

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

31 March 1988

David Hollenberg, Chairman

Present: David Hollenberg, Chairman  
David DeLong, University of Pennsylvania, Preservation Program  
John Dickey, F.A.I.A.

Patricia Siemiontkowski, Assistant Historic Preservation Officer  
Sally Elk, Historic Research Technician  
Randal Baron, Preservation Planner  
Maureen Heaney, Clerk Steho I

Also: Jeffrey Kolsky, Vice-President of Operations for Dimensions, to  
present a proposal for the addition of the entrance canopy on  
15th Street.  
Joyce Morrison Nathan, Project Director of the Zoological  
Society of Philadelphia to present a proposal for  
improvements to the North Gate Entry.  
Lawrence Gilbert, Architect, to present a proposal for ground  
floor renovations to 7 North 3rd Street.  
Rick Stange and Ben Powell of Alley Friends Architects to  
present a proposal for the rehabilitation of a building  
located at 1329-1331 Buttonwood Street.  
William M. Morris of Mirick, Pearson Batcheler Architects and  
David Liddle of Friends Hospital to present a proposal for  
the addition of a new stair tower to be constructed on the  
Greystone Building on the grounds of Friends Hospital.  
James and Pat Lobb, owners, to request an approval of a roof  
deck constructed without a permit atop the third floor of 528  
Queen Street.  
Gregory Kontas, Peter Gianopulos and Mr. Manos to present a  
proposal for renovations to the building located at 1511 Pine  
Street.  
Robert Butera, owner, to request approval of a garden hose  
cabinet constructed illegally on the front facade of 504  
Spruce Street.  
Stanley Tasey and Michael Sencindiver from the Linpro Company  
to request permission to demolish a service station located  
at 20th and Arch Streets.  
Meryl A. Towarnicki, Architect to present a proposal for  
replacement of all windows and for the construction of a  
greenhouse on the roof of the building at 1830 Rittenhouse  
Square.

ALTERATIONS

1435-1441 Walnut Street, Drexel Building, Jeffrey Kolsky, Vice-President of Operations for Dimensions. Ms. Siemiontkowski stated that on 24 June 1987, the Philadelphia Historical Commission reviewed and approved the installation of metal plaques and first floor window canopies on the 15th & Walnut Street elevations of the Drexel Building. Permission to install these plaques and canopies was requested by Dimensions to provide identification of their retail store located on the original banking floor of the Drexel Building. While the plaques and window awnings provide some identification for the retail operation, it has not been sufficient to identify successfully the presence of the store and to draw pedestrians off the street and into the building. For this reason, the applicant is resubmitting his initial request for an entrance canopy on 15th Street. The canopy will be fabricated in red canvas, span the width of the 15th Street entrance (11' - 0") and extend to the curb. The roof of the canopy will consist of glass or other transparent material; the supports at the curb will be brass tubing with lions feet at the base. Mr. Kolsky appeared before the Committee and the store's reiterated the store's need for an entrance canopy at this location.

The Committee following some discussion unanimously voted to recommend an approval for the installation of an entrance canopy on the 15th Street entrance of the Drexel Building.

Philadelphia Zoo, Joyce Nathan, Project Director. This submission calls for improvements to the North Gate Entry area and parking lot at 34th Street and Girard Avenue, demolition of the existing ticket booths located between the two 1876 Gate Houses, restoration of the original wrought iron entrance gates and gate houses and the construction of two ancillary ticket booths at the edges of the plaza.

The gatehouse and iron gate restoration will be based upon historic photographs and existing physical evidence. The proposed new ancillary ticket booths at the edges of the plaza have been designed in a fashion sympathetic to the scale, character and materials of the historic 1876 gatehouses. The ticket booths will have a granite base, cast stone panels, steel window frames and small light sash, and a terne coated stainless steel roof with standing seams.

The Committee recommends approval of this project and requested copies of any additional historical documentation that is discovered for placement in the Historical Commission files.

7 N. 3rd Street, Lawrence Gilbert, Architect. This proposal calls for the following alterations to 7 North 3rd Street:

1. removal of the badly damaged blue glass ground floor storefront and replacement of the glass with a substitute material;

2. retention and repair of stainless steel window surrounds, door surround and trim on the ground floor storefront;
3. installation of a new painted, hollow metal, flush door on the ground floor storefront;
4. retention of the existing canvas canopy located over the doorway or replacement with a larger canopy extending across the entire storefront.

