

**THE MINUTES OF THE 453RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
10 MAY 2000**

**Commission Conference Room 18th Floor, 1515 Arch Street
Wayne S. Spilove, Chair**

Present

Wayne S. Spilove, Chair
David Brownlee, Ph.D.
Clorise Wynn, Assistant Deputy Director, Department of Commerce
Joseph James, Deputy Commissioner, Department of Public Property
Michael Sklaroff, Esq.
Robert Thomas
Dennis Ward III
Caroline Wischmann
Shelly Merhige, Office of City Council President
Fernando A. Gallard, Department of Commerce
Randal Baron, Assistant Historic Preservation Officer
Diane M. Hughes, Executive Secretary
Richard Tyler, Historic Preservation Officer

Mark Zecca, Esq., Senior Attorney, City of Philadelphia Law Department

Also

Jerry Roller, J.K. Roller Architects
Jonathan Broh, J.K. Roller Architects
Robert Powers, Powers and Company
Winchell S. Carroll, American Revolution Patriots Fund
Carl Primerva, Esq.
Christopher Scalone, CSA Architects
Richard Cohen
Robert Flagg
Joe Winchester, The Sullivan Company
Donald A. Reiff, Donald A. Reiff Architect
David G. Benton, The Rittenhouse Hotel
Steven Magnus, Smith & Wollensky Restaurant Group
Jay M. Haverson, Haverson Architecture & Design PC
Mark Sylvester, Walnut Street Theatre
Lenore Millhollen, Center City Residents Association/Preservation Alliance
Philip E. Scott, Kise Straw & Kolodner
David Grasso, B&A Investments Association
Bernice Hamel, Society Hill Civic Association
Christian A. Busch, The Sullivan Company
Carl K. Zucker, Esq.
Roger Zampell, Philadelphia Hotel Partners
Michael DiPaolo, West Washington Square Partners
Patricia Wilson Aden, Preservation Alliance
Thomas P. Witt, Esq. Wolf, Block, Schorr and Solis-Cohen LLP
Scott Zucker, Esq.

Mark Fishback, 334 Delancey Street

Wayne S. Spilove, Chair, recognized the presence of a quorum and called the 453rd Stated Meeting of the Philadelphia Historical Commission to order at 9:15 A.M.

MINUTES of the 452nd Stated Meeting of the Philadelphia Historical Commission.

Upon a motion made by Mr. Ward and duly seconded, the Commission unanimously approved the minutes of the 452nd Stated Meeting of the Philadelphia Historical Commission held 12 April 2000.

REPORT of the Architectural Committee

Old Business

825 Walnut Street, Walnut Street Theater, NE corner at 9th Street

Walnut Street Theater Company, Owner

Jonathan Broh, Architect

DATE: 1808

PROPOSAL: Signage

Architectural Committee Recommendation: Denial

This application includes new signage consisting of non-illuminated, aluminum letters for the Walnut Street Theater. The font derives from the late nineteenth century. The owner wants to reinforce the identity of the Theater. At the applicant's request, the Commission had granted a continuance of this proposal at the 452nd Stated Meeting.

The Walnut Street Theater requests signage that reflects the mid-nineteenth century. The Committee believed that the present proposal would compromise the restoration in 1970-1972 to the Theater's appearance in 1828. The Committee recommended that the Theater explore other options such as an interpretive marker on the sidewalk, signage on the adjacent building, which houses the offices and the box office, and signage on glass doors.

Jerry Roller, architect, expressed the need for more conventional signage on the building. He introduced 1868 photographs which showed signage on the building and he showed current photographs from 9th Street and Walnut Street. Although there is a sign on the adjacent building that serves as the entrance, it is barely visible because the Theater sits forward of the building line and blocks the side of the building.

Mark Sylvester, Theater general manager, made a strong argument for the need for signage. He also noted that when approaching from any of the three directions, signage is visible only from the west. Mr. Sylvester noted that the lettering would replicate that appearing in the photographs with the exception of the material. The original fabric was wood; the proposed material is aluminum for durability.

