

**THE MINUTES OF THE 412th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
11 December 1996**

**City Council Caucus, Room 401 City Hall
Wayne S. Spilove, Chair**

Present

Wayne S. Spilove, Chair
David Brownlee, Ph.D.
Frances Egan, Commissioner, Department of Licenses and
Inspections
Joseph James, Deputy Commissioner, Department of Public Property
Barbara Kaplan, Executive Director, City Planning Commission
Arlene Matzkin
Steve Mullin, Director, Department of Commerce
Michael Sklaroff, Esq.
Scott Wilds, Deputy Director, Office of Housing and Community
Development
Caroline Wischmann
Stephanie Wolf, Ph.D.

Richard Tyler, Historic Preservation Officer
Randal Baron, Assistant Historic Preservation Officer
Jeffrey R. Barr, Historical Preservation Technician
Laura M. Spina, Historic Preservation Specialist

Also, with affiliation and/or project

Bill McDowell, Redevelopment Authority
Bobbie Burke, Preservation Alliance
Thomas Schweiker, Philadelphia School District
Josh Grimes
Tom Ferrick, Philadelphia Inquirer
Diane Perkolup, Philadelphia School District
Dalia Hudja, 2001-2003 Walnut Street
Douglas Cohen, Kitchen & Assoc., Hard Rock Cafe

Wayne S. Spilove, Chair, recognized the presence of a quorum and called the 412th Stated Meeting of the Philadelphia Historical Commission to order at 10:05 A.M.

MINUTES of the 411th Stated Meeting of the Philadelphia Historical Commission. Upon a motion made by Mr. Brownlee and duly seconded, the Commission unanimously approved the Minutes of the 411th Stated Meeting of the Philadelphia Historical Commission held on 13 November 1996, Wayne S. Spilove, Chair.

ARCHITECTURAL COMMITTEE REPORT, 26 November 1996,
Arlene Matzkin, Chair

Ms. Matzkin read the Committee's recommendations before discussion of each proposal.

321 Willing's Alley, Old St. Joseph's Church

Bob Van Dusen, Applicant

DATE: 1838-1839

PROPOSAL: New roof, gutter

Architectural Committee Recommendation: Approval.

Ms. Matzkin stated that the contractor installed a terne-coated stainless steel roof on the cupola and replaced the deteriorated gutter system. Mr. Tyler noted that the proposal conforms to the *Standards* of the Secretary of the Interior.

Ms. Wolf made a motion to accept the recommendation of the Committee. Mr. Brownlee seconded the motion which passed unanimously.

530 Spruce Street

Mr. & Mrs. Bombeck

Bob Van Dusen, Contractor/Applicant

DATE: 1797; 1842 - front facade rebuilt

PROPOSAL: New roof

Architectural Committee Recommendation: Approval.

Ms. Matzkin stated that the owners installed an asphalt/fiberglass shingle roof which resembles wood shingles. The house historically has had both wood shingles and a standing-seam metal roof. Mr. Wilds questioned the Committee's recommendation of approval of a substitute material instead of requiring wood shingles. The Committee and Commission have consistently required owners of houses with slate-shingle roofs to retain the slate. Mr. Tyler noted that the Commission has routinely accepted asphalt/fiberglass shingles of the proper color to simulate cedar shingles, that wood-shingle roofs do not have the same fire rating as asphalt/fiberglass or slate roofs, and a requirement of wood shingles may pose a life-safety issue.

Ms. Matzkin noted that the roof, though visible, is not prominent like a mansard and the replacement shingles will resemble the thickness of wood.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Wolf seconded the motion which carried

unanimously.

1003 - 1005 Arch Street, The Trocadero

S&H Partnership, Owner

Joanna Pang, Applicant

DATE: 1870

PROPOSAL: Replace air-conditioning unit; repainting

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the colors of the cornice, window surrounds, and first floor. She also stated that the owner plans to replace the rooftop air-conditioning units not visible from the street. Mr. Tyler noted that the Secretary of the Interior's *Standards* recommend the use of colors appropriate for the building.

Mr. Wilds made a motion to accept the Committee's recommendation.

Mr. Brownlee seconded the motion which carried by unanimous vote.

1909 Brandywine Street

John McCall, Owner/Applicant

DATE: c. 1865

PROPOSAL: New wood windows, doors

Architectural Committee Recommendation: Approval.

Ms. Matzkin described the replacement wood, two-over-two true-muntin windows and four-panel door. The proposal conforms to the Secretary of the Interior's *Standards* which provide for the accurate replication of windows and doors guided by historical, pictorial and physical documentation.

Mr. Brownlee made a motion to accept the recommendation of the Committee. Ms. Wolf seconded the motion which passed unanimously.

1115-1141 Market Street, Reading Terminal Headhouse

Redevelopment Authority, Owner

Horace Dawson/Hard Rock Cafe, Applicant

DATE: 1891-1893

PROPOSAL: Facade alterations

Architectural Committee Recommendation: Approval in concept.

