

REPORT OF THE ARCHITECTURAL COMMITTEE PHILADELPHIA HISTORICAL COMMISSION

**Robert Thomas, Chair
Commission Offices, One Parkway, 13th Floor, 1515 Arch Street
30 May 2000**

Present

Robert Thomas, AIA, Chair
Penelope Batcheler
Suzanne Pentz
Tony Atkin

Randal Baron, Assistant Historic Preservation Officer
Elizabeth Harvey, Historic Preservation Planner
Diane M. Hughes, Executive Secretary
Richard Tyler, Historic Preservation Officer

Also

Robert V. Egan, 1024 Clinton Street, Owner
Harvey Kolodner, Germantown Cricket Club
Van Potteiger, Architect, Germantown Cricket Club
Elsie Faulconer, 2141 St James Place, Owner
Paul Laden, 317 South 11th Street
Christopher Smolock, 317 South 11th Street
Steve Pollock, Esq.
Louise Hanson, 2144 St James Place, Owner
Kelly Wolfington, 1008 Clinton Street, Owner
Gary Friedman, 908 Clinton Street
Alia Friedman, 908 Clinton Street
David Rogers, 1000 Clinton Street
Linda Rogers, 1000 Clinton Street
Karen Joslin, 1019 Clinton Street
Whitney Joslin, 1019 Clinton Street
Tobey Dichter, 1017 Clinton Street
Jack DeWaile, 1022 Clinton Street
Christian Busch, The Sullivan Company
Mona R. Sutnick, 2135 St James Place
Edward Perliss, HESA, 1016 Clinton Street
Lenore Millhollen, Center City Residents Association/Preservation Alliance
Judith Cills, 1011 Clinton Street
Tony Seraphen, 1011 Clinton Street
Mark Thrapp, 922 Clinton Street
Rochelle Magarich, 1015 Clinton Street
Michael Priffi, Bower Lewis Thrower Architects, 1600 Arch Street
Michael Koep, Bower Lewis Thrower Architects, 1600 Arch Street
Peter Rudd, Bower Lewis Thrower Architects, 1600 Arch Street

Linda and David Rogers, 1000 Clinton Street
Randy Roberts, 401 East Evergreen Street
Jane Golden, Department of Recreation, Mural Art Project
Kathy Cushing, 922 Clinton Street
Stacy Kent, Kent Design, Thomas Jefferson University
David Amburn, Amburn Jarosinski Architects
Angela Roach, 621 B South American Street
Carl K. Zucker, Esq., Sanders Building
Scott Zucker, Esq., Sanders Building
Rebecca Stoloff, Society Hill Civic Association
C. Magen, Society Hill Civic Association
E. Miller, Society Hill Civic Association
L. Lane, Society Hill Civic Association
Helen File, Arch Street Friends Meeting House
Henry Hauptfuhrer, 313 Gaskill Street
Carolyn Wahrenburger, 507 Delancey Street
Anne M. Walsh, Urban Outfitters Inc.
Paul M. Elia, Space Design Inc., 2416 Delancey Place
Paul M. Cope Jr., Arch Street Friends Meeting House
Nan Guttermann, Vitetta
Hyman Myers, Vitetta
Judith Eden, Center City Residents Association
Ellen Metz, Renovation Design
Douglas Seiler, Seiler Architects, 1918-20 Spruce Street

Robert Thomas, Chair called the meeting to order at 12:05 p.m.

411 West Manheim Street, Germantown Cricket Club

Germantown Cricket Club, Owner

Van Potteiger, Architect

Proposal: Alter window to door, addition to tennis building

The proposal calls for cutting a door into a relatively hidden area of the façade of the Squash building and adding an extension onto the non-historic metal tennis building.

Harvey Kolodner, Germantown Cricket Club, and Van Potteiger, Architect, were present to answer questions concerning the project. Mr. Potteiger stated that there is only one direction in which to expand the tennis building and explained that the extension follows the same profile with the same materials as the existing.

The Committee thought the door appropriate owing to its being relatively hidden.

The Architectural Committee voted to recommend approval.