There was much discussion about the period of restoration, and the uniqueness and importance of this building.

Mr. Tyler suggested putting a sign on the east wall of the office building. This, however, could pose a billboard issue. Mr. Brownlee stated that signage 40 feet above eye level would rarely attract attention except from an automobile.

Mr. James raised the possibility of illumination, and it was stated that the façade is already lit.

Mr. Sklaroff noted that the Committee's argument was principled in not wanting the history of the building compromised.

Mr. Sklaroff made a motion to reject the Committee's recommendation for denial and to approve the proposal as submitted. Mr. Brownlee seconded the motion which carried unanimously.

Meeting of 25 April 2000

200 South Broad Street, SW corner of Walnut Street, The Bellevue

Bellevue Associates, Owner

Robert Powers, Applicant

DATE: 1902-1911

PROPOSAL: Cut masonry holes for work platform, masonry cleaning and patching

Architectural Committee Recommendation: Approval

This proposal entails the repair and cleaning of masonry on the Walnut Street façade of The Bellevue. Projecting cornices prevent the use of a hanging scaffold and require, instead, a work platform. The installation of a work platform necessitates removing large masonry blocks and terra cotta in order to anchor struts into the building to support the platform. A masonry patching material will fill the holes created by this work.

Mr. Thomas stated that normally dutchmen serve to repair or replace masonry elements. The schedule imposed by the approaching Republican National Convention does not afford time to fabricate dutchmen. The question of water penetration into a patching material over time arose.

Mr. Powers, applicant, appeared to answer questions concerning the project. To the issue of water penetration, he responded that the use of a new mortar compound, not the one previously tried, would help resolve this problem. In addition, the patches would not be a mere surface treatment but would have the same depth as the blocks themselves. The masonry cleaning will occur in conjunction with the patching. The balcony with decorative scroll work will be braced and saved, decorative stone work restored, the terra cotta replaced in kind, and the stone reconstructed in patching material.

Mr. Sklaroff noted the importance of listing owners, to avoid a conflict of interest.

Mr. Brownlee asked whether the work had begun or had received staff approval. Mr. Baron explained that a permit had been issued for repointing and cleaning. On a site visit to see samples, however, he observed about thirty holes in the terra cotta made by the platform, and told the applicant that the staff could not approve this and that it needed to go before the Committee and Commission.

The Committee asked that in the future when doing the Broad Street façade the applicant leave enough time to manufacture terra cotta dutchmen.

Mr. Baron questioned the shrinking of the large areas, which has caused cracking, and whether the sculptured stone work would be replaced. The applicant stated that a masonry unit such as a cinder block would be put in holes to allow for shrinkage and that the sculptured work would be replaced.

Mr. Ward made a motion to accept the Committee's recommendation for approval. Mr. James seconded the motion which carried with 8 votes. Mr. Sklaroff recused himself.

1401 Arch Street, NW corner of Broad Street

B&A Investments Association, Owner

David Grasso, Applicant

DATE: 1897, 1926

PROPOSAL: Signage and new entrance and stoop on Arch Street

Architectural Committee Recommendation: Approval with staff to review details, and on the condition that if another stair is introduced at the west end, it must be symmetrical with the proposed stair, and if doors are installed within ten years, they must go in the same openings.

The proposal calls for window signage, the installation of a stone stoop, and cutting a new door into the eastern most bay of the building's Arch Street façade. The potential building tenant, McDonald's, has made a door on Arch Street a requirement of its lease. Although the State Bureau for Historic Preservation and the National Park Service have approved a Part Two Tax Act application with an ADA ramp and opening on the Arch Street elevation, the present plan provides interior ADA access from the Broad Street side of the building. The proposed stoop, railing and door for McDonald's offer a less intrusive feature on Arch Street than the Arch Street ADA ramp had.

The signage as proposed originally would have contained pulsating lights. Owing to the absence of drawings to illustrate these lights, the Committee recommended non-pulsating lights. The applicant agreed to non-pulsating signs 18 inches behind the glass with no exterior signage on the building.