Ms. Matzkin described the scope of work presented for approval in concept. The Committee recommends approval of the corner entrance and signage. However, the Committee did ask the

architect to research historic photographs to determine the proper design of the transoms and eye-brow awnings for the first-floor windows. Also, the Committee prescribed the attachment of the eyebrows to the inside of the window openings and not to the stone facade. The architect agreed. Mr. Tyler noted that the changes conform to the Secretary of the Interior's *Standards*. The *Standards* state that the replacement windows may have a new design compatible with the historic building. Also, new signs must be compatible in size and scale to the building.

Mr. Sklaroff asked the Committee why they did not allow shutters on the house Wilson Eyre redesigned in the Rittenhouse-Fitler District, yet recommended approval of the changes to the headhouse. Ms. Wolf noted the absence of the original windows on the first floor of the headhouse and the compatibility of the new design with the original building. Ms. Spina stated that the scale of the changes constitutes an important consideration. Adding shutters on the Wilson Eyre building would have formed a major architectural feature, whereas the changes of the headhouse are small compared to the overall scale of the building. Ms. Matzkin noted that the shutters on the Wilson Eyre building would have created a false historical appearance not allowed by the Secretary of the Interior's *Standards*, but the changes made by the Hard Rock Cafe represent today's styles which the *Standards* recommend. Mr. Sklaroff disagreed and stated that the Committee and Commission should be consistent. Ms. Wolf disagreed with Mr. Sklaroff and stated that the Committee and Commission, in denying the shutters and approving these proposed changes, acted consistently.

Mr. James asked if the clock will be restored. Mr. Tyler stated that the Redevelopment Authority may restore the clock but its restoration is not part of the submission by the Hard Rock Cafe.

Mr. Sklaroff made a motion to accept the recommendation of the Committee. Mr. Wilds seconded the motion which passed by unanimous vote.

129 Elfreth's Alley

Michael Popielarski, Owner/Applicant

DATE: c. 1795

PROPOSAL: Legalize cleaning, repointing

Architectural Committee Recommendation: Approval on the condition that the chemical residue in the beltcourse is removed.

Ms. Matzkin explained that when the contractor cleaned the masonry some efflorescence remained in the corbeled beltcourse. The Committee recommends approval subject to the removal of the efflorescence. Mr. Tyler noted that the *Standards* call for

cleaning with the gentlest means possible.

Mr. Wilds made a motion to accept the recommendation of the Committee. Ms. Wolf seconded the motion which carried unanimously.

5201 Vicaris Street

Jim Burton, Owner/Applicant

DATE: c. 1850

PROPOSAL: Rear addition

Architectural Committee Recommendation: Approval of the east and south facades. Approval of the doors on the north facade but denial of the window on the north facade.

Ms. Matzkin described the various facades of the rear addition. The Commission had already approved a rear addition, but the owner has returned with a redesign that has closed the first floor rear porch and changed the fenestration. The Committee recommends approval of the changes except the fifteen-light window on the second floor of the north elevation. Mr. Tyler stated that the Secretary of the Interior's *Standards* allow for rear additions; however, the addition must be compatible with the original building in size, scale and relationship of solids to voids. The window on the north elevation does not conform to this guideline.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. James seconded the motion.

Mr. Wilds questioned the Committee's disapproval of the fifteen-light window on the north elevation. Mr. Brownlee explained that the design of the fifteen-light window conflicts with the other more vertical windows and historic features on the facade and the square shape poses a problem. Mr. Wilds stated that the owner should be allowed to have light on that side of the house and perhaps the staff could work with the owner to redesign the window. Other Commission members agreed.

Mr. Wilds made a motion to approve the proposal with staff to help reconfigure and approve a design for a window on the north facade that would be compatible with the design of the building. Ms. Wolf seconded the motion which carried by unanimous vote.

1625-1645 Spring Garden Street, Masterman Public School

School District of Philadelphia, Owner

Thomas Schweiker, Architect/Applicant

DATE: 1932

PROPOSAL: New doors

Architectural Committee Recommendation: Approval of new wood doors that match the existing to replace the double-leaf doors on the west facade and the one set of double-leaf doors in the west side of the courtyard. Approval of the installation of interior, rabbeted solid metal panels for all doors. Approval of polycarbonate panels and wire guards to cover all leaded-glass transoms. Approval of dutchman repairs and internal reinforcement on the three door frames on the west and north facades.

Ms. Matzkin noted the Committee's satisfaction with the work of Thomas Schweiker and Kenneth Brinkley in devising a plan for repairing and retaining six of the double-leaf doors and all of the wood frames. The School District will replace in kind two double-leaf doors. Mr. Schweiker testified that the plan has changed to the retention and repair of all of the doors. Mr. Tyler noted that the *Standards* require, when possible, the repair rather than the replacement of significant historic features.

Ms. Wolf made a motion to accept the recommendation of the Committee. Mr. Brownlee seconded the motion which passed unanimously.