317 South 11th Street, SE corner Clinton Street

Alpha Kappa Kappa Fraternity, Owner

Kirk S. Russell, Applicant

Proposal: Cut gate in brick wall on Clinton Street

The fraternity seeks to legalize cutting a gate into its garden wall on Clinton Street to create parking in the back yard. The wall, constructed of cement block with a brick facing, would have a painted, two-leaf, wooden gate.

This is a corner property with a garden wall on the Clinton Street side of the building. The applicant received a zoning permit for three off-street parking places, and the Streets Department issued a permit for a curb cut. The wall was cut and a temporary fence erected without a building permit. The Department of Licenses and Inspections issued a stop work order. The wall consists of an outer wythe of brick that appears to date from the mid-19th century supported by a cement block inner wall that sits on a brick foundation. The property is in a National Register district, and is individually listed on the Philadelphia Register.

Mr. Tyler stated that the zoning permit may be flawed, for it erroneously cited the present use as a single-family dwelling.

Steve Pollock, attorney for the Clinton Street Association, showed an 1898 map and photographs of the street in March or April which include a tree cut down in preparation for the opening. Mr. Pollock also presented to the Committee a petition signed by neighbors in opposition to this proposal. The tree removal took place without a permit from the Fairmount Park Commission.

The applicant claimed that the wall was failing and needed replacing, and that the brick in the wall was not old.

Residents of Clinton Street offered various objections to the proposal, including its impact on the historic character of the street, the hazard posed by a curb cut and cars to pedestrians and particularly to children, and the poor maintenance of the property.

The Committee stated that the curb cut falls outside the Commission's jurisdiction. The Committee noted the period character of the outer wythe of the brick wall and the presence of a brick foundation under the supporting inner cement block wall. Presumably repairs to the wall occurred some time in the past by erecting on the foundation of the old brick wall a cement block wall to support the outer wythe of brick facing Clinton Street. Committee members thought that the historic appearance of the property and streetscape should be maintained.

The Architectural Committee voted to recommend denial

2144 St James Place

Louise Hanson, Owner/Applicant

Proposal: Re-stucco or repair and coat exterior walls

The applicant wishes to re-stucco or repair and coat the exterior walls of this corner English Village house.

Owing to the fear of water penetration and the threat of the failure of some sections of the existing stucco, urgency attaches to this application. This English Village house is the last in a group of twenty with its original pebbledash stucco finish. The stucco has suffered from erosion, particularly on the side bay; pieces of stucco have already fallen, and some look as if they could fail at anytime. Some non-pebble-dash stucco patching has taken place in the past, giving the house a somewhat splotchy appearance.

Mr. Baron suggested two possible treatments: patching the bad area and coating it with the proposed Thoro-Coat to unify and minimize the patched look, or re-stucco entirely. The cost differential between these two approaches precludes the latter.

The Committee and staff discussed the potential ramifications of various treatments and agreed that patching and coating with a pebbledash texture offer the best solution. Moreover, the applicant prefers patching and coating.

The Architectural Committee recommended approval of patching and coating with staff to review samples of coating.

1600 Arch Street, SW corner South 16th Street

Quinnco-1600 Arch Limited Partnership, Owner/Applicant

Proposal: Conceptual review for rehabilitation, cut new entrances

This conceptual review involves the conversion of an office structure into a mixed-use development of apartments with commercial uses on the two lower floors. The plan calls for cutting two new entrances on Arch Street in addition to constructing a canopy over the existing Arch Street entrance. The architects propose to cut four new entrances on the Cuthbert Street façade, which requires the removal of extensive decorative metal work. To create a commercial identity, plans call for a marquee on 16th Street, awnings on the first floor windows, and pylons, banners and planters on the Arch Street facade. The applicant also proposes aluminum replacement windows.