Mr. Gilbert presented a sample of a polished ceramic piece of glass and a color sample of the grout that will be used. Mr. Gilbert also stated that the canopy will be replaced if there is enough money in the budget.

The Committee stated that the mortar joint size be reduced possibly to a sixteenth of an inch. The Committee further requested that if the upper story windows are to be replaced, shop drawings must be presented to the Committee for review.

The Committee recommends an approval of the proposed ground floor storefront alteration and the new canopy design. The Committee did request material and color samples for this canopy if it is to be installed.

1329-1331 Buttonwood Street, Spring Garden Soup Kitchen, Rick Stange, Architect. This submission calls for the rehabilitation of the 3-story, brick, Victorian building located at 1329-1331 Buttonwood Street for use by The Newspaper Guild. The scope of work as proposed, includes:

1. steam cleaning of the Buttonwood Street facade;
2. painting of all wood trim;
3. repair of existing original windows and frames;
4. fabrication and installation of new wood, four panel doors;
5. new solid panel shutters for the first floor;
6. new wrought iron handrails at entrance;
7. small globe light fixtures at entrances;
8. re-opening of basement window openings and installation of three light sash;
9. the painting of a wall mural on west elevation; and
10. various modifications to the north (Nectarine Street) elevation.

The applicant proposed the three following options for lighting the building:

1. Small globe light fixtures in between the transom and the underside of the lintels;
2. Horizontal lighting fixtures placed between the transom and the underside of the lintels; and,
3. Lighting the facade from the sidewalk.

The Committee recommended an approval for this project and stated that the sidewalk lighting of the building is the most acceptable option.

Friends Hospital, Greystone Building, Roosevelt Boulevard and Adams Avenue William M. Morris, Architect and David Liddle of Friends Hospital. This submission involves the addition of a new stair tower to be constructed on the west elevation of the Greystone Building on the grounds of Friends Hospital. The proposed stair tower addition will require the closing of several original masonry openings and alterations to others. The addition will be built of masonry block with a stucco finish. In general, the proposed stair tower addition is compatible with the character of the existing building.

Plans and photographs were presented to the Committee. The applicants stated that this building is used as a residence by patients who need supervision but do not need to be hospitalized.

The construction of the stair tower addition is a requirement by the Commission on the Accreditation of Hospitals.

The Committee recommends an approval of this project. It was agreed that the proposed penthouse between the first and second floors could be eliminated from the design if desired.

528 Queen Street, James and Pat Lobb, owners. This application involves a request for an approval of the construction of a roof deck atop the third floor of 528 Queen Street. This work was done without benefit of a building permit and without the review and approval of this office. As built, the wood rail surrounding the deck is visible from various points along Queen Street. A wood trellis set back on the roof is also partially visible from the street.

The Committee recommended the following:

1. approval of the roof deck provided the wood rail is pulled back approximately three feet from its present location;
2. if necessary to reduce or completely eliminate its visibility, the rail should be reduced in height; and,
3. the trellis may remain as built since its position toward the rear of the house and its partial visibility from

approximately a block away make it a minimal intrusion on the building.

- 3512 Baring Street, Milton Mitoulis, owner. This submission proposes the introduction of a new six car garage at the rear of 3512 Baring Street. The proposed construction will require alteration to an existing stone wall along the perimeter of the property. The applicant proposes to salvage the existing stone and iron fence and reuse them in the proposed construction of the garage structure. The area over the garage will be landscaped. The proposed work also includes regrading of the rear yard and includes new steps and repaving of a patio area at the rear of the house.

The applicant stated that these garages are being installed to provide safe off-street parking. The garage doors will be steel and automatic.

The Committee recommended an approval in concept. The members requested however, that the number of the garages be reduced from six to four, that the pass door be eliminated and that a 36th Street side elevation and a more detailed drawing be submitted before a final recommendation can be made.

- 1511 Pine Street, Gregory Kontas, applicant and Peter Gianopoulos, attorney to present a proposal for alterations to the building located at 1511 Pine Street. This application calls for the removal of stucco on the side wall of the building and replacing it with a new coat of stucco or a veneer of new brick. In addition the application includes the repair or replacement of brickwork on the front wall, replacement of windows on the upper floors with six-over-six true muntin wood sash and replacement of the door and shop windows at the ground floor to match existing. The applicant would also like to replace the marble stoop and the basement windows and stucco the rear of the building.

