

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Arlene Matzkin, Chair
Commission Conference Room
Suite 1301, 1401 Arch Street
25 November 1997

Present

Arlene Matzkin, Chair
Tony Atkin
Penelope Batcheler
Bill Cornell
Daniel McCoubrey
Suzanne Pentz

Randal Baron, Assistant Historic Preservation Officer
R. Scott Jacob, Historic Preservation Specialist
Richard Tyler, Historic Preservation Officer

Also

Jason Stevens, Richard Thom Architect
Richard Thom, Richard Thom Architect
Christian Busch, Robert L. DeSilets Architect
Bob McCauley, Ueland Junker McCauley Architects
Sarah English
Rachel Gross, Kaufman, Coren, Ress et al, Attorneys
Catherine Recker
Jerold Weisburd
Claudia Weisburd
Fred Berger
David Amburn, Amburn and Jarosinski
Miguel Fernandez, John Milner Associates
Phil Scott, John Milner Associates
Jerrold Adler, Adler and Myers R.E.
Robert DeHaven, Robert M. DeHaven AIA Architect
Steve Pinkston
Barry Ginder, Stuart Rosenberg Architect
Terry Graboyes, Graboyes Commercial Window Company
Anthony Quinn, Graboyes Commercial Window Company
Lenore Millhollen, Center City Residents Association
Marlene Weinberg, Weinberg Management
Judith Eden, Center City Residents Association
John Ciccone
Jeff Biel, Russell Roofing
Harry Hansell
Chuck Karnes

Ms. Matzkin called the meeting to order at 12:15 p.m.

123-151 South Broad Street, Fidelity Building

First Fidelity Building Corporation, Owner

Richard Thom, Architect/Applicant

DATE: 1928

PROPOSAL: Change Sansom Street door for handicap accessibility

This proposal involves altering an entrance on the Sansom Street facade of the building to provide accessibility to the handicapped. The applicant proposes replacing a revolving door with a swinging leaf type.

Richard Thom, architect for the project, stated that the Association of Disabled Americans requires a handicap accessible entrance into the main lobby. He added that he needs to install a power panel near the door. Mr. Thom explained that the form of bronze used in the original doors can no longer be obtained, but a "silicon bronze" substitute would serve as an adequate replacement. Mr. Baron asked that Mr. Thom provide a set of photographs for the Commission's records showing the site of the work.

The Committee voted unanimously to recommend approval with staff to review a sample of the new door material, which should closely match existing.

248-250 Market Street

Paul Rimmeir, Owner

Patrick Dewey, Applicant

DATE: c. 1860

PROPOSAL: New awnings

Mr. Baron presented the proposal to install shed-type awnings above the storefront windows of this building. He explained that the proposed awnings have no sides or graphics and showed the Committee a burgundy fabric sample submitted with the application. The proposal calls for four awnings on the Market Street facade, and seven on the South 3rd Street facade.

The Committee voted unanimously to recommend approval.

1801-1835 North Broad Street, College Hall

Temple University, Owner

John Cluver, Applicant

DATE: 1893

PROPOSAL: Replace sign in kind

Mr. Baron presented for the applicant. Ms. Pentz recused herself owing to her association with the project.

This proposal involves replacing in kind a metal sign owing to its advanced state of deterioration. Committee members agreed that replacing the sign with a fiberglass reproduction could serve to minimize maintenance in the future.

Three of the four Committee members present voted to recommend approval with staff to review shop drawings. Ms. Pentz abstained.

925 Chestnut Street, Federal Reserve Bank

Jefferson Hospital - Rothman Institute, Owner

Robert DeSilets, Architect/Applicant

DATE: 1925

PROPOSAL: Final Approval - drive-through openings, pedestrian entrances in ramp court, gate, signage, 10th Street entrance

This proposal concerns the final approval of items the Committee and Commission have already approved in concept. These items include signage, the rebuilt gate, the new entryway on 10th Street and the drive-through for patient drop-off. The applicants also planned to install the mock-up of the Chestnut Street address numbers, as requested by the Committee at its September meeting, but could not do it before the Committee meeting of this month. Mr. Busch confirmed the deletion of the square surrounds for the address numbers.

Christian Busch, an architect for the project, reiterated that the moveable leaf sections of the Cret gate constitute the only salvageable portion of the gate. He added that the non-historic bollards near the gate do not form part of the new design. Mr. McCoubrey had reservations regarding the proposed gate, saying it has more exuberance than befits Cret's spare design. Mr. Busch noted that the new gate serves as a main auto entrance, while Cret designed his gate to secure the rear portion of the Federal Reserve. Mr. Baron asked the Committee to vote on each issue separately.