Ms. Wischman questioned the need for two entrances from Arch Street.

David Grasso and Robert Cooney appeared to represent the project. Mr. Grasso said that McDonald's had conditioned its lease on an Arch Street entrance and that the security needs of the building's principal tenant precluded the use of the existing Arch Street opening by McDonald's. He added that this submission would involve no cutting into the building's façade and that the windows do not form an original feature of the building.

Mr. Brownlee noted the importance of preserving the building's symmetry.

Ms. Wynn made a motion to accept the Committee's recommendation for approval. Mr. James seconded the motion which carried unanimously.

8000 St. Martins Lane, St. Martin in the Fields Church

Philip Scott, Architect

Fred Seving, Owner

DATE: 1888

PROPOSAL: New stair, louvers and windows

Architectural Committee Recommendation: Approval with staff to review details and louvers to be dark in color.

The proposal involves the installation of new windows in several blocked openings that historically had led into an open porte-cochere, vents in two basement openings, and excavating a new areaway for a stair to the undercroft of the church.

Gothic windows will replace the infilled openings to allow more light, excavation of the new areaway will provide a fire exit, and putting in louvers will improve ventilation.

Mr. Sklaroff made a motion to accept the Committee's recommendation for approval with staff to review details and the louvers to be dark in color. Mr. Brownlee seconded the motion which carried unanimously.

328 and 330 Delancey Street

329 Pine Street

Joseph Ottaviano, Jr., Owner
Christopher Scalone, Architect

DATE: c. 1950

PROPOSAL: Conceptual review to demolish 328 and 330 Delancey Street, and build a new house on site

Architectural Committee Recommendation: The Commission will give guidance for the demolition of the two contributing buildings. If the demolition is approved in concept, the Committee recommended conceptual approval for the erection of a building on the site but modified to address concerns about the perceived width of the building.

The proposal calls for demolishing two houses with 1950s facades on Delancey Street and constructing a new house on the site of these buildings as well as the lot at the rear of 329 Pine Street. The new house would have a single-car opening for a garage, as does the present house. The houses slated for demolition appear in the Society Hill Historic District inventory as contributing and are currently duplexes. The Pine Street property, also listed as contributing, will be completely renovated and the 1950s addition on the back removed.

The Architectural Committee put aside the issue of demolition until the full Commission could take it up.

In looking at the proposed Delancey Street elevation, Mr. Sklaroff noted that a building that reads as sixty feet would be inappropriate and inquired into the requirements for the district.

Mr. Tyler stated that a single building could occupy and read as one building on three lots and remain compatible with the district. The revised proposal fits the rhythm of the streetscape already established with small houses.

Christopher Scalone, the architect, met with the Society Hill Civic Association to address its concerns about the proposed new building. Mr. Scalone has submitted a revised proposal which has the Civic Association's support. He explained that this new proposal distinguishes between the three parts of the façade and resolves the issues of rhythm and fenestration.

Bernice Hamel, of the Society Hill Civic Association's Zoning and Preservation Committee spoke in support of the revised proposal and thought it in scale with the existing houses. She also noted that the neighbors favored the present proposal.

A lengthy discussion ensued about how to proceed with the demolition owing to the strict rules for demolition of contributing buildings. Mr. Brownlee observed that the classification of these two houses followed the criteria of rhythm, scale and materials originally adopted in the Rittenhouse-Fitler Residential Historic District and later applied in Society Hill. In addition, he supported the suggestion made by Mr. Tyler to refer the Delancey Street houses to the Committee on Historic Designation for reconsideration of the categorization as contributing. The language of the District's Statement of Significance and the building fabric of the two houses will provide the context for this reassessment. Patricia Wilson Aden of the Preservation Alliance for Greater Philadelphia spoke in favor of this approach.

Ms. Wynn made a motion to refer the properties to Committee on Historic Designation for reconsideration of their classification as contributing and to approve in concept the erection of the proposed structure, as revised, on the site. Ms. Merhige seconded the motion which carried with 8 votes. Mr. Spilove abstained.

