

MINUTES OF THE ARCHITECTURAL COMMITTEE OF THE PHILADELPHIA HISTORICAL COMMISSION

22 February 1974

Present: Mr. Henry J. Magasiner, A.I.A., Chairman, Architectural Advisor to the Commission
Mr. Erling H. Pedersen, A.I.A., Old Philadelphia Development Corporation
Mr. Lewis Kremer, A.I.A., Philadelphia Redevelopment Authority
Dr. Margaret B. Tinkoom, Historian
Patricia Siemiontkowski, Executive Assistant to the Chairman

Also: Mr. Andrew Rota, owner of 2304-16 South Broad Street and his attorney,
Mr. Anthony Pirillo, to present their plan for the demolition of
2304-14 South Broad Street (retaining 2316) and the erection of a high
rise office building on the site.

Mr. Mark Euland, Architect, to present his client's proposal for the
rehabilitation of 526 South Front Street.

SPECIAL REVIEW

2304-16 South Broad Street, Andrew Rota, owner, and Anthony Pirillo, Attorney.
Mr. Pirillo presented to the Committee his request for the decertification
of two of the three historically certified buildings owned by Mr. Rota
at 2304-16 South Broad Street to allow the construction of a six story
professional office building on this site. After discussing the proposal
at some length, Mr. Magasiner asked if it were not possible to retain both
of the buildings fronting on Broad Street and demolish only the rear
carriage house. It was the opinion of Mr. Rota that the new structure
could not be constructed if both 2304 and 2316 Broad Street were retained.
After some further discussion on the project, the visitors were excused.
In Executive Session the Committee agreed to require accurate architectural
drawings, prepared by a Registered Architect, of the proposed project and
a feasibility study on the possibility of retaining the two mansion houses
fronting on Broad Street.

SUBMISSIONS

526 South Front Street, Mark Euland, Architect. The Architectural Committee
approved Mr. Euland's plan for the rehabilitation of this structure
with the request that there be three openings at the fourth floor Front
Street elevation (each approximately five feet wide) instead of one continuous
glass filled opening and that louvered shutters be hung on the lower floors
of this same facade. It is also suggested that a suitable Victorian balcony
be installed at the fourth floor level of the Front Street facade. A
downsout extending the length between the two buildings on South Street
is suggested to delineate one building from the other.

SUBMISSIONS

- 219 South Jessup Street, Roland Davies, Architect. Mr. Davies' plan to alter the rear of this building is approved. The Committee suggested that the frontispiece, on the front of the structure, be restored properly.
- 939 Spruce Street, FRIDAY, Architects/Planners. This submission for the rehabilitation of 939 Spruce Street is approved. The basement grilles, however, must be similar in design.
- 1035 Spruce Street, John Lloyd, Architect. The Committee approved this submission with the suggestion that the small windows be made operable if the building is not to be air conditioned.
- 224 Bainbridge Street, Benjamin Walbert, Architect. Mr. Walbert's drawing for the proposed restoration of 224 Bainbridge Street was approved with commendation.
- 517-19 South Twelfth Street, William E. Cox, Architect. The Committee suggests that the architect retain a flat roof line on each of the two buildings. It is further recommended that the storefront at 519 South Twelfth Street be redesigned.

PROBLEMS

- 713 Walnut Street, Larry Tofani, Owner. The Architectural Committee would not agree to the owner's request for approval of the illegal work done several years ago at this location. It is suggested that the owner employ a registered architect who can design a front in keeping with the period of the building.

PLAQUES

- 1524 Pine Street. As soon as the missing components of the building are replaced, a plaque will be forthcoming.
- 114 Carpenter Street. The Committee agreed to award a Certificate of Merit to this building since it does not merit a plaque.; The plans submitted to the Committee and subsequently approved were not accurately followed.
- 310 South Quince Street. As soon as the circular windows are restored, a plaque (No. 311) will be forthcoming.

Respectfully submitted,

Patricia Slemiontkowski
Executive Assistant to the Chairman