

MINUTES OF THE ARCHITECTURAL COMMITTEE MEETING

OF THE

PHILADELPHIA HISTORICAL COMMISSION

15 May 1986

David Hollenberg, Chairman

Present: David Hollenberg, Chairman
Theodore T. Bartley, Jr., F.A.I.A., Preservation Committee,
American Institute of Architects
Penelope H. Batcheler, Historical Architect for Independence
National Historical Park
David DeLong, University of Pennsylvania, Preservation Program
Mark MacQueen, Esq., Assistant City Solicitor, Law Department
Patricia Siemiontkowski, Assistant Historic Preservation Officer
Randal Baron, Preservation Planner
Terri Koob, Executive Secretary

Also: Jerry Roller, Architect, and Fred Caine, Owner, representing
713 Walnut Street
Richard Dretsch, Architect, of Martin Jay Rosenblum, R.A. &
Associates representing 907 Pine Street
Peter Andrew Copp, Architect, of Martin Jay Rosenblum, R.A. &
Associates representing 423 Vine Street
Stephan White, Architect and Owner, representing 2123 Green
Street
Martha Nestor, Architect, of John Milner Associates and
Vincent Hauser of Independence Center Realty representing
Mellon Independence Center (former Lit Brothers Department Store)
William R. Clay, Jr., representing 1827 Delancey Street
And others

ALTERATIONS

✓ 713 Walnut Street, Society Hill Florist, Jerry Roller, Architect. Mr. Roller presented a proposal which involves the closing of the areaway in front of the building at 713 Walnut Street and the restoration of the ground floor masonry and cellar bulkhead. In addition, Mr. Roller submitted a revised design for the proposed floral display case. The Committee, at an earlier meeting, reviewed and approved the construction of a free-standing kiosk on the sidewalk in front of the building. This proposal, however, was withdrawn and the revised design submitted for review. The new scheme calls for the attachment of brackets to the front facade of the building below the first floor window sills. The display case will sit upon these brackets.

The Committee discussed Mr. Roller's submission and made several recommendations. They asked that the display case be reduced in height to a point below the center meeting rail of the ground floor window. In addition, the members asked that the case be centered precisely on the window. The Committee advised Mr. Roller to eliminate the historicism of the proposed showcase and to design it with minimal detailing.

The architect agreed to redesign the case as recommended by the Committee and to resubmit for further review. In the meantime, however, he asked the Committee for a limited approval to include restoration of the ground floor masonry and the cellar bulkhead. Subject to the submission of a partial elevation drawing and review and approval by the staff, the Committee agreed to recommend an approval of this limited amount of work.

The Committee unanimously agreed that the display case design be revised. Mr. Hollenberg stated that should this revision be reviewed and found to be appropriate prior to the next Stated Meeting, a final approval will be recommended to the Commission.

✓ 907 Pine Street, Richard Dretsch, Architect, of Martin J. Rosenblum, R.A. & Associates. Mr. Dretsch presented a proposal which calls for the rehabilitation of this Greek Revival townhouse at 907 Pine Street. Ms. Siemiontkowski explained that work on 907 Pine Street was halted owing to illegal work being performed. The pediment over the door was removed and a chimney was removed. In addition, stucco was applied to the gable wall on the west side of the building. Ms. Siemiontkowski presented photographs for the Committee's review of the completed work. The Committee reviewed these photographs and requested that the architect submit a report which identifies the illegal work and proposes a plan for mitigation or restoration. The Committee asked that the dismantled chimney be restored. The Committee requested that an investigation of the gable wall be made to determine the condition of the brick underneath the stucco and the feasibility of its restoration.

The Committee unanimously recommended that the architect provide the additional information requested and that revised drawings be submitted for further review.

✓ 423 Vine Street, Peter Copp of Martin J. Rosenblum, R.A. & Associates. Mr. Copp presented a revised proposal for the rehabilitation of 423 Vine Street. Ms. Siemiontkowski explained that several months ago, the Architectural Committee reviewed a proposal for a facade restoration of 423 Vine Street, a two-and-a-half story, 1790's house in Old City. As a result of that meeting, Ms. Batcheler and Ms. Siemiontkowski visited the building twice to examine the building fabric and recommend a ground floor treatment based upon their findings. It was the opinion of both Ms. Batcheler and Ms. Siemiontkowski that the existing single window design should be retained given its early, if not original, date. The design presented at today's meeting reflected that suggestion.

The Committee unanimously agreed to recommend approval of this single window design and suggested that the shutters should be either single or bi-fold as determined by an investigation of the masonry facade.

2123 Green Street, Stephan White, Architect and Owner. Mr. White presented preliminary plans for renovations to the rear elevation of 2123 Green Street. This proposal includes construction of a paneled bay on the second floor level and a deck atop that addition with a plain wood rail. The rear walls will be stuccoed. The property backs onto a small street used primarily as a service alley.

The Committee unanimously agreed to recommend approval of this proposal and requested that a copy of the finished drawing be submitted for the Historical Commission's files.

✓ Mellon Independence Center (former Lit Brothers Department Store), David Hollenberg and Martha Nestor, Architects, of John Milner Associates and Vincent Hauser of Independence Center Realty. Mr. Hollenberg presented Phase III of a three part construction package for renovations to the former Lit Brothers Department Store. The first phase of this project included the installation of a new roof and window replacement. The second phase included facade restoration above the ground floor. At today's meeting, Mr. Hollenberg presented the third and final stage which includes the rehabilitation of the ground floor storefronts.

The Committee reviewed the drawings and voted to recommend approval of this final phase of the Lit Brothers Department Store project. Mr. Hollenberg abstained from voting on this submission.

✓ 1827 Delancey Street, William R. Clay, Jr., Applicant. Mr. Clay presented the architect's proposal for construction of skylights atop the roof of 1827 Delancey Street. The Committee reviewed the plans and requested that more information be submitted.

no letter sent
The Committee unanimously agreed to recommend that the architect submit a detailed site line study and a completed front elevation for further review.

Subsequent to this meeting, the Commission staff learned that construction on the skylights was complete. Mr. Tyler and Ms. Siemiontkowski met with the architect on site to inspect the completed work. None of the skylights at the front or rear of the building, could be seen from the street. This being the case, a site line study will not be necessary. A more complete front elevation, however, is still required.

✓ 3430 Sansom Street, Neil Schlosser, Architect. Ms. Siemiontkowski presented the architect's proposal for the restoration of the facade of this Sansom Row house built between 1869 and 1871. This house with its brownstone facade stands two stories tall and is crowned with a mansard roof. Although the rear of the building is presently visible from Moravian Street, construction planned by the University of Pennsylvania will block this view of the rears of Sansom Street houses.

The Committee unanimously agreed to recommend the approval of this restoration project for 3430 Sansom Street.

Colonade, 1601-1623 Spring Garden Street. Ms. Siemiontkowski presented photographs for the Committee's review of an illegal canopy attached to the portico entrance of the Colonade. The Committee reviewed the photographs and asked the staff to examine the previously approved submission to determine if a canopy addition to the front facade of this building was shown. The Committee further requested that the Historical Commission staff investigate the appropriateness of the lighting at the base of the columns.

The Committee unanimously agreed to table this matter pending receipt of a staff report.

There being no further business, the meeting adjourned at 4:24 p.m.

Respectfully submitted,

Terri Koob
Executive Secretary