

**THE MINUTES OF THE 395th STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION
12 July 1995**

**Wayne Spilove, Chairperson
Mayor's Reception Room, Room 202 City Hall**

Present _____ Wayne Spilove,

Chairperson

Barbara Kaplan, City Planning Commission

Bennett Levin, Department of Licenses and Inspections

Arlene Matzkin

Steve Mullin, Commerce Department

Susan Rabinovitch

Robert Vance, City Planning Commission

Scott Wilds, Office of Housing and Community Development

Stephanie Wolf

Richard Tyler, Historic Preservation Officer

Randal Baron, Assistant Historic Preservation Officer

Jeffrey Barr, Historical Research Technician

Also _____ Amy Freitag,

Fairmount Park Historic Preservation Trust

Pat Stem, Light & Space Inc.

Jennifer Goodman, Preservation Coalition

Judith Eden, Center City Residents Association

Alison Munoz, City Solicitor's Office

Bernard Nearey, Center City Residents Association

Carol J. deFries, Commerce Department

Duane Bumb, Commerce Department

The 395th Stated Meeting of the Philadelphia Historical Commission was called to order at 10:20am by Wayne Spilove, Chairperson, who recognized that a quorum of Commission members was present.

THE MINUTES of the 394th Stated Meeting of the Philadelphia Historical Commission held on 10 May 1995, Wayne Spilove, Chairperson, were approved by unanimous vote and adopted upon a motion made by Stephanie Wolf and seconded by Mr. Wilds.

REPORT OF THE ARCHITECTURAL COMMITTEE of 30 May 1995, Arlene Matzkin, Chair4650 GERMANTOWN AVENUE, LOUDON

Campbell Thomas, Architects

PROPOSAL: Ramp, window, widows' walk*Architectural Committee Recommendation: Approval.*

This proposal calls for the building of a ramp to provide handicap access and the installation of a new wooden window where one was destroyed by fire. They also asked for conceptual approval to install a widows' walk atop the building.

Mr. Wilds moved to adopt the recommendation of the Architectural Committee and approve the proposal. This motion was seconded by Mr. Vance and ratified by unanimous vote.

856 S. FRONT STREET

David Morgan, Applicant

PROPOSAL: Alteration to Window*Architectural Committee Recommendation: Approval.*

This proposal calls for removing the two c. 1940 double hung sash from the ground floor and installing a single small light sash in the opening.

Ms. Wolf moved to adopt the recommendation of the Committee and approve the proposal. This motion was seconded by Mr. Mullin and ratified by unanimous vote.

2020 SANSOM STREET

Justin Dayton, Applicant

PROPOSAL: Legalization of sign*Architectural Committee Recommendation: Approval.*

This proposal involves the legalization of an inflatable monkey that is being used as a sign by this gym.

Mr. Wilds moved to adopt the recommendation of the Committee and approve the proposal. This motion was seconded by Ms. Wolf and ratified by unanimous vote.

1115-1141 MARKET STREET

Nan Gutterman, Vitetta Group Architect

PROPOSAL: Installation of snow guards on roof*Architectural Committee Recommendation: Approval.*

This proposal involved the installation of 10" high baffles to act as snow dams on the roof of the train shed. This should prevent sheets of flying ice from doing damage on 12th Street.

Ms. Rabinovitch moved to adopt the recommendation of the Committee and approve the proposal. This motion was seconded by Ms. Matzkin and ratified by unanimous vote.

REPORT OF THE ARCHITECTURAL COMMITTEE of 27 June 1995, David Hollenberg, Vice Chair. Presented by Randal Baron.

BELMONT MANSION BACK BUILDINGS

Martin Rosenblum, Architect

PROPOSAL: Addition of glass porch & kitchen, window alterations

Architectural Committee Recommendation: Approval.

As part of the restoration of the Belmont Mansion, banquet functions will be moved to the building at the rear. A cinderblock addition will be replaced with a half-gable roof glazed porch. The windows of the 19th century building to be used as a dining room will be lowered. An addition will be installed for the kitchen and bathrooms.

Mr. Wilds made a motion to approve the proposal that was seconded by Mr. Mullin and passed by unanimous vote.

SEDGELEY PORTER HOUSE

Larry Snyder, Fairmount Park Historic Preservation Trust

PROPOSAL: Restoration in concept

Architectural Committee Recommendation: Approval in concept.

This proposal calls for renovation of the Sedgeley Porter's House to be converted into the offices of the Fairmount Park Historic Preservation Trust. The building would be reroofed with asphalt slate-like shingles. Most woodwork just needs consolidation and repainting, some pieces would need to be made to replicate the original. A skylight would be installed on the north slope of the roof. Some sort of handicap ramp would be installed.

Ms. Wolf made a motion to approve the proposal that was seconded by Ms. Rabinovitch and passed by unanimous vote.

602 S. FRONT STREET

Michael Samschick, Applicant

PROPOSAL: Garage in front facade, roof, restoration

Architectural Committee Recommendation: Approval.