510 Walnut Street, SW corner of 5th Street

Penn Mutual Life Insurance Company, Owner

Dominic Aspite, Applicant

DATE: c. 1839

PROPOSAL: Construct playground and cut new gate in fence

Architectural Committee Recommendation: Approval

The proposal calls for installing a playground in a small portion of the grass lot next to and behind the building at 510 Walnut Street. The work includes installing a gate in the existing fence and installing play equipment.

Ms. Wynn made a motion to accept the Committee's recommendation for approval. Ms. Merhige seconded the motion which carried unanimously.

700 South Washington Square aka 232-234 South 7th Street, corner 7th Street

Gene Locks, Owner

David Amburn, Architect

DATE: c. 1818-23

PROPOSAL: Elevator addition

Architectural Committee Recommendation: The Committee found the application incomplete and took no vote on it.

The proposal involves adding an elevator to the rear of this house which sits on a corner. Although it is not the main façade of the house, the rear features an elaborate iron porch. The elevator would rise up through the porch. The entry from the elevator back into the main house calls for cutting into the brick façade at the third floor.

Information item only.

334 Delancey Street, SE corner of 4th Street

Alexandra Suplina, Owner/Applicant

DATE: c. 1920

PROPOSAL: Modify storefront, add roof deck and access

Architectural Committee Recommendation: Approval with staff to review the following details;

1. *Wood casement windows without muntins;*
2. *Two-panel door, and*
3. *Roof deck pulled back to the east end*

The applicant seeks to add a roof deck and new access stair onto this corner house. Because the house sits across from the Three Bears Park and the garden of the Hill-Physick-Keith House, the public will see the roof deck from several locations. The applicant also wishes to make the first floor more residential in appearance by inserting paired windows in the plate glass shop fronts and altering the type of door.

The building has two large storefront windows that the applicant seeks to split to match the existing transoms and install muntins to create a more residential look. The applicant proposes a two-panel wood door.

The site line study shows that the roof deck will have visibility. The existing sunken area in the roof, however, will minimize visibility and the adjacent house's roof deck will serve to screen this deck.

Mr. Baron noted that changing the windows to casements should not set a precedent for further alterations.

Ms. Wynn made a motion to accept the Committee's recommendation for approval with staff to review details. Mr. James seconded the motion which carried unanimously.

Mr. Spilove, chair, passed the gavel to Mr. Sklaroff.

410 South Front Street, through to South 2nd Street

Philadelphia Hotel Partnership, Owner

Jonathan Weiss, Applicant

DATE: c. 1973

PROPOSAL: Conceptual review for 10-story hotel

Architectural Committee Recommendation: Approval in concept

The demolition of the non-contributing "Glass Box" of New Market on this site will be approved pursuant to § 7.4.a of the Rules and Regulations. The applicant seeks to build a T-shaped structure featuring a brick ten-story block along Front Street and a four-story stuccoed pavilion that would extend west toward 2nd Street. A covered portico flanked by trees would provide an entrance from 2nd Street.

Mr. Sklaroff asked who owns the property. Philadelphia Hotel Partners, with John Portland and Will Smith as the principal officers, own the parcel.

Questions arose about the color of the brick, owing to variations in coloring in the renderings, and the importance of the brick's blending with the streetscape. The developer intends to use a red brick compatible with the buildings of the neighborhood.

Bernice Hamel of the Society Hill Civic Association gave her support and that of the community for this project.

Ms. Wynn made a motion to accept the Committee's recommendation for approval in concept. Mr. Ward seconded the motion which carried with 8 votes. Mr. Spilove recused himself.

Mr. Sklaroff passed the gavel back to the chair, Mr. Spilove.

216-220 West Washington Square, NW corner Locust Street

West Washington Square Partnership, Owner

Christian Busch, Architect

DATE: 1911

PROPOSAL: Roof enclosure for elevator, masonry and window repair

Architectural Committee Recommendation: Approval of elevator penthouse, masonry and window repair but not masonry coating until the architect has submitted further information.

