

REPORT OF THE ARCHITECTURAL COMMITTEE  
PHILADELPHIA HISTORICAL COMMISSION

Arlene Matzkin, Chair  
Commission Conference Room  
Suite 1301, 1401 Arch Street  
17 December 1996

Present

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Arlene Matzkin, Chairperson  
Tony Atkin  
Penelope Batcheler  
J. William Cornell  
Herbert Levy

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

Also

Nancy Grace  
Neil Sandvold, AIA  
John Hoey  
John Szumski  
Melissa Howell, Brawer & Hauptman Architects  
Larry Snyder, Old First Reformed Church  
Rev. Geneva Brodz  
Stephen Klein  
Mark Thompson  
Hugh Newell Jacobsen  
Thomas Eschelman  
C. Apothaker  
John Cluver  
Ron Caplan  
Warren Huff, City Planning Commission  
David Schaaf  
Lorna Lawson  
Cynthia Eiseman  
Tom Williams  
Karen Del Vacchio, Penn Mutual Life  
Bari Shor, Jackson-Cross Realty  
Bruce Thompson, Society Hill Civic Association  
Diane Guinta, Caldwell Banker  
Charles Crescenzo, J.S. Cornell & Son  
Anthony Colciati, Diversified Interior Design  
Fernando Beccatini, BFM, Co.  
William Kerr, Blank Rome Comisky McCauley  
Fred Poellnitz, Peirce College  
Vincent Piersante, Peirce College  
Peter Kelly  
Ray Greenhalgh, United Electric Supply  
Robert Addis, Addis Electric  
Sean Kelley, Pennsylvania Prison Society  
Lenore Millhollen, Center City Residents Association  
Robert Makim, United Electric Supply

Sally Elk, Pennsylvania Prison Society  
Paul Elia  
Richard Wesley, Richard Wesley Architect  
Sally Hanson, Sally Hanson Architect  
Maheirdra Patel, Plaza Books  
Ed Benfold, University of Pennsylvania

Ms. Matzkin called the meeting to order at 1:30 p.m.

**108 Chestnut Street**

Frank Speracino, Owner  
Neil Sandvold, Architect/Applicant  
DATE: c. 1830  
PROPOSAL: Facade restoration

Neil Sandvold explained that an insurance survey that detailed the features of the building guided the proposed restoration work. The proposal includes new wood, true-muntin six-over-six windows and two double-leaf wood doors. The Committee discussed the treatment of the four bays of the first floor, two of which have doors and two with non-historic brick infill. One of the bays with the brick infill originally housed an entrance to the basement and Mr. Sandvold wishes to replace the brick with wood panels, reflecting the original double-leaf doors that no longer exist. The survey did not describe the treatment of the remaining bay. The Committee suggested that he investigate other buildings on that block for guidance but stated that a wood panel would be appropriate.

Mr. Sandvold proposed an exterior conduit for the four lights that will illuminate the first floor. He stated that an interior conduit would not be visible but would require four holes in the facade. The Committee discussed the effects of both exterior and interior conduits, but decided that, since the exterior conduit would be highly visible, the interior conduit is more appropriate for the building.

*The Committee voted to recommend approval of restoration details and an interior conduit for the exterior lighting.*

**312 Market Street**

Alfred Cappelli, Jr., Owner  
John Hoey, Applicant  
DATE: c. 1850  
PROPOSAL: Exterior lighting for statue and building

For years the sailor statue that stood at the second floor of the building has been on display in the Atwater Kent Museum. Nancy Grace and others had a copy made and installed in the original position on the building. John Hoey, the lighting designer, and Nancy Grace described the lighting design which will highlight the statue. The design has three different fixtures. Type one will be affixed to the arch around the statue

and highlight its face, type two will shine up from the base of the statue, and type three will be attached to a utility pole and light the entire area around the statue. The Committee stated that types one and two were appropriate, but questioned the need for the third fixture which would eliminate the interesting shadows produced by the first two types. Also, the occupants of the second floor would have the type three fixture shining directly into their rooms. The Committee suggested installing types one and two and to return if type three proves necessary.

*The Committee voted to recommend approval of the installation of Types One and Two lighting fixtures.*

**322-330 Race Street, Old First Reformed United Church of Christ**

Michael Hauptman, Architect/Applicant

DATE: 1836-1837

PROPOSAL: Partial demolition, new construction of addition and wall, parking area

Melissa Howell of Brawer and Hauptman Architects described the project. A building had been erected around the church and subsequently removed, except for some low walls. The church wishes to remove the remaining walls, build a new wall in brick or in brick piers with stucco face, and rebuild the deck over the crypt. On the east side of the building, the congregation wishes to remove a non-historic shed attached to the building and erect a larger wood addition with clapboarding. Also on the east side, the architect proposes installing a metal structure for a tent that would be erected for outside activities. The proposal includes a five-inch wide channel bolted in the mortar joints along the wall that will house the hooks which will be linked into grommets in the tent canvas. The Committee asked the architect to confer with a structural engineer and try to have a narrower, less-visible attachment system. The Committee also suggested the installation of a rod in the hem of the canvas of the tent so that the tension of the grommets is transferred through the entire edge of the canvas to prevent ripping. Ms. Howell stated that she will investigate.