The Committee voted three-to-one in favor of recommending approval of the proposed gate. Mr. McCoubrey dissented

Mr. Baron asked the Committee to consider the drive-through entrance with its exit signs. Mr. Busch stated that the proposal includes marble and glass transoms over the new pedestrian doors and the drive-through openings in the alley arcade. Ms. Batcheler reaffirmed her concerns over pedestrian access through the new driveway.

The Committee voted unanimously to recommend approval of the drive-through openings, pedestrian doors in the ramp court and directional signage.

The Committee found no further objections to the proposed new front door on 10th Street. Mr. Busch confirmed that the door lantern and clock do not form part of the current proposal.

The Committee voted unanimously to recommend approval of the proposed front entrance on 10th Street, with staff to review and approve details.

Mr. Busch explained that the "JEFFERSON" sign proposed for the top of the Ludlow drive-through exit fits mostly on new stone lintels, but that the "J" and "N" may have to be carved into historic fabric. The Committee members expressed no objection to any of the proposed signs, including those on Chestnut, 10th and Ludlow Streets, or the alleyway. Mr. Busch re-affirmed that none of the proposed signage is internally-illuminated. The gate signage, however, contains lights behind the metal letters.

The Committee voted unanimously to recommend approval of all the proposed signage.

231 South 33rd Street, White Training House

University of Pennsylvania, Owner

Robert McCauley, Architect/Applicant

DATE: 1905

PROPOSAL: New exterior stairs, ramp and railings; cut window into door; new door head and glazed transom

This proposal involves creating new egress for fire safety by cutting a window down to create a door and building an exterior stair to accommodate fire exit requirements from the upper levels. In addition, the applicant wants to build a ramp for handicapped accessibility.

Robert McCauley, architect for the project, explained the necessity of the proposed work to enable and ensure usage of the building by conforming with modern safety codes. He stated that he designed the accessibility ramp as short as possible, taking the grade of the ground into consideration. He added that he intends to face the ramp with concrete, but that the porch portion would have flagstone-type steps with brick and stone around the base. Ms. Matzkin recommended he consider using materials that match the stonework in substance and color, but not design. Committee members informed the applicant that using cast-stone of appropriate texture and coloration is acceptable.

Mr. McCauley's drawings show the installation of glass in an arched transom above the existing door. Committee members recommended that staff review shop drawings for the proposed new door head and glazed transom. Mr. McCauley stated that some old drawings may prove the presence of a glazed transom in the original design. Ms. Matzkin suggested performing some above-ground archaeology to make sure.

The Committee took exception to the proposed design of the railings and stairway, but approved of the concept of them and recognized their necessity to meet code requirements. The architect explained that he designed the stairs to minimize the impact to historic material, which explains their curved orientation. Though Committee members appreciated this effort to preserve historic fabric, they objected to the "Charleston or New Orleans-like" appearance of the curving staircase on a Tudor style building, and recommended using an angular staircase that

sits away from the building. Ms. Batcheler also took exception to the highly decorative railings, and suggested the architect consider simpler, less noticeable alternatives. Mr. Baron recommended the applicant make the suggested modifications and return for final approval at the next Committee meeting.

The Committee voted unanimously to recommend approval in concept of the idea of a new door, staircase and ramp, although not of these specific designs.

1041 Lombard Street

Steve Gaspar, Owner

William Giesey, Contractor/Applicant

DATE: c. 1833

PROPOSAL: Rebuild cellar bulkhead, restore dormer in violation

Mr. Baron presented this proposal to rebuild a cellar bulkhead and correct a violation for encasing the dormer in aluminum. The applicant has agreed to remove the aluminum and rebuild the wood molding to match the original if missing.

Committee members pointed out the inappropriate height of the extant bulkhead, and thought the applicant should consider lowering the bulkhead if possible when rebuilding. Mr. McCoubrey estimated that the bulkhead was expanded by at least two brick courses.

Mr. Atkin objected to the drawing of the proposed dormer, pointing out that the drawing does not match the original. Ms. Batcheler recommended using old photographs of this and neighboring dormers as guides to redesign the dormer to match the original.

The Committee voted unanimously to recommend approval, with staff to review drawings and details.

1223 Pine Street

Catherine Recker, Owner/Applicant

DATE: c. 1825

PROPOSAL: Legalize bricked-in doorway

This proposal involves legalizing a bricked-in door opening for which the building has received a violation. A previous owner had this unusual corner door bricked-in. The last owners, the Canhams, came to the Commission to legalize the work. The Commission denied the application and encouraged the Canhams to try to get the title insurance to pay for the restoration of the door since the company failed to report the existing violation. The insurance company refused to cover the costs because they found no violation on the record prior to the sale. Meanwhile, the correct door appears to exist in the basement of the building.