Michael Priffi, architect, explained the proposed project and showed plans of the exact location of the openings and their usage. This building will have a mixed development: 150 parking spaces on the ground level; retail on the ground level; internal building functions such as storage on the first floor and mezzanine, and apartments on floors two through sixteen. Some of the historic interior fabric will be preserved, particularly on the twelfth floor. The existing entrances on the western end of Arch Street will serve the concourse and apartments. The four entrances proposed on Cuthbert Street will include handicapped access, two lifts and one trash and loading zone. The sill portions will be removed and four doors aligned, with openings symmetrically distributed. The connecting bridge to Suburban Station will be removed and all the windows are to be replaced with the exception of those on the first floor.

The Committee thought the proposed western-most new entrance and steps and the proposed marquee on Arch Street appropriate. The 16th Street marquee, however, should have a rectilinear, not a curvilinear, form and more closely resemble the one proposed for Arch Street. The Committee found the curved raised granite planter in front too monumental in scale and suggested its modification.

Mr. Tyler believed the awnings out of character for this building and suggested that the architects could achieve the same identity objective with less.

The Architectural Committee recommended the following for conceptual approvals:

1. *Approval of one entrance cut on the western- most end of Arch Street;*
2. *Approval of Cuthbert Street entrances;*
3. *Approval of Arch Street marquee and the modification of the 16th Street marquee and planters, and*
4. *Approval of awnings and pylons.*

The Architectural Committee recommended denial of the banners in concept.

1315 Pine Street

Richard Scott, Owner

Jane Golden, Department of Recreation Mural Arts Program, Applicant

Proposal: Mural

This proposal is for painting a mural of trees on the exposed, former party wall of 1315 Pine Street. This wall overlooks a parking lot slated for landscaping. The applicant presented a petition signed by neighbors in support of the mural.

The Committee noted that the proposal is in keeping with its context and would have a vast improvement on this site.

The Architectural Committee recommended approval.

925 Chestnut Street

Thomas Jefferson University, Owner

Lee Dahlberg, Applicant

Stacy Kent, Kent Design

Proposal: Flags and poles

The application calls for the installation of poles and flags on the face of both the Cret and 10th Street buildings.

The Committee expressed concern about the method of attachment of the poles to the marble. The applicant responded that he would have the fasteners put into the masonry joints. These joints, however, are very thin. In addition, Ms. Batcheler said that the various signage submissions have yielded a cumulative effect of an enormous amount of signage.

Ms. Kent thought that the Commission had been approved the flags previously. The flags will have the “J” logo in dark blue in a white circle. She also noted that outriggers would be needed on either side above the 925 Chestnut Street entrance and will have a 14-foot extension on a 30-degree angle. The base of the pole would be just above the address sign. A fear exists of cracking the marble lintel above the 10th Street entrance and of marble discoloration as a result of the cracking. The applicant explained that they would use anchors of stainless steel held off the marble so water could not penetrate the stone and cause damage.

The Committee strongly urged that the applicant present a depiction of the entire signage package.

The Architectural Committee recommended approval with the details of the connection and the preservation of historic fabric to be reviewed by the staff, and the applicant to submit a depiction of all the signage.

621 B South American Street

Angela Roach, Owner/Applicant

Proposal: Paint stucco

The applicant seeks to coat her stucco building with bright yellow Thoro-Coat paint. This trinity-style 1830s house stands in a row of houses painted gray or bright blue and the proposed color would not be compatible with the original stucco. The applicant believes that the chosen color would bring a harmonic character and aesthetic appeal to the house. The applicant presented a Thoro-Coat color chart, and also proposed stenciling quoins at the building's edges which the Committee found inappropriate for this house.

The Committee explained that the chosen color would not be compatible with the simplicity of these historic houses or typical of that period and asked that the color be toned down.

The Architectural Committee recommended the rejection of the color as submitted and the approval of the Thoro-Coat Dijon color.

700 South Washington Square, SW corner Locust and 7th Street

Gene Locks, Owner

David Amburn, Architect

Proposal: Rear elevator

The proposal revisits the question of installing an elevator on the visible rear of this corner house. The Committee asked to see floor plans to other alternate placements for a lift or elevator.

The Committee expressed concerns because the building's rear 7th Street elevation is a principle façade with a magnificent cornice. Owing to the size of the elevator and the location of the existing window, the applicant proposes to cut into the existing brick pier between two windows in the rear of the house. The proposed elevator would travel to all three floors.

