

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

14 August 1986

David Hollenberg, Chairman

Present: Penelope H. Batcheler, Historical Architect, Independence
National Historical Park
David DeLong, University of Pennsylvania, Preservation Program
John Dickey, F.A.I.A.
Mark MacQueen, Esq., Assistant City Solicitor, Law Department
Patricia Siemiontkowski, Assistant Historic Preservation Officer
Randal Baron, Preservation Planner
Terri Koob, Executive Secretary

Also: Kathleen McKenna, Executive Director, Art Commission
Robert Bayers and Joseph Trabaccone to present rehabilitation
plans for 3204-3206 Powelton Avenue
Ward Wooley and Robert Owen to present restoration plans for
1710 Locust Street
Martin Rosenblum, Architect, to present rehabilitation plans
for 116-118 Arch Street
Peter J. Moore, Kent Cooper and Gerald F. Schwam of Gerald F.
Schwam Associates to present a proposal for a rear addition
to 130-132 Delancey Street
Mr. & Mrs. Greg Glebe of Shelby Fine Arts, to present a
proposal for sign installation at 1211 Locust Street
Jahan Sheikoleslami, Architect, to present a proposal for a
substantial rehabilitation of 1125 Spruce Street
Harvey Krasnegor, Architect, and Mr. & Mrs. Vincent Pileggi,
Owners, to present renovation proposal for ground floor
storefront at 715 Walnut Street
Mary Lou McFarland, Executive Director, Preservation Coalition
of Greater Philadelphia
And others

ALTERATIONS

3204-3206 Powelton Avenue, Robert Bayers and Joseph Trabaccone. Messrs. Bayers and Trabaccone presented a proposal which calls for the substantial rehabilitation of 3204-3206 Powelton Avenue into six apartment units. These buildings are part of a row of fourteen houses designed by G.W. and W.D. Hewitt and constructed in 1882. These two buildings remain virtually unaltered from their original design. All existing wood window sash and doors will be repaired and the front porch of both houses will be stabilized and repaired. The exterior brick facade will be cleaned using Sure Clean products. This proposal also calls for rear bay reconstruction. Mr. Bayers explained that written specifications are currently being prepared for the Tax Act Part II application. The Committee requested a copy of these written specifications and a rear elevation drawing.

The Committee recommended approval of this project pending receipt and approval of the written specifications and a rear elevation drawing.

1710 Locust Street, Ward Wooley and Robert Owen. Messrs. Wooley and Owen presented a proposal for the restoration of 1710 Locust Street. This proposal calls for the restoration of ground floor front windows to their original design. The architect plans to use original bricks from the rear of the building to be used as infill below the front ground floor windows. Shutters are planned for the front facade. The front door will be replaced and a new roof will be installed. The Committee recommended the use of a grey roof shingle which was selected from samples provided by Messrs. Wooley and Owen. This proposal also calls for the cleaning of exterior masonry.

The Committee reviewed this proposal and requested the submission of the following:

- 1) shop drawings for the door, windows and shutters,
- 2) cleaning specifications for the bricks and marble, and
- 3) revised front elevation drawing showing basement windows and corrected shutter design.

The Committee recommended approval of this project for 1710 Locust Street pending receipt and approval of the above submissions. The Committee further recommended that a sample patch of brick and mortar be inspected by the Historical Commission staff prior to completion of work.

116-118 Arch Street, Martin Rosenblum, Architect. Mr. Rosenblum presented a proposal for the substantial rehabilitation of this four story, three bay brick commercial late 19th century loft building at 116-118 Arch Street. Plans call for cleaning and repair of the existing brick in accordance with National Park Service specifications. All existing wood window frames will be repaired. New wood double-hung sash with four-over-four lights of glass will be installed at the second, third and fourth floors. The commercial ground floor will be restored. The original storefront fabric remains encased behind the brick infill. The building will have commercial use on the ground floor and contain several apartments throughout the building. A new rooftop stair enclosure and deck are proposed. Rear wood window frames will be repaired and new wood sash will be installed. The roof deck is to be constructed of wood and have a metal railing.

The Committee reviewed the proposal for 116-118 Arch Street and unanimously recommended approval of this project.

130-132 Delancey Street, Peter J. Moore, Kent Cooper and Gerald F. Schwam of Gerald F. Schwam Associates, Architects. Messrs. Moore, Cooper and Schwam presented a proposal which calls for the construction of a contemporary design addition at the rear of the building situate at 130 Delancey Street. The house at 130 stands two-and-a-half stories high and two bays

wide. The house was constructed c. 1780. Renovation work done in the 1960's and 1970's restored the front facade and replaced a former party wall with a new brick gable wall. The property at 132 is a vacant lot. The current plans call for a major addition to the rear of this designated house. The addition is clearly modern in its design and the architect has chosen materials which are compatible with the historic character of the old house. The addition will be constructed of brick and have standing seam copper roofs. The entrance court, adjoining the old house and in front of the addition, will be landscaped. A brick garden wall with a wrought iron fence will be placed at the building line. The architect plans to repair and repaint all woodwork and to hang panelled shutters at the first and second floor window openings on the front facade of the house at 130 Delancey Street. This project is being done in conjunction with the Redevelopment Authority.

The Committee recommended a final approval of this project with a request for drawings and details for the Historical Commission files.