Rachel Gross, a lawyer for the new owner Ms. Recker, stated that the owner does not want to reinstall the door, because it would give the residence a commercial appearance. Ms. Matzkin explained that the two-door configuration connotes the building's original purpose as a retail store, and of the growing rarity of examples like this.

In response to a question, Catherine Recker, the current owner, stated that the Canhams have placed money in escrow to help defray the cost of reinstalling the door, but added that she simply does not want to put it back. Committee members recommended she install a false door and transom that would remain unseen from the interior. Ms. Recker seemed more amenable to that option, but still objected to having a front step there, which could create a lot of confusion for her visitors. Mr. Atkin suggested that the false door need not have a step or even a door handle.

The Committee voted unanimously to deny legalizing the existing condition, but to recommend approving the installation of a false door in the original location to match the Commission's photographs, with or without the stone step.

227 Monroe Street

Jerold and Claudia Weisburd, Owners/Applicants

DATE: c. 1760

PROPOSAL: New wood windows

This proposal involves windows installed without a permit on the front facade of the residence. The owner installed Pella windows with applied, six-over-six muntins and internal spacer bars. He rebuilt the frames to accommodate the new wood window boxes that come with the windows. The frames match the originals rather closely, except at the dormer, where the old frame had a bead around the window.

Mr. Baron pointed out that an old photograph indicates that the windows probably should consist of six lights over nine lights, although the windows immediately predating the current ones had a six-over-six configuration. The applicant stated that Pella does not make six-over-nine windows.

Mr. Weisburd, the owner, explained that although his permit specifically said he had no plans to alter the windows, he installed the windows because he discovered rotten conditions in the windows and his family needed to move in quickly. Committee members appreciated his efforts to restore the house. Ms. Batcheler noted that the bottom sills of the lower sash appear too large. Mr. Baron suggested tabling the issue of the dormer to allow time to obtain a picture of the existing condition.

The Committee voted unanimously to recommend approval of everything except the dormer, which it recommended tabling for a period not to exceed six months.

268-270 South 2nd Street, Abercrombie House

Jon and Karen Sirlin, Owners

David Amburn, Architect/Applicant

DATE: 1758

PROPOSAL: Garage addition, new rear porch, alterations to rear windows, new gate on former front alleyway entrance

This proposal includes building a new garage at the side facade and a porch and deck on the rear. The public can see the rear facade above the first floor from Spruce Street. The owners want to convert windows on the second-floor rear into doors for access to the proposed deck. The plan entails lengthening the other second-floor rear windows to the proportions of the new doors. The architect proposes cutting new openings on the ground floor rear, which lacks visibility from the public right-of-way. Plans for the front facade include covering the area way behind a gate that once led to the backyard with a dark opaque panel, and repairing or possibly replacing in kind some windows.

David Amburn, architect for the project, explained that he designed the proposed garage, which would sit back from the front of the house, to look like a "garden structure," and not an extension of the historic building. He intends to use a clad wood garage door and to replace the existing iron gate in wood. He added that the plan does not call for a roof deck atop the one-story structure.

Ms. Batcheler took strong exception to the alteration of any of the rear windows, owing to the building's extreme rarity, fine condition, and architectural integrity. She added that the proposed porch would obscure too much of the rear facade of the house. Mr. Atkin recommended redesigning the rear openings to conform with the existing window, door, and archway openings.

Committee members objected to the placement of the porch's support columns, and asked the architect to reconfigure them in alignment with the symmetrical uniformity of the existing fenestration. The Committee also recommended narrowing the porch, instead of allowing it to run past the corner as proposed. They also asked that only one window be converted for use as access to the proposed porch.

The architect explained that the new interior floor plan eliminates the alleyway that runs from the front to the rear of the residence. He wants to install a wood door at the front entrance of the alleyway to lend the impression of the old opening, or to install a dark panel behind the existing gate. Ms. Batcheler suggested setting the door or panel deeper into the recess to more accurately portray an alleyway entrance.

The Committee voted unanimously to recommend approval of either the wood door or dark panel for the arched former alleyway entrance, and to approve the garage and rear porch in concept, with only one window cut down to a door on the second-floor rear and minimal alteration to the existing fenestration of the rear.

