

MINUTES

MEETING OF THE ARCHITECTURAL COMMITTEE OF THE PHILADELPHIA HISTORICAL COMMISSION

21 June 1978

Herbert W. Levy, A.I.A.
Chairman

Present: Theodore T. Bartley, Jr., A.I.A., Preservation Committee of the American Institute of Architects, Philadelphia Chapter.
Erling H. Pedersen, A.I.A., Old Philadelphia Development Corporation.
Russell Milnor, A.I.A., Philadelphia Redevelopment Authority
Janet S. Klein, Vice Chairman of the Commission
Richard Tyler, Historian
Patricia Siemiontkowski, Executive Assistant to the Chairman

Also: Ann Leopold, student interested in doing volunteer work.
Larry Woodward, Architect, to present his proposal for alterations to 225-27 Spruce Street.

SUBMISSIONS

155 North Third Street, Philip Buckley, Architect. The Committee recommends the approval of the proposed limited rehabilitation of this structure. If the fourth floor window sash are to be replaced, it is suggested that the new sash contain six over six lights of glass to conform with the adjoining buildings.

105 South Second Street, James McCullough, Architect. Approval of this restoration proposal is recommended. Shutters should be hung only at the window openings where there is existing shutter hardware. Shutters can be constructed of either iron or wood to resemble iron and should be flat and devoid of moulding detail.

Woodford Mansion, Fairmount Park, John Randolph, Architect. The Committee reviewed the architect's proposal for the introduction of central air conditioning into the Woodford Mansion. It is suggested that the condenser be relocated within the building to allow venting through the window in the gable wall rather than the dormer window. In addition, wooden louvers should be employed within the opening for venting in order to keep the alteration as unobtrusive as possible.

DEMOLITIONS

225-27 Spruce Street, Larry Woodward, Architect. Mr. Woodward read to the Architectural Committee members the final structural report on the condition of the masonry walls of 225-27 Spruce Street. This report, prepared by the structural engineer, Mr. Callahan, in consultation with Nick Gianopolous, outlined a number of structural problems with the building and recommended that the south and west walls be rebuilt. The Committee agreed to allow the demolition of the existing south and west walls and voted to recommend that the Historical Commission retain control over the reconstruction and subsequent alterations to the building.

Mr. Tyler pointed out that since the major portion of the building will be a reconstruction and that since the addition of some twentieth century amenities to the exterior of the building are being considered, the Historical Commission should consider relinquishing its control over this building and allow the architect free rein over building design.

Mr. Woodward outlined briefly some of the proposed changes to the plans originally presented to and approved by the Committee and the Commission. In addition to realigning one of the first floor windows, Mr. Woodward proposes to enlarge the chimney of the front building to allow the efficient use of the fireplaces and to construct a two story back building at the rear of the house. He noted also that the owner is considering the installation of solar panels on the roof of the Spruce Street elevation of the building. Mr. Woodward's proposed relocation of the pedimented doorway on the Spruce Street elevation met with opposition from the Committee in view of the evidence found documenting its original position within the center bay.

The Committee asked Mr. Woodward to prepare a re-submission incorporating all proposed changes from the previously approved plans.

1119 Bainbridge Street, Redevelopment Authority. At the request of the Redevelopment Authority the Architectural Committee took into consideration a request for permission to demolish the building situate at 1119 Bainbridge Street.

DEMOLITIONS (Cont'd)

This building in addition to several others on the block and a group of rear court houses was certified by the Philadelphia Historical Commission as a remnant of the early black community located in the Hawthorne area. In view of its particular significance to the community, the Committee asked that the staff contact the Hawthorne Community Council concerning this matter and request from the Redevelopment Authority a copy of the "dangerous building" report issued by Licenses and Inspections.

Subsequent to the meeting, a copy of the violation issued by the Department of Licenses and Inspections was received and the Hawthorne Community group contacted. Alice Lispcorn, spokesperson for the Hawthorne Community Council, reported that the neighborhood was aware of the impending demolition and agreed not to oppose it owing to the dangerous structural condition of the building and the hazard it presented to the neighborhood. She did express a hope that the rear court houses would be rehabilitated and asked the Historical Commission's support in this matter.

The staff, after reporting the above communication with the Hawthorne community to the Vice Chairman, released the building for demolition.

PLAQUES

632 Spruce Street. At the request of the owner, the Architectural Committee reconsidered its prior recommendation to the Commission for issuance of a "Certified Altered" plaque to the building located at 632 Spruce Street. It is the owner's belief that the house was not altered in the Victorian period but rather completely rebuilt and that it, therefore, should be eligible for receipt of a "Certified Restored" plaque.

The Committee, in its decision to sustain its prior recommendation to the Commission, noted that the roofline and dormer window are remnants of the 1806 structure and that, indeed, the existing building is a hybrid of two periods and styles.

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PLAQUES (Cont'd)

2222 Mt. Vernon Street. The staff resubmitted the request for a plaque to the Committee which had recommended approval at its May meeting. The Committee agreed with the staff's objections, suggested an on-site inspection of the property and now recommends that no plaque be issued.

There being no further business, the meeting adjourned at 3:45 P. M.

Respectfully submitted,

Patricia Siemlontkowski
Executive Assistant to the Chairman

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