2227 Pine Street

Dmitri Chimes, Owner/Applicant

DATE: c. 1870; c. 1960 - 1st floor alterations

PROPOSAL: Repaint facade

Architectural Committee Recommendation: Approval.

Ms. Matzkin stated that the Commission had approved the facade changes for the building and Mr. Chimes returned for approval of new colors. Mr. Brownlee noted that the building is already painted. Mr. Tyler stated that the *Standards* call for colors that are compatible to the building and district.

Ms. Matzkin explained that the Committee had a discussion of the method of determining the appropriateness of paint colors. It decided on a case-by case approach. Other Commission members agreed, especially because of the size and breadth of the Rittenhouse-Fitler District.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which carried by unanimous vote.

343 South Hicks Street

Anna Silver, Owner

John Fickenscher, Contractor/Applicant

DATE: c. 1840

PROPOSAL: Rebuild front wall

Architectural Committee Recommendation: Approval with staff to approve a brick match and pointing sample.

Ms. Matzkin explained that a car had hit the building. The contractor originally replaced the corner of the building with cement block, but now wants to tooth-in brick for a patch. He also replaced the basement windows.

Ms. Wolf made a motion to accept the recommendation of the Committee. Mr. Wilds seconded the motion which passed by unanimous vote.

1801-1803 Walnut Street and 1805-1809 Walnut Street

Hal Wheeler, Owner

David Polatnick, Architect/Applicant

DATE: 1896 for 1801-1803; c. 1910 for 1805-1809

PROPOSAL: Rear ramp and lift

Architectural Committee Recommendation: Approval.

Ms. Matzkin stated that the architect proposes a loading ramp on the rear of 1805-1809 Walnut Street that will exit through the 1940s brick wall on the courtyard. A lift behind 1801-1803 will allow loading into the basement of the Urban Outfitters.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which passed unanimously.

2001-2003 Walnut Street

Dalia Hudja, Owner/Applicant

DATE: 1928

PROPOSAL: Security gates

Architectural Committee Recommendation: Approval conditional on the installation and retention of an awning.

Ms. Matzkin explained that the applicant seeks to open a jewelry store and her insurance agent will not provide insurance unless she installs security gates. The owner of the store next door has two gates, one over the front window and one over the side window and door, set on an angle. The applicant wishes to copy the same configuration for her store. The Committee recommends approval on the condition of the installation and retention of an awning to hide the exterior gate housing. The staff will review the awning proposal for approval.

Ms. Wolf made a motion to accept the recommendation of the Committee. Mr. Brownlee seconded the motion which carried by unanimous vote.

614 Spruce Street

Martha Levine, Owner/Applicant

DATE: 1804; c. 1825 - front facade rebuilt

PROPOSAL: Legalize new roof

Architectural Committee Recommendation: Approval.

The owner, without a permit, installed an asphalt/fiberglass shingle roof and replaced the gutters with copper gutters.

Mr. James made a motion to accept the Committee's recommendation.

Mr. Brownlee seconded the motion which carried unanimously.

Rittenhouse Square Pool

Walter Spiegel, Engineer/Applicant

DATE: 1915

PROPOSAL: Restoration

Architectural Committee Recommendation: Approval with Committee to approve the stone match and the medium grey color of the pool.

Ms. Matzkin explained that the proposal is for the restoration of the pool. The Committee discussed colors for the pool agreeing that the extant light blue detracts from the beauty of the design, but black poses a safety hazard because it makes the pool look deeper than it is. Staff and Committee members will approve the shade of grey paint and a stone match for the replacement stone on one of the corners.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which passed by unanimous vote.

The Report of the Activities of the Historical Commission Staff, November 1996, Richard Tyler.

Mr. Brownlee asked for a progress report on the new staffing. Mr. Tyler explained that the Personnel Department sent out letters dated the 15th of November, postmarked 20 November, asking all applicants to list dates available for the examination. However, the applicants had to respond by 29 November, giving them only nine days. Mr. Tyler has asked the Personnel Department not to disqualify applicants who replied later than that date. Presently, only five applicants have responded. Ms. Kaplan asked if five formed a large enough pool and stated that maybe another announcement should be made. Mr. Tyler explained that he apprehends that the process would have to start over again if another announcement is made and that some of

the five people are highly qualified. The examination will probably be in January.

Preservation Pennsylvania Reimbursement

Mr. Tyler stated that the Commission had received a grant from Preservation Pennsylvania in 1992 for \$5,000. It spent only \$4,000 of that and should return the balance. Since the grant funded a specific project, the Commission cannot use the money for another purpose.

Mr. Brownlee made a motion to return the unused \$1,000 to Preservation Pennsylvania. Mr. Wilds seconded the motion which passed unanimously.

Mr. Spilove thanked the staff for its hard work throughout the year and wished the staff and all of the Commission members Happy Holidays.

The meeting adjourned at 11:05 a.m.

Respectfully submitted,

Laura M. Spina