Mr. Atkin asked about putting it into the powder room or building under the porch. The applicant responded that the first floor and the joists of the original house would have to be cut to accomplish this and would leave no place for a lavatory.

Mr. Thomas suggested the use of a platform lift from the first floor to the second floor and a lift from the second floor to the third floor in a different location. This proposal would be inside the body of the house and cost effective.

Mr. Baron stated that, although there is concern for the interior, the Commission's primary responsibility is the protection of the exterior appearance of the building. In addition, even though the addition is at rear of the property, the ironwork has considerable significance.

The Committee believes that there is an achievable way to provide access without going outside the building. The Committee noticed air conditioning equipment in the drawings and questioned the reason for their presence. The applicant noted that as part of the proposal, the equipment was to be enclosed.

The Architectural Committee recommended approval of the elevator in the existing shaft from the first to second floor, but denial of any exterior alterations above the porch roof or cutting into the cornice. It also recommended the enclosure of the air conditioning equipment on the roof.

216-220 West Washington Square, NW corner Locust Street

West Washington Square Partnership, Allan Domb, Michael DiPaolo, Owners

Christian Busch, The Sullivan Company, Architect

Proposal: Rooftop addition, in concept

This application for conceptual review revisits the design of a two-story penthouse as a part of the conversion of this office building on Washington Square into apartments.

Carl Zucker, counsel for the applicant, and Christian Busch, architect, were present to explain the project and answer questions.

The Committee expressed its concern about penthouses, but also stated that penthouses frequently appeared on buildings of this period and style. However, on a building only seven stories tall, members expressed concern about the height of the proposed penthouse.

Mr. Busch stated that a mock-up of two designs, the original submission and the design with a set back, would be placed on the roof within a week. He also noted that the discussion had focused on visibility from Washington Square. He added that he is prepared to set the penthouse back more than 24 feet if necessary. This second option would decrease exposure from the Square.

Mr. Atkin preferred the original submission to the revised proposal. He believed that the proposal is a classical idea, it goes along with classical design and does not diminish the character of the building.

The Architectural Committee recommended the conceptual approval of an addition with a 20-foot setback from Washington Square, a 16-foot setback from Locust Street, and a height not to exceed 21 feet above the cornice.

323 Cypress Street

Lisa Coulton, Owner/Applicant

Proposal: one story and deck to house, in concept

This conceptual application involves the addition of a single-story room, set back 20 feet from the front façade, but with a roof deck railing set back approximately a foot and a half. The building faces Three Bears Park and has a public walkway along the side, which will render any rooftop addition visible to the public.

Kurt Clark was present to answer questions on behalf of the applicant. The proposed one-story addition would have a 20-foot setback and the deck's railing a setback 18 inches behind the cornice. The addition would be covered with vertical siding and painted yellow, and would be visible from three directions.

The Committee found the massing and scale of the set back and deck inappropriately intrusive and not in conformity with *The Standards*.

Mr. Clark made the argument that a house at 314 Delancey Street was allowed an addition. The Committee suggested that Mr. Clark provide pictures at the Commission meeting to prove his argument. Mr. Tyler retrieved the file for 314 Delancey Street which revealed a markedly different context.

The Committee stated that, based on massing and scale, the addition does not meet the guidelines for a historic building.

Ms. Rebecca Stoloff, Society Hill Civic Association, noted that work is going on at the present time.

The Architectural Committee recommended denial.

507 Delancey Street

Karen Batchelder, Owner

Carolyn Wahrenburger, Applicant

Proposal: Wall decoration-ceramic balusters

The applicant wishes to install a railing of ceramic balusters along the top of a visible garden wall to provide privacy and support for a vine.

This side-wall is visible from the street and abuts a parking lot in the rear. The owner seeks to raise the wall for privacy and to support the vine with a trellis to trail down the railing on the wall. The balusters to be used are ceramic imported from Asia.

The Committee asked the applicant to bring a sample baluster to the Commission meeting.