On the west side of the church, the congregation wishes to install brick pavers for a small parking area. They also wish to cut a window into a door. The door will match an existing door on the same facade. The Committee discussed the height of the doors, which are different, and decided that the transoms should be identical in size.

*The Committee voted to recommend approval of the new wall, rebuilding the deck, the removal of the shed and the new addition on the east facade and new door and parking area on the west facade. Approval of the tent and a smaller attachment system, if possible.*

**125 Fitzwater Street**

Octavia Hill Association, Owner  
John Szumski, Contractor/Applicant  
PROPOSAL: Replace fence

John Szumski described the proposal which involves replacing a cyclone fence with a wrought iron picket fence, painted black. The Committee suggested using PVC covered iron which requires less maintenance.

*The Committee voted to recommend approval.*

**1834-1838 North Park Avenue, Shusterman Hall**

Temple University, Owner  
George Yu, Architect/Applicant  
DATE: c. 1895  
PROPOSAL: Re-face side wall

The Committee and Commission had reviewed and approved the plans for converting this former church into a conference hall for the Temple Law School. George Yu, architect for the project, explained that Temple University now has the money for both a new slate roof and the refacing of the side party wall with stone. Temple University wishes to cover the party wall in stone for two reasons: the rough surface deters graffiti and it has a nicer appearance than stucco. The Committee determined that the stone should be different from the other facades so that it does not appear as an original stone surface. Mr. Yu proposed a limestone that is slightly different in color and texture. The Committee agreed that the stone differs enough from the original.

The original proposal included changing the grade of the lawn in front of the building, and providing ADA access to the front door; however, the Committee has a concern about water drainage against the front of the building. Mr. Yu returned with a drainage system that would protect the building, including a granite curb and matching pavers with gravel and flashing. The Committee asked, if possible, that the skirt of the watertable remain exposed.

*The Committee voted to recommend approval.*

**1231-1233 Walnut Street AKA 135-145 S. 13th Street, Empire Building**

Philadelphia Management Corp., Owner  
Ronald Caplan, Applicant  
DATE: 1900  
PROPOSAL: Legalize cleaning, painting, masonry work

John Cluver, of Voith and Mactovich Architects, and the building's owner, Ronald Caplan, explained to the Committee the work performed without a building permit. The building is clad in terra cotta on the first two floors and has terra cotta window

surrounds, bays and details on the upper floors and a terra cotta cornice. The terra cotta was cleaned using various methods that Mr. Cluver said were not successful. Mr. Caplan stated that the original glaze no longer exists. The color of the terra cotta is an oatmeal with various shadings. Mr. Caplan then painted the first two floors a cream color which contrasts greatly with the unpainted terra cotta of the upper floors. Mr. Cluver noted that some of the terra cotta is spalling and that the terra cotta was painted to protect it. Mr. Caplan added that the paint would also hide some areas of stucco where a few terra cotta balconies were removed. However, the areas are not large and the stucco has a very similar color to the terra cotta. The Committee noted that the paint will not help stabilize nor stop the spalling and that the paint may even accelerate it because water condensation cannot evaporate through the paint. Mr. Caplan did not have photographic evidence of the spalling and deterioration of the terra cotta, nor the chemical formulas used to clean the building.

During the cleaning, a capital of one of the pilasters broke off. The Committee agreed that the owner should make a cast of the broken element and replace it.

The Committee discussed various options for the building and decided that Mr. Caplan should remove all of the paint on the terra cotta since it may cause more damage than protection and should not have been painted in the first place. The cost of painting the rest of the terra cotta on the upper floors may be comparable to the cost of the paint removal on the lower floors.

*The Committee voted to recommend denial of the painting. The Committee stated that the paint should be removed to stop any further damage with staff to approve a cleaning sample and the replacement of any elements broken during the previous cleaning process.*

#### **217 Delancey Street**

Stephen Klein, Owner/Applicant

DATE: 1758; 1968 - rear wing addition

PROPOSAL: Partial demolition, new addition in concept

Hugh Newell Jacobsen, architect, described the concept of his design for the addition to 217 Delancey Street. The house was previously owned by Otto Haas who restored it, added a kitchen wing to the rear and built a garage on the property. The proposal includes removing both the kitchen wing and the garage. Mr. Jacobsen designed an addition to the east of the house to appear as a separate building in a modern design but with the same material as surrounding buildings. The original house will not be changed except one door will break through to the addition on the first floor.

