation: Approval of the proposed window changes and pipe-style railings.

Ms. Matzkin described the proposal to install gated iron fences around two basement openings, and replacing two first-floor fixed sash with a casement and a hinged awning window.

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

12 South 12th Street, PSFS Building

12th Street Hotel Associates, L.P., Owner/Applicant

Arthur Jones, Bower Lewis Thrower, Architect

Robert Powers, Consultant

R. F. Driscoll Company, Contractor

DATE: 1932

PROPOSAL: Masonry restoration, addition, windows and entrances, remove some signage at street level, add canopy and sign on Market Street - in concept.

Architectural Committee Recommendation: Approval in concept of a three story addition; masonry restoration, with staff to review and approve method; replacement in kind and restoration of windows; canopy with sign on Market Street; removal of some street-level signage.

Mr. Sklaroff recused himself owing to his professional association with the owner.

Ms. Matzkin explained that the Committee approved the concept of an addition, but did not think the proposed design for the addition seemed appropriate. She cited aspects of the proposed addition the Committee thought particularly objectionable: the "ad hoc" use of elements from the original PSFS building including the use of pilasters that too closely mimic the vertical orientation of the original design, and the loose attempt to continue the fenestration patterns. The Committee also took exception to obscuring the return on the southeast corner.

Mr. Tyler stated that he does not share the Committee's objections to the addition. He explained that the building of an addition to house kitchen, ballroom, and mechanical facilities constitutes a preferable alternative to altering or eliminating interior spaces and materials. He explained that the architects cannot move the footprint of the addition too far back from 12th Street if they plan to use existing entrances and minimize the impact on the landmark building's layout. Mr. Tyler acknowledged the need to see more design development. He further stated that the proposed work is under review as a Tax Act project.

Mr. Brownlee concurred with the Committee's thoughts about the proposed addition. He took exception to the ribbon band and broad band windows, which closely correspond with originals; the contrast between the light and dark bricks; distinctive, free-standing stainless steel letters in the signage; the use of pilasters on a three-story addition, which seem to imitate elements introduced into the original design in order to give the skyscraper portion of the building its verticality.

Carl Dranoff, representing 12th Street Hotel Associates, introduced himself, Arthur Jones, architect for the project, and Robert Powers, historic preservation consultant. Mr. Dranoff stated that the footprint of the addition barely meets the standards for a modern hotel of this size, and that any further reduction of it would jeopardize the project. Ms. Matzkin pointed out that Committee and Commission members expressed concern mainly over the link between the two buildings, not the size of the footprint.

Mr. Powers stated that in no way was the addition designed to appear a part of the original design, but rather to reflect structural and design elements of the historic building. He added that his understanding of the criteria set forth by the Park Service concerning additions to historically designated buildings involve the building as a whole, not its individual design aspects. He further stated that the Park Service has reviewed the proposal and finds no fault with it.

Arthur Jones explained that he brought a set of plans for the proposed alterations and the addition with him, as well as elevations reflecting the color, scale, and overall effect the addition would have, as requested by the Committee. He also pointed out that signage, except for the one on the proposed canopy, does not form a part of this preliminary proposal for conceptual approval.

Mr. Jones addressed the criticisms of the addition. He explained that the original building has rounded corner windows, and that he deliberately turned the addition's windows and door away, creating a dark joint between the two buildings. The use of black brick in the set-back, according to Mr. Jones, would create the darkest shadows possible. He added that the pilasters serve to break up the horizontal orientation of the window bands, so that they do not resemble the PSFS building's band window too closely.

Ms. Matzkin explained to the Commission that several aspects of this proposal merited final approval, such as the cleaning or replacement in kind of the windows and the canopy. Mr. Tyler stated that the applicants only submitted for conceptual approval, but that the Commission could offer an affirmative answer regarding some points of the proposal.

Ms. Merhige made a motion to accept the Committee's recommendations and to approve in concept the proposed alterations and the rear addition. Mr. Brownlee seconded the motion which carried with ten votes.

2135 Green Street

Shawn Drey, Owner

Richard Neal, Contractor/Applicant

DATE: c. 1860

PROPOSAL: Legalize cleaning and pointing

Architectural Committee Recommendation: Approval.

Ms. Matzkin explained the proposal to legalize cleaning and pointing the facade of this building. The staff has looked at the cleaning and pointing sample, and finds them quite acceptable.

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

1839-1841 Spruce Street

Howard and Anna Sacks, Owners

Christopher Beardsley, Architect/Applicant

DATE: 1924

PROPOSAL: Rooftop deck and stairwell enclosure

Architectural Committee Recommendation: Approval of the rooftop deck and stairwell enclosure, using cream-painted stucco instead of Dryvit.

