

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

28 April 1988

David Hollenberg, Chairman

Present: David Hollenberg, Chairman
David DeLong, University of Pennsylvania, Preservation Program
John Dickey, F.A.I.A.

Patricia Siemiontkowski, Assistant Historic Preservation
Officer

Randal Baron, Preservation Planner

Maureen Heaney, Clerk Stenographer I

Also: Martin Chavez, Brady Linden and Frank Kappes to request
permission to demolish a building located at 243 Market
Street.
Irv Shapiro, Shapiro Petruska Gelber, Architects to request
permission to demolish a building located at 1524 Delancey
Street.
Harlan Crider, Crider Associates, to present a proposal for
substantial alterations to 2038 Green Street.
James Kruhly, James Oleg Kruhly & Associates, to present a
proposal for alterations to the ground floor of two buildings
533 and 535 Delancey Street.
Martin Dorf, Dorf Associates, and Ronald Kaiserman, owner of
the Bourse Building, to present a proposal for renewing the
existing plaza on the 5th Street side of the Bourse Building.
Linda Bantell and Anthony Atkin of the Pennsylvania Academy of
Fine Arts to present a proposal for alterations to the
Academy.
Theodore T. Bartley, Jr., Architect, to present a proposal for
substantial alterations to the Jayne Estate Building located
at 2-16 Vine Street.
Milton Mitoulis, owner, to present a proposal for the
introduction of a new six car garage to 3512 Baring Street.
Richard Butcosk and William Brennan of Burt Hill Kosar
Rittleman Associates, Robert Petito, Jr., of John Milnor
Associates, Charles Belson of Ewing Cole and Jack Decker of
John Wanamakers to present a proposal for proposed
alterations to the John Wanamaker Building located at
1300-1324 Market Street.
And others.

ALTERATIONS

243 Market Street, Martin Chavez, Brady Linden and Frank Kappes appeared before the Architectural Committee to present a proposal which calls for the demolition of a four-story, c.1840 brick commercial building situate at 243 Market Street.

The building owner has been cited by the Department of Licenses and Inspections for knocking a whole in the side wall and for failing to waterproof the foundations of the building when he knocked down the adjacent building. Most recently the building owner received a violation for an unsafe condition at the front wall which Licenses and Inspections has requested that he fix within ten days. The building owner requested this inspection and the Licenses and Inspections Inspector to issue a violation saying that the building was imminently dangerous at this time. His report indicates only that a dangerous condition exists in one piece of the building. The building at 241 Market Street was allowed to be demolished owing to serious fire damage; the building at 245 Market Street (not a designated building) is scheduled for demolition. Changes which have compromised the integrity of the building include the infill of window openings, stucco over the front facade and a modern ground floor storefront.

Mr. Hollenberg asked if there are any plans for the site at this time. Mr. Chavez stated that there are no definite plans for the site, however, they would like to develop a mixed use property with retail on the first floor and office or residential on the upper floors. He further explained that it would be easier to interest investors if this central building on the lot was demolished. Mr. Chavez stated that it would cost approximately \$50,000 to stabilize the present structure, however, he did not have any reports to document this cost.

As presented by Mr. Chavez the front wall of 243 Market Street is separating from the west wall. The facade of the building at 245 Market Street ties into the facade of 243 Market and if the building at 245 Market Street is demolished the building at 243 Market Street might collapse or suffer considerable damage.

The Committee stated that more information should be gathered before a recommendation can be made on this proposal. The Committee asked that an independent structural engineer make an inspection of the site and submit an evaluation to the Committee for review. The Committee also suggested that it would be useful to see development plans for the parcel and that the applicant should consider incorporating 243 Market Street either in whole or part into those plans.

1524 Delancey Street, Irv Shapiro of Shapiro Petruska Gilbert Architects. Ms. Siemiontkowski stated that this project calls for the demolition of 1524 Delancey Street which is located in the proposed Rittenhouse/Fitler Residential Historic District. Although the

proposed district has not yet been approved for entry on the Historical Commission Register, all controls and protections fall into place as soon as letters of notification are mailed to property owners. This occurred on 1 April 1988. As a result, all building and demolition permit applications affecting properties in the Rittenhouse/Fitler area come to the Historical Commission office for review and approval before a permit is issued by the Department of Licenses and Inspections.

The application before the Committee today involves the demolition of an existing building at 1524 Delancey Street and the construction of a four-story building at 1524-26-28 Delancey Street. The properties at 1526 and 1528 are vacant lots.

Maria Petrillo, counsel for the Commission, requested that a letter be sent to the Historical Commission stating the exact dates of when the property was purchased, the date zoning was obtained, and the date the initial demolition permit was filed for.

