

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

14 November 1985

David Hollenberg, Chairman

- Present: David Hollenberg, Chairman
Theodore T. Bartley, Jr., F.A.I.A., Preservation Committee
American Institute of Architects, Philadelphia Chapter
Penelope T. Batcheler, Historical Architect for Independence
National Historical Park
David DeLong, University of Pennsylvania, Preservation Program
Richard Tyler, Historian
Patricia Siemiontkowski, Architectural Historian
Randal Baron, Executive Secretary
Terry Koob, Clerk Steno II
- Also: James Macallister, Jr., A.I.A., to present a resubmission of
renovation plans for 2238-2240 Mount Vernon Street
Vincent Hauser of Growth Properties, to present renovation
plans for the Lit Brothers Building
Joseph and Vincent Nastasi to request approval of illegal
work performed on 907 Pine Street
David Slovic, Architect, to present proposal for rehabilitation
of 1213-1215 Locust Street
Rob Hertzfeld, Applicant, to present proposal for rehabilitation
of 790 S. 2nd Street
J. Beynon and C. Horn representing The Gap and Ed Einhouse,
Architect, to present a proposal for renovations to 329 South
Street
Phil Schlacterman to request approval of illegal work performed
at 1326-1328 Chestnut Street
Mary Lou McFarland, Preservation Coalition of Greater Philadelphia
And others

ALTERATIONS

2238-2240 Mount Vernon Street, James Macallister, Jr., Architect.
Mr. Mcallister presented revised renovation drawings as requested by
the Architectural Committee at its meeting of 15 May 1985 for 2238-2240
Mount Vernon Street.

The Committee reviewed these revised drawings and requested that additional
drawings be submitted to include window and door details. A member of the
Committee will inspect the structure and advise the architect concerning
the correct method of repointing. Ms. Batcheler requested that
Mr. Macallister provide the Historical Commission with a copy of the
early photograph used to document the appearance of the turn-of-the-
century shopfront.

The Committee also requested that the revised drawings indicate the replacement of all existing window sash with new historically accurate sash.

Lit Brothers Building, 8th and Market Street, David Hollenberg of John Milner ~~Associates~~ Architects, and Vince Hauser of Growth Properties. Mr. Hollenberg ~~explained~~ that this project will be completed in a series of construction packages. The first phase of this project will include the installation of a new roof and window replacement. Mr. Hollenberg explained that all windows will be replaced with aluminum, insulated glass sash which will duplicate the look of the existing steel, hollow metal and wood windows. The new roof will be primarily a flat surface and will meet all building and fire code regulations. Deteriorated skylights will be removed.

The Committee agreed to recommend approval of this phase of the Lit Brothers Rehabilitation Project. Mr. Hollenberg abstained from voting on this submission.

907 Pine Street, Mr. Nastasi, Applicant. Mr. Tyler stated that substantial work has been completed both on the interior as well as the exterior of 907 Pine Street without a building permit. The exterior work included the removal of a chimney and the application of stucco to a side wall. Mr. Nastasi explained that the chimney was removed because of a structural deficiency making it unsafe.

The Architectural Committee asked that the owner submit drawings documenting the completed work. These drawings should detail all alterations on the interior and exterior including any additional changes proposed in the future.

1213-1215 Locust Street, The Berman, David Slovic, Architect. Mr. Slovic presented a proposal for the substantial rehabilitation and reuse of this four-story, 1892 Renaissance Revival building designed by Frank Miles Day. Mr. Slovic explained that since this is a Tax Act Project, all cleaning and repairing will be done according to the strict specifications established by the Secretary of the Interior. The proposal includes the restoration of leaded glass windows on the upper floors.

Since the elevation drawing presented for the Committee's review was out of scale, the members requested that it be corrected and resubmitted. The Committee also requested that the revised elevation drawing designate which windows are to be replaced to match the original design and which are to be repaired and restored.