Ms. Matzkin described the proposal to build a rooftop deck and enclosed stairwell. Mr. Sklaroff questioned the appropriateness of the proposed deck to the 1924 building. Mr. Baron pointed out that a parapet wall would hide about one half of the deck.

Ms. Merhige made a motion to accept the Committee's recommendation. Mr. Ward seconded the motion which carried with nine votes. Mr. Sklaroff dissented and Ms. Wolf abstained.

1835 Delancey Street

Gary and Janet Swartz, Owners

Alan Heilman, Applicant

DATE: c. 1895

PROPOSAL: Brick-in two rear windows; replace window

Architectural Committee Recommendation: Retaining and resealing the windows and covering them with existing shutters instead of bricking them in. It also recommended approval of the wood "greenhouse" window.

Ms Matzkin described the proposal to brick-in two highly visible, third-floor rear windows, and replacing a non-historic metal "greenhouse" window on the rear of the first floor with a wood "greenhouse" window of the same proportions. The building is situated on the corner, so the rear elevations are easily seen from 19th Street.

Mr. Brownlee made a motion to accept the Committee's recommendations. Ms. Merhige seconded the motion which carried unanimously.

2041-2043 Chestnut Street

Harvey Robin, Owner

Neil Rosenberg, Applicant

DATE: c. 1860

PROPOSAL: Legalize sign

Architectural Committee Recommendation: Approval.

Ms. Matzkin explained that the owner needs to legalize a flat wall sign, installed without a permit or Commission approval, but that the sign does not cover historic fabric or seem out of scale with the building.

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

401 North Broad Street

Nathan Jacobs, Owner

Robert Boothroyd, Jr., Applicant

DATE: 1929-30

PROPOSAL: Air-intake vent

Architectural Committee Recommendation: Approval, pending the receipt of elevation drawings.

Mr. Spilove informed the Commission of the name of the owner, as reported to him by Mr. McLaughlan. (see page five of this document)

Ms. Matzkin described the proposal to remove the panes of a large side window on the tenth floor to install an air-intake vent. Mr. Baron stated that he still has not reviewed elevations for the proposed alterations.

Mr. Brownlee made a motion to accept the Committee's recommendation, conditional upon the receipt of elevation

drawings. Ms. Wolf seconded the motion which carried unanimously.

2042 Locust Street

Chuck Karnes and James Hess, Owners

Harold Murray, Applicant

DATE: 1901

PROPOSAL: New windows

Architectural Committee Recommendation: Tabling the application for a period not to exceed six months.

Ms. Matzkin explained that the applicant failed to present himself or have someone represent him at the Committee meeting.

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

Old Business

251 South 17th Street, Medical Arts Tower

Miriam Punzalan, Owner

Jodi Plasket, Applicant

DATE: 1930

PROPOSAL: New doors

Ms. Matzkin explained that Judi Plasket, the applicant, returned to ask the Commission to revisit its decision made last month to reject her door proposal. She seeks to install new doors to facilitate easier access to individuals on crutches or in need of assistance. Ms. Plasket stated that owing to the design of the doors, certain functional and spatial difficulties prohibit automating them. She explained that both interior and exterior sets of doors would have to open at the same time because of their close proximity to each other. Code requires a certain amount of space between opening doors. She also noted that the age and condition the existing doors hampers their ability to handle automation. She also noted problems with locating the opening switch.

Mr. Spilove recommended designing separate exit and entrance doors to alleviate any possible traffic problems. He also suggested looking into electronic sensors, which would eliminate the need to install unsightly buttons.

Ms. Wolf suggested placing a strip of brass down the center of the proposed larger doors to lend the appearance

of two doors. Mark Rabinowitz, architect for the project, pointed out that Ms. Wolf's idea could cause some confusion for individuals trying to open the doors.

Mr. Sklaroff made a motion to accept the recommendation of its Committee from two months ago to approve the new doors.

Ms. Merhige seconded the motion which carried with six votes, Mr. Spilove cast the deciding vote. Mr. Brownlee, Ms. Matzkin, Mr. Ward, Ms. Wischmann and Ms. Wolf dissented.

New Business

1927 Spruce Street

Jess Hadsell, Owner/Applicant

DATE: c. 1870

PROPOSAL: Secure portion of entrance

Mr. Baron explained that the owner needs to stabilize a portion of the entrance for safety reasons. He recommended tying the materials in, to retain them, with staff to review and approve details.

Ms. Wolf made a motion accept Mr. Barons recommendation to approve the repair of the damage, with staff to review and approve details. Mr. Brownlee seconded the motion which carried unanimously.

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

Mr. Tyler told the Commission members to expect the new Rules and Regulations for the Commission's use soon.

Ms. Wolf made a motion to adjourn. Mr. Ward seconded the motion which carried unanimously.

The meeting adjourned at 12:15 p.m.

Respectfully submitted,

R. Scott Jacob
Executive Secretary