The Committee unanimously voted to recommend approval of the demolition of 1524 Delancey Street based on the fact that the existing building has been compromised with a new c. 1950 facade and the fact that the developer had invested substantial time and money to create finished plans before notification of district designation. The Committee also recommended an approval of the construction of the four-story office building at 1524-26-28 Delancey Street noting that the proposed new building is sympathetic in scale, proportion and materials to the character of the district.

2038 Green Street, Harlen Crider, Architect. Mr. Crider appeared before the Architectural Committee to present a proposal for restoration of the front portion of the building at 2038 Green Street. He proposed to demolish the structurally unsound one and three-story rear portion of the building as well as a three car garage behind 2038 Green Street and to construct three, three-story row houses and a new garage on the site of the demolished structures.

Mr. Crider also showed plans for new construction at 2036 Green Street, however, that site is not under the Commission's jurisdiction. Mr. Crider submitted an evaluation from an engineer reporting on the poor condition of the portion of the building which is proposed for demolition.

The Architectural Committee recommended approval of the proposed restoration of the front of the main building. As well as the demolition at the rear of the site. A conceptual approval was also recommended for the new construction.

533-535 Delancey Street, James Kruhly, Architect. The application involves alterations to the ground floors of two buildings - 533 and 535 Delancey Street. Mr. Kruhly stated that the owner 533 recently bought the neighboring house at 535 and wants to make architectural changes to show that these two building have been combined into one house. In order to accomplish this he proposed:

1. removal of the existing ground floor windows and door at 535 Delancey Street;

2. removing the masonry below the window openings at 535;
3. the creation of an open vestibule at the ground floor level behind the original masonry wall and the building of a new front wall several feet behind the original wall on 535.
4. removal of original marble steps and replacement with a new combined transverse stairway and new handrails for both buildings.

The Committee praised the architect for the quality of his design in terms of modern architecture, but explained that the proposal radically altered the historic character of the buildings, which the Commission is created to protect.

Patricia Siemiontkowski noted the staff's objections to this proposal owing to the fact that each of these buildings represents a certain period and style of architecture and that each house was designated individually. Moreover, the proposal as presented clearly conflicts with the Standards set forth in the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

The Committee recommended rejection of the proposal stating that the plans are clearly in conflict with the Secretary of the Interior's Standards. As an alternative, the Committee suggested that the architect might look at less extreme methods of indicating the joining of the two houses such as changing one of the doors to a window by installing glass in the door panels or by using the side yard to create a single main entrance for the house.

Bourse Building, 21 S. 5th Street, Martin Dorf, Architect, Ronald Kaiserman, owner. Mr. Dorf presented a resubmission of a proposal to alter the existing plaza on the 5th Street side of the Bourse building as well as a new submission for work on the interior of the building. The Committee at the 12 November 1987 meeting made a number of suggestions concerning the front facade and plaza which included removal of the flags on the fourth level of the building, removal of the "I" beam from the entrance vestibule, redesigning the lighting for the front plaza, lighting the entry vestibule to reduce the visibility of the proposed new glass wall, realigning the horizontal paving pattern and generally reducing the number and clutter of architectural elements.

Mr. Dorf explained the new submission pointing out the ways in which he had taken the Committee's comments into account. The new plaza design retains the sculpture, fountain and horizontal paving pattern from the November submission. The fourth level flags have been removed as well as the "I" beam and glass partition at the entryway. The new proposal substitutes street trees for the curbside flagpoles and a new arched metal awning for the glass enclosed entry vestibule. Two glass display cases have been added behind the columns of the entryway. The cafe and food service stand and light poles has been redesigned and repositioned.

On the interior, the applicant proposes cutting a much larger opening in the street level floor to allow for greater visibility to the sales area in the basement level. This cut into the floor follows a wavelike pattern along one side and a straight cut on the other side.

The proposal shows the basement columns set out several feet in front of the first floor walkways supporting exposed "I" beams that extend from the interior floor. The upper floor merchandising space has been repartitioned.

The Committee recommends approval of the design for the 5th Street facade except for the metal awning which has been approved in concept. The Committee commented that the plaza is still overly cluttered. However, it has been greatly improved since the November submission. The Committee would like to see final designs for the glass and steel awning. On the interior the Committee strongly disapproved of the wavy cut in the floor and the exposed columns and beams while recognizing that the concept of a floor cut would be acceptable. The Committee would like to review final designs for the interior paving pattern.

- 2-16 Vine Street, Jayne Estate Building, Theodore T. Bartley, Jr., Architect. This proposal for the erection of a tower next to and partially on top of the Jayne Estate building comes to the Committee for a resubmission. Mr. Bartley stated that this proposal indicates a preliminary concept responding to the comments of the Architectural Committee at its January meeting as well as the Planning Commission, and the Community while still trying to meet the developer's needs.