The applicant stated that bricks on a portion of the side wall between the first and second floor are not sound and move when pressure is applied on the interior.

The Committee rejected the proposal for a brick veneer and warned the applicant that a veneer, brick on stucco, would not solve the building's structural problems. The Committee stated that a structural engineer should examine the building to determine if a problem with the side wall does exist. If there is a structural problem with this wall, then other possibilities will need to be explored at that time. If there is no problem with the soundness of the wall, the existing brick should be preserved and repaired. The Committee recommends that the marble stoop be retained.

The Committee recommends an approval for the replacement of the existing windows with either one-over-one or six-over-six sash within the original masonry openings. Shop drawings must be submitted before a final approval of the window design is granted. The Committee recommends an approval for the replacement of the door and shopfront to match existing.

The Committee noted that the drawings failed to show the external stairwell to the basement and the large window opening at the basement level. The Committee asked whether the applicant intended to alter these areas. The applicant stated that there was no intention to alter these areas. The Committee asked that the drawing be corrected to reflect the existing conditions.

- 504 Spruce Street, Robert Butera, owner. This application involves a request for an approval of the construction of a garden hose cabinet on the front facade of 504 Spruce Street. This cabinet was built without the approval of this office and has been cited by the Department of Licenses and Inspections as a violation. Mr. Butera also presented drawings for the addition of flower boxes on the first floor windows of 504 Spruce Street. The boxes will be attached to the wood sill with a "Z" strip.

The Committee recommends the immediate removal of the hose cabinet. The Committee also agreed to recommend an approval of the flower boxes on the first floor.

- 20th & Arch Streets, Service Station, Stanley Tasey and Michael Sencindiver from the Linpro Company.

The applicants appeared before the Architectural Committee to request permission to demolish the historically designated 1930 Gulf Refining Company Service Station located at 2000 Arch Street.

The Linpro Company currently owns the parcel of land at the Southwest corner of 20th and Arch Streets and intends to construct on that site a high rise office building with a gross floor area of 18,700 square feet. The site is presently zoned C-4 Commercial.

Since last summer, the Linpro Company has offered the building to various groups who might have a use for such a structure. None of their attempts to dispose of the building proved successful.

Mr. Tasey stated that construction on this site is scheduled to begin within 18 to 24 months.

The Committee requested that the Linpro Group advertise the availability of this building and to explore other possibilities for preservation of the building. The Committee suggested contacting the Philadelphia Historic Preservation Corporation to find a good location for the building, the Smithsonian Institute and the Parkway Corporation. The Historical Commission staff will work with Linpro in attempting to find a way to preserve this structure. The Committee agreed that Linpro had made a good faith effort to dispose of the building and that development of the site could not occur until the building were removed and, if possible, relocated. After much discussion, the Committee voted to recommend that demolition be permitted owing to changing conditions in the area which make preservation of the service station impracticable on its original site.

2100 W. Diamond Street, Gilbert Giles, Contractor. Work on this building was begun without a permit and subsequently was stopped by the Department of Licenses and Inspections. The proposed work includes the installation of wire mesh and stucco over brick on the 21st Street elevation and over Serpentine stone on the Diamond Street front. The staff visited the site and found the side (brick) wall to be in good condition.

The Committee recommends that the side wall be repointed where necessary and that the sfront wall be repaired with a stone consolidant or patching. The Committee further recommends that the original wood cornice which was removed by the applicant be replaced. A drawing of the cornice must be submitted for review showing the proposed design. The staff will provide information to the contractor concerning the repair and stabilization of the Serpentine stone front facade.

1830 Rittenhouse Square, Wetherill Apartment, Apartment 19A, Meryl Towarnicki, Architect. This application calls for extensive interior renovations to the apartment, the replacement of all windows with new vinyl clad wood windows and the construction of a greenhouse on the roof at the front of the building.

The Committee voted to recommend a rejection of the greenhouse proposal. Replacement of the windows is acceptable provided the windows are identical in appearance to the existing double hung sash. The submission of shop drawings is required before a final approval is granted.

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

submitted,

Respectfully

Maureen Heaney  
Clerk Stenographer I

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