This proposal involves a roof enclosure and window and masonry repair, and entails a small alteration to the west façade. A new elevator penthouse would be installed in the notch of the northwest corner to match the existing elevator penthouse in brick.

The roof enclosure for the elevator would be constructed of a brick masonry structure incorporating the parapet wall on the side with brick to match the existing brick. The building has been converted to condominiums.

Mr. Sklaroff again noted the importance of having the owners listed.

Ms. Wynn made a motion to accept the Committee's recommendation for approval. Mr. Ward seconded the motion which carried unanimously.

216-220 West Washington Square, NW corner Locust Street

West Washington Square Partnership, Owner

Christian Busch, Architect

DATE: 1911

PROPOSAL: Conceptual review for two-story penthouse addition

Architectural Committee Recommendation: Conceptual approval of a penthouse addition with a height not to exceed 21 feet above the cornice with a 20 foot setback from the Washington Square façade and 10 feet from the Locust Street façade, no set back on the west or north facades, and the structure to have greater symmetry.

The proposal seeks conceptual approval of a two-story penthouse addition to this Colonial Revival building on Washington Square. Although the plans, as submitted, call for a setback of ten feet from the south and east street edges of the building, a sight-line study shows that the addition would have visibility from the Square and Locust Street.

In response to the Committee's suggestions, Christian Busch, architect, presented to the Commission revised plans with the overall height not to exceed 21 feet above the cornice, as well as plans to show new set backs and a reconfiguration of the penthouse based on the setbacks. Owing to the existing building's structure, as well as the need to maintain a separation from the stair tower to the north and present a symmetrical façade, only a sixteen feet setback is possible. Mr. Busch noted that the cornice line would be preserved, to maintain the identity, spatial character, and roofscape of the building.

Ms. Wischman asked about the possibility of visiting the site in order to get a first hand look at the proposed addition's location.

Mr. Sklaroff expressed his opposition to the addition, owing to its not being a necessity, and the effect of the design on this building. Mr. Brownlee also expressed his concern. In the case of homeowners, the Commission requires the setback of additions as much to the rear as possible to minimize visibility. He believes the same standard should apply in this case.

Mr. Zucker asked to withdraw his application at this time, and table the proposal for a period not to exceed six months.

Mr. James noted that the Commission had to vote on the motion on the floor.

Mr. Baron asked whether the motion was for the Architectural Committee's recommendation with the 10 and 20 feet set backs, or the revised setback of 16 feet and 10 feet.

Ms. Wynn made the motion to accept the Committee's recommendation for conceptual approval. Mr. James seconded the motion which passed with a vote of 4 to 3 with one abstention.

216-220 West Washington Square, NW corner Locust Street

West Washington Square Partnership, Owner

Ivano D'Angella, Applicant

DATE: 1911

PROPOSAL: Ramp, new door at west façade

Architectural Committee Recommendation: Approval

This application calls for a handicap accessibility ramp and new door on the unadorned west façade of the building facing the parking lot.

Mr. Ward made a motion to accept the Committee's recommendation for approval. Mr. Brownlee seconded the motion which carried unanimously.

Mr. Fernando A. Gallard of the Mayor's Business Action Team was introduced as the Director of Commerce's designee.

237-45 South 18th Street, NE corner of Rittenhouse Square, The Barclay

Barclay Condominium Owners Association, Owner

Christian Busch, Architect

DATE: 1928

PROPOSAL: Cut two new entrances into front façade

Architectural Committee Recommendation: Approval of two entrances with plain bronze doors, subject to the restoration of main entrance doors. Signage and any canopies including the one previously approved should be received and reviewed together as a package.

The developer of The Barclay hopes to rent the two spaces, including a ballroom, flanking the entrance lobby to a restaurateur who has made the addition of two new doors in the 18th Street façade a condition of his lease. Moreover, the condominium owners in the building object to the use of their lobby by a commercial tenant. To resolve this issue, the applicant proposes to convert two windows into doors. The stone slated for removal lacks ornamentation. The Barclay

condominium organization has approved two simple bronze doors cut symmetrically on either side of the existing entrance.