The Architectural Committee recommended approval.

313 Gaskill Street

Gail Hauptfuhrer, Owner/Applicant

Proposal: Handrail

The applicant proposes a simple black metal handrail attached to the sidewalk and the brick wall of the house. Mr. Henry was present to explain and answer questions.

The handrail would be mounted in the sidewalk to the right of the doorway and not into the marble. The Committee stressed the importance of keeping the design simple. The Committee suggested that the break and S curve in the railing be removed for simplicity and asked the applicant to submit new drawings for the Commission with these changes.

The Architectural Committee recommended approval with staff to review shop drawings.

320 Arch Street, Friends Meeting House

Arch Street Friends Meeting, Owner

Helen File, Director/Applicant

Proposal: Handicapped accessible entrance to yard

This proposal calls for modifying a granite step and brick walkway leading from the street into the meeting house yard to provide access for persons with disabilities.

The applicant proposes to recess the stone to grade level and to reset the brick walk to allow accessibility to the yard entrance. The iron gate that is almost always open will remain. The

change in grade will necessitate the addition of an iron skirt to the bottom of the gate to permit the engaging of the keeper-rod.

The Architectural Committee recommended approval with a skirt at bottom of gate.

1724 Locust Street, SW corner Mozart Place

Curtis Institute of Music, Owner

Karl Heitman, Architect

Proposal: Cut louvers, close basement windows

This proposal involves cutting into the Mozart Place wall of Curtis Hall to install air louvers and the closing of a basement window with masonry on Locust Street.

Nan Gutterman explained the project. New heating and air conditioning equipment require one new opening with louvers and the enlargement of another to increase the airflow. If installed at a higher, less visible location, they would interfere with the acoustics of nearby rooms. She noted that Mozart Place does not contain a primary façade. The use of the basement for storage and the need for security gave rise to the decision to close the basement windows.

The closing of the basement windows provoked much discussion. Security plays an important part in this proposal, but maintaining historic fabric is also important. Committee members suggested painting the window black or putting the glass behind the iron grill. The plan to have to have vehicular access immediately behind this basement wall, however, makes these treatments impracticable for maintenance.

Mr. Baron stated that the sidewalk level offers greater visibility than the higher floors. The Commission regularly receives requests for glass block in basement windows for security. These requests routinely meet with rejection. We must consider consistency in our reviews.

The Architectural Committee recommended approval of the louvers vents on the side wall. It further recommended the denial of stone filling of the basement openings but approval of louvers to be install in two basement windows behind the muntins.

1801 Walnut Street, NW corner of South 18th Street

Urban Outfitters, Inc., Owner

Anne Walsh, Applicant

Proposal: Exterior lighting

The applicant proposes installing light fixtures along the sills of most windows to provide up lighting.

The applicant proposes to wash the façade with light and has found a fluorescent fixture approximately seven inches deep that shines up and matches the stone in color. The proposal also includes lighting from the cornice. This project entails extensive drilling into the masonry for conduits.

The Committee expressed concerns about the visibility of the fixtures and the impact of the installation on the historic fabric. Members suggested pole mounted lights in the sidewalk.

The Committee suggested the use of conduits under the sidewalk coming up through poles, and not putting fixtures directly on walls.

The Architectural Committee recommended approval of mounting lighting fixtures at the cornice with staff to review details of mounting and denial of the proposal for fixtures on the sills.

1614 Spruce Street

Ellen Metz, Owner/Applicant

Proposal: Rooftop addition/deck, replace window and garage door

The applicant seeks to add to an existing rooftop penthouse and change a deck railing from wood to metal. A window opening will receive historically correct sash and the garage a new wood paneled door.

The building presently has a deck with a wooden railing and access penthouse. The proposal calls for expanding the penthouse with a 24-foot setback from Spruce Street as well as a setback from Smedley Street, and replacing the existing wood railing with a thinner metal railing. The air conditioning unit on top of the penthouse will be moved to the rear.

