

**REPORT OF THE SPECIAL MEETING OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION**

**Robert Thomas, Chair
Commission Offices, One Parkway, 13th Floor, 1515 Arch Street
4 May 2001**

Present

Herbert Levy, Vice-Chair
Rudolph D'Alessandro
Daniel McCoubrey
Suzanne Pentz

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

Also

Piero Grimaldi, Grimaldi Architects, 2226 Green Street
Walter Pieczynski, 1927 Devereaux Avenue
Ronald Patterson, Esq., Klehr Harrison Harvey Branzburg & Ellers

Herbert Levy, Vice-Chair, called the meeting to order at 2:05 p.m.

2226 Green Street

Alson Alston, Owner
Piero Grimaldi, Architect
DATE: c. 1866 2224 Green Street, 2226 new construction
PROPOSAL: Construct a single-family dwelling

This proposal involves the construction of a single family home on the historic side yard of 2224 Green Street. The Architectural Committee previously approved plans for a multi-family dwelling at this location on 30 January 2001. The applicants, however, withdrew their application before the Historical Commission reviewed the project on 14 February 2001.

This new application addresses zoning and the neighbors' concerns by decreasing the overall size of the building and creating a single family dwelling. The plans show several changes to the building since its approval in January. They are as follows:

- The width of the front façade has been reduced;
- The Front façade's brick edges have been eliminated;
- The pediment and arched windows on the front façade have been removed, reducing the height of the building by over 4 feet, replaced by a flat roof and two niches on the third floor to contain artwork;
- The first and second floor windows on the front façade have been reduced to double windows from triple windows, the front balconies have been shortened by approximately 1 foot, and the front door height has been raised to eliminate a rectangular transom; and
- The side balconies on the west elevation have been reduced significantly in size.

The staff recommended approval per Standards 9 and 10 with no staff review of the content of the art

placed in the front façade niches.

Piero Grimaldi, the architect, and Ronald Patterson, Esq., counsel, for the applicant attended the meeting to explain the proposed project with its changes. Mr. Patterson noted that the east side set back was done to comply with zoning. He also questioned off-street parking as required by zoning for a new construction in a district. The staff will provide a letter stating that the Committee and Commission denied the garage at a previous meeting. Mr. Grimaldi stated that the HVAC unit would sit behind the stair tower on the roof and the stucco would have a smooth scored finish and the lower balconies' material would be metal.

Some members thought the cornice should be of a simple detail and not bracketed and that the top of the niches should not be at the same line as the bottom of the cornice but have at least one brick course between the two. It also preferred interior down spouts for drainage.

The Architectural Committee recommended approval with the staff to review details. The niche art will be review by staff for dimension details not content.