323 South 12th Street

Jerrold Adler, Owner/Applicant

DATE: c. 1865

PROPOSAL: Repair/rebuild decorative lintels

This proposal entails rebuilding missing and deteriorated lintels. The owner plans to have new lintels made using existing historic lintels as models. Mr. Baron stated that the applicant has yet to provide drawings. Mr. Adler, the owner, explained that if he chooses to have them made in fiberglass, which would mimic wood, he will have a cast made from an intact lintel that exactly replicates the ones that require replacement. Ms. Batcheler agreed with the applicant concerning the costliness of making a cast, but recommended that option over wood for reasons of durability. Mr. Baron recommended having a staff member visit the site to approve the replacement elements before installation.

The Committee voted unanimously to recommend approval, with staff to approve replacement elements before installation.

126 Lombard Street

Madame Saito, Owner

Fred Berger, Applicant

DATE: c. 1810

PROPOSAL: New wood sign

Mr. Berger seeks to install a flat, wood wall sign above the first floor of this rowhouse. Mr. Atkin objected to the "bitten-off corners" of the proposed sign. Ms. Batcheler asked that the applicant shorten the sign to look more like one seen in an old photo of the building. Committee members thought the sign should have a frame border as well.

The Committee voted unanimously to recommend approval of a sign not to exceed twelve feet in length, two feet in width, with no curved or bitten-off corners, and to have a frame border.

1115-1131 Market Street, Reading Terminal Headhouse

Reading Terminal Headhouse Association, LP, Owner

Chris Kern, Applicant

DATE: 1893

PROPOSAL: Facade rehabilitation

This proposal includes new storefronts and restoration of facade elements on the Market Street and 12th Street facades. The plans coordinate designs reviewed by the Commission for individual tenants. In working with the masonry, the architects found that the contractors could not repair most of the piers with dutchman repairs given the massive extent of the damage. They have now shaved the stone on the piers and plan to install granite veneers to match the original design. They have also found they can shave the concrete piers and lintel at the corner, obviating the need for the eight inch projection of the facades.

The architects have now submitted drawings to restore the presently in-filled windows of the second floor balcony arcade using historic drawings as a guide. Where possible, the same historic drawings have served to assist in the development of windows and doors on the first floor as well. In several instances the architects want to install windows or storefronts where voids or different floor levels existed, which would require new but compatible designs.

Philip Scott, an architect for the project, stated that all of the first-floor entrances of Market Street and 12th Street are wood and glass, with the exception the Hard Rock Cafe. Mr. Scott proposes removing original granite lintels on the eastern end of the Market Street facade and installing new wood and glass storefronts and doors. He also explained the plans to rebuild an historic brick pier along the 12th Street facade. Mr. Scott stated that in the possible absence of a brick match, the new bricks can take on the appropriate color with a chemically-bonded stain.

The Committee voted unanimously to recommend approval with staff to review and approve details.

1115-1131 Market Street, Reading Terminal Headhouse

Reading Terminal Headhouse Association, LP, Owner

Robert DeHaven, Architect/Applicant

DATE: c. 1893

PROPOSAL: Filbert Street storefront alteration

This proposal involves reversing a door and window configuration of a non-historic storefront on Filbert Street. The architect also proposes a new sign with halo lighting. Robert DeHaven, architect for the project, explained that egress requirements necessitate the new wider doors. Committee members objected to the proposed configuration of the doors, and recommended using three larger doors within the four bays.

The Committee voted unanimously to recommend approval, but with three doors instead of four.

250 South 18th Street

Herbert Vederman, Unit Owner

Terry Graboyes, Applicant

DATE: 1928

PROPOSAL: New aluminum sash in existing frames

Terry Graboyes seeks approval to install new aluminum windows into existing frames on the second floor of this condominium building. Mr. Vederman, the new owner, would like new windows that help to reduce the amount of street noise heard from his lower-level location. The new windows would match the muntin configuration of the existing by employing applied muntins and spacer bars. The dimensions of the proposed frames do not

match the existing windows, or other windows on the facade. The aluminum windows would reduce the glass area width by nearly two inches on relatively narrow windows.

Ms. Graboyes maintained that the proposed windows would have the same profile as the existing, and would improve the appearance of the facade by eliminating the need for storm windows on the Moravian Street side. Mr. Atkin strongly disagreed with the applicant on that matter, and recommended retaining the original sash and installing storm windows or sound-proof sash on the interior.

Committee members expressed concern that allowing one unit owner to install windows at variance with the original would serve as a dangerous precedent for the rest of the building. Ms. Graboyes noted that several unit owners have replaced their windows. Ms. Matzkin cautioned jeopardizing the integrity of the building by allowing more inappropriate window installations, and added that Mr. Vederman's windows are close to street level and highly visible to the public right-of-way.