This proposal includes a mix of commercial/residential use, with accessory garage parking. Mr. Bartley stated that this plan reduces the number of apartments to under 100 and the number of additional floors on top of the building to ten.

As indicated at the meeting on 14 January 1988, this proposal will necessitate partial demolition of 2-16 Vine Street, and the demolition of 241-243 N. Water Street, to accommodate a ramped self park garage to serve the apartments and commercial space, and the structure for the proposed mid-rise tower above.

The Committee recommended an approval in concept and requested refined drawings as the design progresses.

- 1500 Diamond Street. Ms. Siemiontkowski discussed with the Committee the proposed rehabilitation and restoration of the houses in the block of 1500 Diamond Street, which includes brownstone repair and replacement of windows and doors and other necessary alterations.

The Committee reviewed the documentation for rehabilitating the houses in the 1500 block of Diamond Street and agreed in concept with the proposed rehabilitation plan. The Committee recommended an approval in concept subject to staff review and approval of final specifications.

- Pennsylvania Academy of Fine Arts, Broad and Cherry Streets, Atkin Voith and Associates, Architects. This submission involves interior alterations to the basement, ground floor and mezzanine of the Pennsylvania Academy of Fine Arts. The proposal is prompted by the fact that the museum staff is presently located in extremely cramped poorly lit and ventilated areas in the basement and southeast mezzanine level of the building. Useful adjacencies between

departments are presently unattainable or extremely circuitous. Last Fall a task force of museum staff, faculty, students, alumnae, board members and outside professionals met with the Academy's President, Frank Goodyear, to look at alterations to alleviate the situation, balancing the needs of the Academy's school and museum. The proposal calls for retention of the north studios to continue their historic use basically in their present form. The basement which has little historic fabric and is already divided into numerous small spaces would be redivided more efficiently. On the ground floor two studios on the south side of the building would be converted to use as school lockers, Registrars offices and a visitors work area. A new mezzanine would be installed within the studios to create offices for the curatorial staff. The mezzanine is positioned so as not to block the large original windows and to leave a portion of the full height space open. The architects presented several elevator options to allow handicapped access to all sections of the building with a preference for upgrading the present elevator to accommodate both passengers and freight. In addition they proposed a mezzanine bridge at the end of the first floor sculpture corridor to allow communication between the two sides of the building.

The Committee recommended approval of this proposal. David Hollenberg abstained from voting or commenting on the proposal.

- 3512 Baring Street, Milton Mitoulis, owner. At the Committee meeting of 31 March 1988 Mr. Mitoulis submitted a proposal for three two-car garages to be located at the backyard of his corner property. The partially submerged garages will require the raising of the ground level in the backyard. Mr. Mitoulis desires to mitigate this change through the use of terraced landscaping and rebuilding the stone wall and iron fence around the backyard several feet higher. The Committee at that meeting, requested that Mr. Mitoulis submit a side elevation to show what these alterations would look like from the side street, as well as considering reducing the number of garages to two, two-car garages in order to disrupt less of the backyard.

Mr. Mitoulis appeared today and presented the Committee with the side elevation that they had requested and explained that because of car break-ins and safety problems in the neighborhood he feels strongly that he needs all six garage spaces.

The Committee agreed to recommend an approval for the proposal as submitted but expressed regret that the size of the garage area was not reduced.

- 1300-1324 Market Street, John Wanamakers Store, Burt Hill Kosar Rittleman Associates Architects. This submission includes the proposed replacement of all windows in the building with new aluminum replacement sash. The new sash will be fixed and retain the same muntin profile and pattern. The existing window frames are to be panned. The aluminum would be molded to match the original frame profile. The 13th Street ground floor elevation is to be altered with new loading and service docks to take the loading activity off of the street and sidewalk. The loading docks will be cut between the existing columns and will not change the size of the bay. The existing spandrel panels with Greek meander frieze will be raised

28 April 1988

approximately one foot across the whole facade to allow the trucks to be backed into the building. The width of the interior area between the grand court and the truck bays will be reduced to one bay. The plan to convert the basement into movie theaters and a parking garage necessitates garage entrances on both 13th and Juniper Streets with in the existing bay configuration of the building. On the Juniper Street facade a new entrance lobby will be created for the office floors of the building. This lobby will not intrude upon the grand court or the Juniper Street Porte Cochere. The windows in the latter area will be reopened and new doors will be cut into the sides to allow more access to the narrow lobby.

The Committee noting that the Commission only has jurisdiction over the exterior, the grand court and crystal tea room on the interior recommends approval of the work proposed at this time. David Hollenberg abstained.

Respectfully submitted,

Maureen Heaney
Clerk Steno I

/mah