Upon the submission of revised drawings as indicated above, a final approval of this project will be recommended.

790 S. 2nd Street, Rob Hertzfeld, Applicant. Mr. Hertzfeld presented his proposal for the rehabilitation and reuse of this 1820s rowhouse with a turn-of-the-century ground floor storefront and a replacement facade of a 1930s vintage. The metal cornice of this building was removed sometime after 1960 and replaced with a brick cornice. Mr. Hertzfeld's proposal calls for the removal of the storefront and its replacement with a residential ground floor design.

The Architectural Committee considered the numerous alterations made to this property over the years and agreed to recommend that 790 S. 2nd Street and 792 S. 2nd Street, its neighbor, be removed from the Philadelphia Register of Historic Places owing to a loss of architectural integrity.

329 South Street, J. Beynon and C. Horn, The Gap, and Ed Einhouse, Architect. Mr. Einhouse presented a proposal for major storefront alterations to this unique turn-of-the-century recessed shopfront at 329 South Street. Mr. Einhouse's proposal substantially reduces the approximately twelve foot storefront recess which seriously alters the character of the original design. It was the opinion of Mr. Beynon and Ms. Horn that this change was necessary for adequate merchandising of their product.

The Committee reviewed the elevation drawing and recommended a restudy of the proposed renovations. A revised drawing should be submitted showing a more compatible approach to the preservation of this unique storefront.

1326-1328 Chestnut Street, Phil Schlacterman. Mr. Schlacterman appeared before the Committee to seek an approval of work done without a building permit on 1326-1328 Chestnut Street. Mr. Tyler reported that this illegal work included the masonry infill of several openings on the Juniper Street side of the building and the construction of an inappropriate brick storefront base.

The Architectural Committee requested that detailed elevation drawings be submitted for review indicating all changes to the property at 1326-1328 Chestnut Street. Mr. Tyler agreed to meet with the architect and the owner to discuss the correction of inappropriate work and to offer advice concerning any additional changes proposed for the building's exterior.

707 Pine Street, Redevelopment Authority of the City of Philadelphia. Ms. Siemiontkowski presented a revised rehabilitation specification on behalf of the Redevelopment Authority.

This specification calls for the retention of the existing Victorian stone frontispiece and double doors, the installation of two-over-two lite window sash at the first, second and third floors and one-over-one sash on the dormer, and the hanging of paneled Victorian shutters on the ground floor and louvered shutters on the second and third floors.

The selected developer, of course, must submit elevation drawings and details for review and approval before work begins.

Since the restoration of the 1830s appearance of 707 Pine Street was previously approved by the Commission, the Committee recommends that the Commission allows the new owner a choice of restoring the facade to its original appearance or rehabilitating it to its later Victorian alterations.

DEMOLITION

240 Race Street. Ms. Siemiontkowski reported that a curbside bid was taken for the demolition of this property at the time of fire destruction. The Committee was asked to consider the approval of this demolition performed without prior notice to the Historical Commission staff.

The Committee recommended that the Commission approve this demolition since the structure had suffered extensive fire damage and was an imminent hazard to public safety immediately following its destruction by fire.

PLAQUES

2246 N. 52nd Street. Ms. Siemiontkowski presented a photograph of this c. 1896 Wynnefield house which was the home of Horace Trumbauer from 1919 to 1934.

The Committee recommended that David Hollenberg inspect this property and report his recommendation to the Committee at a later date.

1928 Wallace Street. Ms. Siemiontkowski reported that inspection of 1928 Wallace Street indicated inappropriate two part shutters at the second floor level.

The Committee recommended that 1928 Wallace Street should not be awarded a plaque at this time. As soon as the appropriate three part louvered shutters are hung, the owner should submit a new photograph for reconsideration by the Committee.

There being no further business, the meeting adjourned at 5:35 p.m.

Respectfully submitted,

Terry Koob
Clerk Steno II