The sight line study shows that the proposed improvement will not be visible from Spruce Street and only a small corner visible from Smedley Street. The Committee asked if the sight lines dictated the height of the new roofline and if the proposed height meets the applicant's needs. Indeed, Mr. Atkin suggested adding another foot to the penthouse. Ms. Metz stated that she could add no more than 9 inches so as not to extend above the house next door.

The applicant also wishes to restore a window from plate-glass to true-divided, small light sash to match similar windows on the building and to replace the wood panel garage door with a new door to match the existing one.

The Architectural Committee recommended approval of expanding the existing penthouse, replacing the existing wood railing with a thinner metal railing, restoring the window as submitted and replacing the garage door. It added that it also recommends approval of an additional six inches in height to the penthouse if the owner opts to do so.

1918-1920 Spruce Street, Academy of Vocal Arts

Academy of Vocal Arts, Owner

Doug Seiler, Architect

Proposal: Stucco rear addition

The proposal involves stuccoing the rear theater addition of the Academy of Vocal Arts and rebuilding the flanking fences without the crescent tops that mirror the shape of the theater gable.

The rear of the Academy of Vocal Arts has a post-modern theater addition done in cement block, designed by Otto Sperr. The application calls for stuccoing the cement block facade, and installing gates with flat heads.

Doug Seiler, architect, said that a lot of work had gone into the details of this addition; however, the Delancey Street neighbors had not been happy about its design and material. Indeed, he believed that the original plan was for a brick façade on Delancey Street. In a meeting with the

Center City Residents Association and neighbors concerning the expansion of the Academy into 1918 Spruce Street, the Academy had been asked to make concessions in the design of the addition. Now Mr. Seiler thinks the particular treatment of the stucco finish and its control joints forms primary issue.

Judith Eden, Center City Civic Association, expressed concern that trees might be cut down and that vehicular traffic may increase. She is not aware, however, of any desire to have the wall stuccoed. Mr. Seiler asked that a note be entered into the record stating that at this time the Center City Residents Association has no issue with the cement block wall.

The applicant wishes to repair the fence on the east and west in wood. He also seeks to amend his application to include replacing very deteriorated fire escapes and painting windows.

The Architectural Committee recommended approval for the repair of the fence in kind; replacement of the fire escapes, and painting the windows dark green. It voted to recommend denial of the stuccoing of the rear addition.

2416 Delancey Street

Ralph Scott, Owner

Paul Elia, Architect

Proposal: Construct a 3-story addition with garage on vacant lot, modify rear

The applicant seeks to build a new three-story house with a ground floor garage as an addition to the existing non-contributing house.

The proposal is to stucco both the new and the existing non-contributing buildings. in this row of predominantly brick houses. The client does not want to use brick. The rear stucco and the brick of the non-contributing building both suffer from water penetration. The cornice of the existing house will remain. The garage door will be a roll-up door with glazing, and the Committee asked that the door not be solid but have some breaks.

The Architectural Committee recommended approval of the new addition in stucco with staff to review details and approval of stucco over the existing brick wall with the suggestion that the applicant consider a coating

1841 Spruce Street

Rittenhouse Plaza Condominium Association, Owner

Martin Fricko, Applicant

Proposal: Paint terra cotta with Thoro-Coat

The applicant seeks to legalize the painting of the terra cotta-clad upper floors with Thoro-Coat. The white glazed terra cotta had some cracking and spalling which the contractor sought to cure with this coating. Unfortunately the coating hides the joints and the glaze of the terra cotta. Several bays along Spruce Street elevation have not yet received the coating.

Martin Fricko, the contractor, and Wayne Pfaff, representative for Thoro-Coat, were present to answer questions and explain the Thoro-coat process. At the time of designation, the base of the building had been previously coated. The upper portion is glazed terra cotta. Mr. Fricko used a Thoro-Coat system on the 19th Street side in order to make repairs, and did one bay on the Spruce

Street side. At this point a violation issued and a stop work order issued. There is a noticeable difference: the Thoro-Coat side has a matte sand finish and the terra cotta has a glazed appearance. The Committee suggested the possibility of hiring a masonry consultant to assist with options to repair the stone. Mr. Fricko said he did not see a glaze on the stone, which he said was completely flat; he showed photographs of this condition. He claimed that he had no awareness of the building's designation or the need for a permit. He also said that the bottom of the building had already been coated, and that stone needed to be repaired before coating it.