On the Delancey Street facade the brick addition will have five bays in two-and-one-half stories with nine-pane casement

windows, stone lintels and a simple box cornice. The muntins of the windows will be flush to the plane of the wall. A six-panel door with a four-light transom will become the main entrance to the house. The five dormer windows with nine-pane casement windows, diagonal clapboarded cheeks and decorative pediments will sit on the wall of the house, extending the plane of the wall through the third story. The Committee questioned the size and placement of the dormer windows. Historically, dormer windows appear pushed back from the plane of the front facade, but exceptions do exist. Some members of the Committee were concerned that the scale of the dormers would be too large, disrupting the rhythm of the roof lines. Mr. Jacobsen stated that the oversized dormers would emphasize the building's non-historic design. All of the windows would have internal shutters to provide privacy.

On the Philip Street elevation the kitchen wing, wall and garage will be replaced by a new wing and garage. The ten-foot high one-story wing will have a small tower with a pyramidal roof that will make the total height of the wing seventeen feet. The shape of the tower reflects the outbuildings commonly built with houses in the 1750s. The Committee asked that the line of the ten-foot high wall be extended through the wall of the tower with a stringcourse to commemorate the extant wall. Mr. Jacobsen agreed. The garage almost matches the present garage in area and will have a jack-arched opening with a twenty-foot wide overhead door. After hearing some neighbors' comments, Mr. Jacobsen promised that the door opener will be a quiet model. The rhythm of the streetscape is important to Mr. Jacobsen and he designed the garage with a three-foot setback to continue the line of houses on Philip Street. One neighbor objected to the height of the small tower because it would block her view into the garden of 217 Delancey Street which will remain in part.

The Committee noted that the Secretary of the Interior's *Standards* prescribe that any new addition should reflect the time period of its construction so it is important that the addition looks different from the original house yet is in keeping with its mass, scale and fenestration.

*The Committee voted to recommend approval in concept.*

**508-510 Walnut Street, Penn Mutual Life Insurance Co. Building**  
Penn Mutual Life Insurance Company, Owner  
Charles Crescenzo, Contractor/Applicant  
DATE: 1839 - Egyptian Revival facade; c. 1970  
PROPOSAL: New side entrance

Mr. Crescenzo proposed to install an aluminum and glass door in the side of the modern building behind the Egyptian Revival facade. A restaurant wishes to have an outside entrance through the garden and an outside patio. The Committee members noted that the proposal is for a non-historic door in a non-historic wall. Some neighbors questioned the use of the building as a

restaurant and stated that the owners have applied for various permits in a piece-meal fashion. The Committee members stated that the use of the building and garden falls within jurisdiction of the Zoning Board of Adjustment, not of the Historical Commission.

*The Committee voted to recommend approval.*

**1420 Pine Street, Peirce Junior College**

Vincent Piersante, Applicant

DATE: 1897-1898

PROPOSAL: Carlisle Street access ramp, door alteration

Vincent Piersante explained that the school needs to make the basement of the building accessible to several wheelchair-bound students. The proposal includes extending the platform of an existing exterior ramp to a second door, raising the door and removing its top corners to fit the opening. Mr. Piersante described various alternatives considered by the College. The Committee acknowledged the restrictions of the interior and agreed that this proposal offers a reasonable alternative.

*The Committee voted to recommend approval.*

**2101-2199 Fairmount Avenue, Eastern State Penitentiary**

City of Philadelphia, Owner

Robert Makim, Contractor/Applicant

DATE: 1823-1836

PROPOSAL: Exterior lighting

Ray Greenhalgh of United Electric Supply explained the lighting design for the prison. The proposal has two parts: well lights placed at each pier along the walls of the prison and ornamental light standards to illuminate the park on the side of the prison. The Committee did not want the prison to be too bright and glowing. Mr. Greenhalgh explained that the lights are only 100 watt high pressure sodium so they will not be bright. The Committee discussed possible heads for the lampposts asking the applicant to keep the design simple. The design will return to Committee for approval.

*The Committee voted to recommend approval with the Committee to approve heads for the lampposts.*

**2222-2224 (2226) Green Street**

2226 Green Street Association, Owner

Peter Kelly, Applicant

DATE: c. 1860

PROPOSAL: Subdivision, new construction

Peter Kelly explained that the Commission designated the twin house at 2222-2224 Green Street as well as its side yard.

Several years ago, the owner received zoning approval for the subdivision of the lot, creating 2226 Green Street. The owner sold the lot, but within two months the City voided the subdivision. Mr. Kelly intends to buy the lot, if a new subdivision is approved, and construct a new building. He asked if the Commission would still have jurisdiction over the lot after the subdivision and, if so, would construction be allowed. The Committee and Commission's counsel, Mark Zecca, concluded that subdivision does not negate the Commission's jurisdiction. The Committee discussed the issue of construction and stated that it would recommend construction of a new building, in concept. The new construction must conform to the Secretary of the Interior's Standards.