Lenora Berson, President of the Center City Residents Association, expressed concern for the review process with respect to this proposal. The Center City Residents Association believes that the Philadelphia Historical Commission must consider buildings, facades, and projects in their entirety and refrain from piecemeal reviews and approvals for what will become larger projects. Ms. Patricia W. Aden of the Preservation Alliance spoke in support of the comments of the Center City Residents Association and urged the Commission to review buildings as a whole.

Ms. Merhige expressed reservations about cutting the historic stone for the doors without seeing the whole package. Mr. Thomas noted that the doors stand on their own merit. Signage will come back as a package.

Mr. Sklaroff made a motion to accept the Committee's recommendation for approval subject to the restoration of the main entrance. Mr. Brownlee seconded the motion which carried with 7 votes. Ms. Merhige opposed the motion.

2401 Spruce Street, NW corner of 24th Street

Jean Wolf, Owner/Applicant

DATE: c. 1830

PROPOSAL: Windows, door, replace deck rail

Architectural Committee Recommendation: Approval of six-over-six windows, six-panel door and picket railing for deck.

The proposal involves installing new six-over-six windows, a four-panel door, and a new deck railing.

The applicant agreed with the Committee's recommendation for a six-panel door instead of a four-panel door.

Mr. Sklaroff made a motion to accept the Committee's recommendation for approval. Mr. Ward seconded the motion which carried unanimously.

2014 Chancellor Street

Harrison W. Howard 3rd, Owner

Arlene Matzkin, Architect

DATE: c. 1885

PROPOSAL: Façade alterations, rooftop HVAC

Architectural Committee Recommendation: Approval of two-over-two windows, new double leaf carriage door, and HVAC unit on the rear slope with staff to review stone patching and other details.

The proposal calls for installing new wood two-over-two windows, new double leaf carriage doors, and a rooftop HVAC unit.

The Committee recommended that the HVAC be installed on the rear slope.

Mr. Brownlee made a motion to accept the Committee's recommendation for approval with staff to review stone patching and other details. Mr. Ward seconded the motion which carried with 7 votes. Mr. Sklaroff abstained.

210 West Rittenhouse Square Street, Smith & Wollensky Restaurant

RSI, Inc., Owner

Thomas Witt, Esq., Applicant

DATE: c. 1985

PROPOSAL: New door, porch, railings, louvers and decorative panels

Architectural Committee Recommendation: Approval of new door, porch, railings, decorative panels with staff to review the color of the louver.

The proposal includes the installation of a restaurant at the base of the non-contributing Rittenhouse Hotel. The design calls for removing a simple glass and steel bay window, and inserting a turnstile and swinging door with small glass lights, as well as a framework of wood paneling. A new brick platform would form a porch leading to the entrance with new stairs and a ramp all with new brass, iron and wood railings. A framework of green and white panels and green decorative bands would help identify the new restaurant. A new exhaust vent would also be cut through the soffit of the porch.

Mr. Sklaroff offered a friendly suggestion that the staff not review the louver color.

Mr. Ward made a motion to accept the Committee's recommendation for approval with the deletion of staff to review louver color. Ms. Merhige seconded the motion which carried unanimously.

REPORT on the Activities of the Historical Commission Staff, April 2000.

Mr. Brownlee noted the continuing work on several historic districts.

NEW BUSINESS

Washington Square, Thomas Foglietta Plaque

To commemorate Ambassador Thomas Foglietta's contribution as a Member of Congress to the restoration of Washington Square, a plaque is proposed for erection in the Square in his honor.

Mr. Winchell S. Carroll of the American Revolution Patriots Fund spoke on behalf of the proposed plaque. He stated that in September the Fairmount Park Commission approved the plaque and its design. The plaque will be dedicated on 29 May 2000.

Mr. Sklaroff made a motion to approve the plaque. Mr. Ward seconded the motion which carried unanimously.

Ms. Merhige made a motion to adjourn. Mr. Ward seconded the motion which carried unanimously.

The meeting adjourned at 11:55 A.M.