- 1211 Locust Street, Mr. & Mrs. Greg Glebe of Shelby Fine Arts. Mr. & Mrs. Glebe presented a proposal for the installation of a double faced painted wooden sign to be located on the front facade at second floor level of 1211 Locust Street. Mr. Glebe stated that the proposal calls for the sign projection to be approximately five feet. Owing to joint Art Commission jurisdiction on this proposal, Ms. Kathleen McKenna, Executive Director of the Art Commission, joined in the discussion. Ms. McKenna reviewed the sketch and stated that the design and size of the sign appeared to be in compliance with the requirements of the Art Commission. However, Ms. McKenna recommended that the projection not exceed four feet. Ms. McKenna suggested that this projection be corrected prior to submission to the Art Commission. Ms. McKenna also stated that the Art Commission would not object to the lowering of the sign.

The Committee reviewed the proposed sign installation and voiced concern for the building fabric. The Committee recommended that existing holes in the masonry be utilized wherever possible to prevent unnecessary damage to building fabric. The Committee requested that details regarding the anchoring of the sign and a drawing showing the dimensions be submitted.

The Committee recommended approval of this sign installation pending the submission and approval of the information requested on dimensions and installation procedures. The Committee concurred that the sign projection should be four feet and that it could be lowered on the facade.

- 1125 Spruce Street, Jahan Sheikoleslami, Architect. Mr. Sheikoleslami presented a proposal calling for a substantial rehabilitation of this three-and-a-half story Greek Revival townhouse and its conversion into apartments. Later brick infill on the ground floor will be removed and replaced with brick to match the original. The first floor window openings will be restored to their original size. The applied wood lintel at the first floor level will be removed. Shutters are called for on all three floors. The brick facade will be cleaned and spot pointed; marble will be cleaned

and patched as required. The cornice is to be repaired after removal of metal cladding. Other renovations include a new entrance door, a new garden gate, repair or replacement of upper floor sash with six-over-six lights of glass. Renovations are also planned for the rear of the building.

The Committee reviewed the drawings and specifications presented and recommended an approval of this project for 1125 Spruce Street. The Committee asked that the staff visit the site and approve the final brick type and mortar on site.

715 Walnut Street, Harvey Krasnegor, Architect, and Mr. & Mrs. Vincent Pileggi, Owners. Mr. Krasnegor presented a proposal which calls for renovations to an existing ground floor commercial front. The building is a part of Sansom's Row built c. 1799. The architect's proposal calls for the removal of the tile and the construction of a new commercial storefront in brick. New six-over-six sash are called for on the upper floors.

The Committee reviewed the proposal and decided that this particular 1940's storefront did not possess significance. The Committee agreed that the metal tiles may be removed and further agreed to recommend that a new commercial ground floor storefront using a material compatible to the original brick be installed. The new storefront would retain the show window opening at its present size. The Committee further recommended that a marble band be applied above the storefront to separate the old and new fabric. An awning over the commercial window was recommended by the Committee.

The Committee recommended approval of this project pending the submission and approval of revised front elevations showing details for the door, windows, marble band and awning over the ground floor commercial window. The Committee further recommended that a sample patch of brick and mortar be inspected by the Historical Commission staff prior to completion of the brickwork.

118 Market Street. Ms. Siemiontkowski presented the architect's proposal to clean and repair this commercial building located at 118 Market Street. Ms. Siemiontkowski explained that the Historical Commission approved similar plans for this building sometime in the past but the work was never done. The entrance will be bevelled and located in the corner of this very thin building. There are two commercial spaces and two apartment units planned for this building.

The Committee reviewed the proposal and recommended approval of this project for 118 Market Street.

224 S. Jessup Street, aka 1102 Irving Street. Mr. Baron reported to the Committee that this building is located on the corner of Jessup and Irving Streets. Owing to the fact that the historical designation

lists this building as 224 S. Jessup Street and not as the Irving Street address, the owners were able to secure a permit without Historical Commission approval from the Department of Licenses and Inspections using 1102 Irving Street as the address. By the time the Historical Commission staff became aware of this project, completed work included the removal of stucco from the bricks on the exterior facades, reconstruction of a rear wall and extensive interior renovations. Mr. Baron reported that the rear wall has been reconstructed in a fairly good manner. However, the stucco removal from the other facades has left the bricks in a very poor condition. The Historical Commission staff insisted on a high lime content mortar for pointing work so as not to further damage the already badly roughened bricks. This work is now completed.

Mr. Baron reported that work now proposed for this building includes replacement of rotted wood window frames and sash. Existing sash are six-over-nine on the first floor and six-over-six above. Mr. Baron stated that the owner of 224 S. Jessup Street requested permission to use Marvin replacement wood windows owing to the cost factor involved in having windows milled.

The Committee recommended approval of these window replacements. However, it specified that the owner submit to the Historical Commission staff building elevations as well as details of the replacement frames and sash.

DEMOLITION

149 S. Hancock Street, John Taxin, Owner. Ms. Siemiontkowski reviewed the facts pertaining to this demolition request. Extensive discussion followed regarding the information submitted by Mr. Taxin in response to requests from the Historical Commission for financial data needed to evaluate his demolition request.

The Committee unanimously agreed that the documentation submitted by Mr. Taxin was insufficient and recommended that the Commission deny the application based upon Mr. Taxin's failure to supply the data necessary to evaluate the demolition request.

There being no further business, the meeting adjourned at 5:30 p.m.

Respectfully submitted,

Terri Koob
Executive Secretary