Mr. Kelly asked the Committee for guidance for the design of the new construction. The Committee stated that the new construction should blend with other buildings on the street in terms of size, scale and massing. 2228-2232 are designated rowhouses and the Committee suggested creating an addition to that row. Mr. Kelly asked if the Committee and Commission would allow a driveway and garage on the front of the house. The Committee noted that the yards of the houses are raised several feet by retaining walls, to interrupt that rhythm with a driveway would pose a problem.

*The Committee voted to recommend notification to the Zoning Unit of the Department of Licenses and Inspections that the subdivision would not interfere with the historic nature of 2224 Green Street. The Committee voted to recommend approval in concept of new construction on the lot to be 2226 Green Street.*

#### **2128 Green Street**

Frank Gould, Owner/Applicant

DATE: c. 1850

PROPOSAL: New wood, true-muntin windows

Mr. Baron explained that the owner wishes to install wood, true-muntin windows as described in the insurance survey.

*The Committee voted to recommend approval.*

#### **2432-2434 Pine Street**

Mr. Bellace-Latta, Owner

H. Gregory Moore, Applicant

DATE: c. 1850

PROPOSAL: Replace carport

Sally Hanson, architect for the project, explained that the present carport, located behind a stone wall, is deteriorated. The owner wishes to demolish the carport and replace it with a new one of similar massing and design.

*The Committee voted to recommend approval.*

**108 South 20th Street**

Dewertrios Parekvopoulos, Owner

Maheirdra Patel, Applicant

DATE: c. 1860; c. 1940 - 1st floor alterations

PROPOSAL: Take-out window

Maheirdra Patel explained that his store does not have access for the handicapped. The Streets Department denied his petition for a ramp to the door because of the narrowness of the sidewalk. He wishes to install a take-out window so that he can serve those that cannot climb the steps to his door. The drawing submitted by Mr. Patel did not demonstrate the structural support for the take-out window or any details. The Committee asked Mr. Patel to return with an architect's drawing that reflects the needed support for the window and asked him to have a window designed that would be more appropriate for the building.

Lenore Millhollen addressed the Committee by saying that the Center City Residents Association disapproves any take-out windows. The Committee noted that the Zoning Board of Adjustment has jurisdiction over take-out windows. The Committee can only determine if the window is appropriate for the historic building. Since the window is non-historic a take-out window, in concept, would be appropriate, but the applicant must return with more details and a different design.

*The Committee voted to deny the proposal as drawn and recommended that the Zoning Board of Adjustment make its decision on the take-out window first since this is probably the more difficult part of the problem. The Committee encouraged Mr. Patel to return with a different design.*

**3436 Sansom Street, La Terrasse**

University of Pennsylvania, Owner

Titus Hewryk, Applicant

DATE: c. 1870

PROPOSAL: New cornice, window alteration, re-paint

Ed Benfold of the University of Pennsylvania returned to the Committee with changes for the plan originally approved by the Commission for a restaurant. The new proposal has three parts. First, the architect wishes to change the window configuration of the addition. Originally, the plan included vertical windows bordered at the top and bottom with awning windows. However, the bottom awning windows would interfere with pedestrians. Now the plan includes double-hung one-over-one windows with awning windows at the top. On the Moravian Street facade, casements would be installed with awning windows at the top. Second, the building presently has a plywood fascia above the first floor storefront. The architect wishes to install a simply detailed cornice which would turn onto 35th Street, the west side of the building, for approximately five feet. The Committee asked that the cornice not turn on the east side of the building, but end

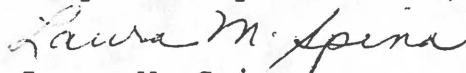
bluntly. The architect agreed. Also, the Committee asked the architect to install brackets vertically within the cornice at the ends of each of the three former dwellings that constitute this restaurant complex to break the horizontal line created by the cornice. The architect agreed to do so. Third, the University has chosen to paint the building a light grey with dark grey for the trim. The architect presented color chips. The Committee agreed that the proposed colors are warmer than the extant grey of the building and blend well with the slate roof.

*The Committee voted to recommend approval of the window configuration, the cornice with several brackets, and the paint colors.*

#### **Guardhouse - Rittenhouse Square**

Richard Tyler presented to the Committee an early photograph of a Centennial Guardhouse found by the project architect. This photograph supplements the drawing previously submitted of the salvaged, albeit now severely deteriorated, Guardhouse. Together these provide documentation for the design of the reconstruction. An English firm can recreate this centennial artifact within the available budget. The Committee welcomed this additional information for the project approved by the Commission at its meeting on 9 October 1996.

Respectfully submitted,



Laura M. Spina  
Historic Preservation Specialist