This proposal involves an 18th-century brick house that was partially altered in 1988 and left to deteriorate. The then-owner Mr. Rota received a permit issued in error by the Department of Licenses and Inspections to cut a garage door in the front, install an all-glass roof and build a large addition. When the Historical Commission discovered the error, Licenses and Inspections revoked the permit. The case went to court. A compromise was worked out that the facade would be restored to the 18th Century residential front without a garage but the glass roof and addition would remain. A court order was issued to that effect. Since that time Mr. Rota was put in jail, the house was repossessed and sold to the Rappaport estate. The facade has deteriorated to a dangerous condition. Mr. Samschick seeks to buy and restore the property, but only if the Commission will allow him to keep the garage. The roof will be restored back to its original standing seam metal.

Mr. Wilds moved to adopt the recommendation of the Committee. The motion was seconded by Ms.

Rabinovitch and ratified by unanimous vote.

201-217 S. 18TH STREET AT WALNUT ST, RITTENHOUSE CLARIDGE

Terry Grayboyes, Applicant/Window manufacturer

PROPOSAL: Replace windows on all facades

Architectural Committee Recommendation: Approval.

This 1950's apartment building was originally fitted with stainless steel fixed and hopper-type windows. These windows because of their weight are difficult and dangerous to operate. The proposal calls for replacing them with new silver finished sash windows which will mimic the right lines of the original except where modifications are needed to put at least one operating window in each room.

Mr. Wilds moved to adopt the recommendation of the Committee and approve the proposal. This motion was seconded by Ms. Rabinovitch and ratified by unanimous vote.

2035 SPRUCE STREET

Debra Gruenstein, Applicant

PROPOSAL: Replace hexagonal slate mansard roof with square asphalt shingles

Architectural Committee Recommendation: Denial.

This proposal involved removing the hexagon-shaped slate shingles from the front mansard of a Spruce Street townhouse and replacing them with square asphalt shingles and aluminum flashing. The houses of this row all have intact slate mansards, in fact, the neighbors house was recently re-covered in slate shingles. Both the Commission and the neighborhood are concerned about setting the right precedent in the new Rittenhouse district. Members explained that this type of mansard is, in fact, not so much a roof as a decorative piece of the facade. Mr. Baron made inquiries at both the New York City Landmarks Commission and the Pittsburgh Historical Commission and found that in cases of small mansards like this that are part of the facade they would also request a replacement in slate or a stone-like slate substitute that matches the original in color, slope, and texture. Besides this the asphalt and aluminum will last approximately 10 years because aluminum must be caulked at the seams and cannot be welded where as the slate with copper or tern-coated metal flashing will last 100 years or more. The difference of cost of approximately four to five thousand dollars is also a very small extra cost in relation to the cost of the house which was sold at a price close to \$400,000. There was a discussion of the wisdom of replacing the lower non-visible courses of slate next to the gutter with asphalt as the gutter is the main source of the problem, but everyone agreed that the owner has not proposed that solution in the application.

Mr. Levin made a motion to deny the asphalt roof proposal. Scott Wilds seconded that motion which was ratified unanimously.

312-314 RACE STREET, DiNARDO'S CRAB HOUSE

Patricia Stem, Light and Spruce Design Inc.

PROPOSAL: Ground floor window replacement

Architectural Committee Recommendation: Approval.

The owner of the property commissioned a new wood forty-five pane windows to install on the ground floor of this building in place of the current nine pane windows. The window originally would have been a single large pane of glass. This month the Committee members noted that since the sill had been raised it would be impossible to replace the original condition without changing the masonry opening so they voted to approve the alteration.

Ms. Wolf made a motion to approve the proposal. Mr. Wilds seconded the motion which was approved by unanimous vote.

**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION meeting of 27 January 1995,
Dr. David Brownlee, Chairperson****135-145 S. 13TH STREET A.K.A. 12 WALNUT STREET, ALBEMARLE HOTEL**

Carl Berger, Architect

Built 1900-1901

The significance of the Albemarle Hotel/Empire building is based on its being a fine example of Georgian/Classical Revival, as the work of the architect Berger and as an early example of the apartment/residential hotel building type. It also gains significance through its relationship to the German Community in Philadelphia which is documented in the nomination received and reviewed by each Commission member and the owner of the property.

Mr. Wilds made a motion to designate the property as historic. Ms. Wolf seconded the motion which passed by unanimous vote.

1509 WALNUT STREET, DR. JAMES C. WILSON HOUSE

Newman, Woodman and Harris Architects

Built 1902

The significance of the Dr. James C. Wilson House, based on its fine Jacobean Revival architecture, its exemplifying the former upper class residential history of this portion of Walnut Street and as the house of a nationally important medical practitioner is documented in the nomination received and reviewed by each member of the Commission and the building's owner. The Commission received notice from the owner that they are not objecting to the designation.

Ms. Rabinovitch made a motion to designate the property which was recorded by Mr. Wilds and passed by unanimous vote.

There being no further business the meeting adjourned at 12:30 p.m.

Respectfully submitted,

Randal Baron

Assistant Historic Preservation Officer