The Committee voted unanimously to recommend denial.

1734 Pine Street

Oscar Soldano, Owner/Applicant

DATE: 1845

PROPOSAL: Legalize paint removal and repointing

The owner seeks a permit for paint removal and repointing that he already completed. The mason repointed the facade using a mix of one part cement, two parts lime, and six parts sand.

The Committee voted unanimously to recommend approval.

1731-1733 Walnut Street

Rittenhouse Investment Partners, LP, Owner

Stuart Rosenberg, Architect/Applicant

DATE: 1913

PROPOSAL: New storefront

This proposal involves reconfiguring one storefront on the Walnut Street facade. The applicant wants to install new bronze and glass windows, granite wainscoting, a wood and glass door and sidelight. The proposal also calls for a granite sign panel over the door and window with the store name and logo etched into it.

The Committee voted unanimously to recommend approval.

2004-2012 Sansom Street

John Ciccone, Owner/Architect/Applicant

DATE: c. 1850 - Sansom Street/c. 1890 - Moravian Street facade

PROPOSAL: Converting window to flush door on Moravian Street

This proposal calls for converting a window into a fire exit door on the Moravian Street facade of the building. Although Moravian Street provides rear access for this property, neighboring rowhouses face onto Moravian Street. Mr. Baron explained that the proposed door would be flush with the facade. The applicant showed the Committee a new, more accurate elevation of the Moravian Street facade.

The Committee voted unanimously to recommend approval because of the altered state of this building.

1706 Walnut Street

McDonald's Corporation, Owner

Marlene Weinberg, Applicant

DATE: c. 1870

PROPOSAL: Facade alterations, cornice repair

The Center City District awarded funding to this project, which includes replacing missing dentils on the cornice in kind, hiding an electrical conduit and repainting the already-painted brownstone facade a light gray color.

The Committee voted unanimously to recommend approval.

2013 Delancey Street

Arlan and Bruce Kardon, Owners

Jeff Biel, Russell Roofing, Applicant

DATE: c. 1865

PROPOSAL: New slate mansard roof

This proposal entails replacing in kind the slate on the mansard and wood trim at the roof. The applicant assured the Committee that the new slate would match the existing.

The Committee voted unanimously to recommend approval, with staff to approve wood trim pieces prior to installation.

255 South 17th Street, Medical Arts Tower

GMH Management, Owner

William Simon, Tenant/Applicant

DATE: 1930

PROPOSAL: Satellite dish on window sill

This proposal calls for the installation of an 18" satellite dish on an eleventh-floor window sill that faces south down 17th Street. The tenant has a doctor's office in this unit, and wants the dish to provide better television reception for his waiting room. Committee members thought the dish too obtrusive and awkward to hang out the window, and objected to the concept of installing the apparatus solely for television in a waiting room.

The Committee voted unanimously to recommend denial.

518-520 South Front Street

Harris, Baio & McCullough, Owner
Albert Tantala, Applicant

DATE: 1798

PROPOSAL: Replace non-historic steps in kind

The 1950s, marble front steps of this building suffered damaged recently while the facade underwent some repairs. The owner seeks permission to replace them to match existing.

The Committee voted unanimously to recommend approval.

2042 Locust Street

Chuck Karnes and Jim Hess, Owners
Harold Hansell, Applicant

DATE: 1901

PROPOSAL: New windows

This proposal involves replacement of all the windows on the front facade and most of the rear windows. The new wood windows, by Kolbe and Kolbe, have true divided lights and match the existing muntin configuration and width. The owner also seeks to change the operation and design of the first-floor casement window to double-hung for security reasons. Mr. Baron stated that the existing first-floor window probably does not constitute an original historic feature. The dormer window proposal now includes arched glass windows.

The Committee voted unanimously to recommend approval.

100 North 3rd Street

George Annes, Owner/Applicant

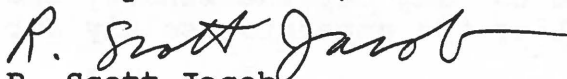
DATE: c. 1870

PROPOSAL: Legalize brick and stone veneer on building base

Mr. Baron presented this proposal to legalize work recently completed without a permit. The owner covered the street-level facades in flagstone, the bases of the pilasters with brick and the iron and glass sidewalk grates with concrete. Mr. Baron informed the Committee that a pre-designation owner covered the historic iron storefront with red brick and wood "Colonial" facade. The Committee found the brick facade more in keeping with the rest of the building than the flag stone. They said that the owner should have applied for a permit before beginning work.

The Committee voted unanimously to recommend denial.

Respectfully submitted,


R. Scott Jacob