Mr. Pfaff explained the Thoro-Coat system and that it comes in three textures, smooth, fine, and coarse. The coating does obscure the coursing. He added that the standard clear water proofing techniques would not hold up. Mr. Fricko noted that he had repaired a parapet wall with limestone coating and that it lasted only about three years. Thoro-Coat breathes and has an excellent adhesive which can fill small cracks. When asked about the removal of the coating, they said that paint stripper would suffice.

The Architectural Committee recommended approval of finishing the work in the same material.

256 South Van Pelt Street

Clinton Hewes, Owner

Arthur Willson, Architect

Proposal: Cut window in rear

The architect seeks to cut a new window in the rear of this carriage house residence. The rear has visibility from 22nd Street through an open garden and parking area.

The building faces Van Pelt Street, and its rear is visible from a side yard of a house on 22nd Street. A window had been previously cut on the second floor and the new window would be cut to match it. The Committee believed the new window architecturally appropriate.

The Architectural Committee recommended approval.

234 South 22nd Street, NW corner of Latimer Street

William Faust, Owner/Applicant

Proposal: Rebuild existing windows with double-glazing

The applicant seeks to improve the energy efficiency of his house by double-glazing his windows using the Bi-Glass system. The system involves cutting the wood window frame to form a sandwich around two pieces of glass. The contractor cuts new outer muntins in the field and applies them to the outside of the glass. The system has the advantage of retaining the sash frames and inner window muntins. The disadvantages include the possible weakness of the adhesive for the outer muntins and that the panes lack the appearance of true division.

There are two facades visible from the street. The process used would preserve a large amount of historic fabric, including the interior muntin and frame. The outside muntin, however, would become more shallow. Owing to fire damage, some windows would have to be completely replaced; others could be rebuilt. The muntin pattern would be exactly the same.

William Faust, the owner, and George Wolpert, Bi-Glass representative, were present to answer questions and explain the process. Mr. Faust stated that he and his wife are greatly concerned

with historic preservation and energy cost and that the 22nd Street traffic noise helped him select this type of window. The applicant's windows are solid chestnut. Mr. Wolpert presented examples of windows and their details and also showed a sample of the glass which retains aesthetic value inside as well as outside. Any configuration can be maintained with accuracy as the muntins remained. Mr. Wolpert showed an example of Mr. Faust's window with true-divided lights and with a unique profile on the inside. When finished, the interior remains unchanged in appearance. The process can maintain the appearance of the exterior muntins with true divided lights if muntins are wide enough. This is not possible if the muntins are too narrow.

Mr. Wolpert addressed the technical issue raised by Mr. Baron that in certain cases a spacer bar between the glass can look like a true-divided light. This, however, compromises the performance of insulated glass. With this process, the company tries to bridge the gap between historic preservation and improved performance.

The Architectural Committee recommended approval.

3700 Chestnut Street, NW corner Sansom Street and 37th Street, Westminster Hall

University of Pennsylvania, Owner

Vivek Ghimire, Applicant

Proposal: Install louvers in windows, install air conditioning unit in rear court

This proposal calls for the placing of an air conditioning unit in a corner formed by the juncture of two buildings on Sansom Street and the installation of louvers in three windows in the South 37th Street façade.

Ms. Batcheler suggested another location for the air conditioning unit, for its closeness to the building will cause its sound to reverberate and intensify. Mr. Thomas noted that while visibility is important so is the unit in terms of decibels and noise levels.

The applicant also wishes to put three louvers in existing frames in a mechanical room.

The Architectural Committee recommended approval of louvers with details of size, spacing and color of vanes to be reviewed by staff. The Committee recommended an alternative location for the air conditioning unit and the selection of low decibel equipment.

The meeting adjourned at 5:45 p.m.

Respectfully submitted

Diane M. Hughes