

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Arlene Matzkin, Chairperson
Commission Conference Room
Suite 1301, 1401 Arch Street
31 October 1995

Present

Arlene Matzkin, Chairperson, Architectural Committee
Penelope Batchelor
Herbert Levy
Suzanne Pentz

Richard Tyler, Historic Preservation Officer
Randal Baron, Assistant Historic Preservation Officer
Lori Plavin Salganicoff, Historic Preservation Specialist
Jeffrey Barr, Historic Research Technician

Also

Donna Marie Fecondo representing Frank Silvestri, 2121 Walnut St
Suzette Silvestri
Bernard Nearey, Center City Residents Association (CCRA) Preservation Committee
Jessica Sloop, CCRA
Judith Eden, CCRA
Samuel Fadullon, Philadelphia City Planning Commission
Warren Huff, Philadelphia City Planning Commission
Milton Marks, Preservation Coalition
Harris Steinberg, Steinberg and Stevens Architects
Bobbie Burke, Preservation Coalition
Lenore Mulhollen, Preservation Coalition, CCRA
Curt Clark, 226 W. Washington Square
Miles Pettingill, 5418 Grove Street
Dante Lucianni, 237-243 S. 21st Street
Jerrie Putnam, 237-243 S. 21st Street
George T. Manos, 1511 Pine Street
Bob Angstadt, 1511 Pine Street
William Gianopolous, 1511 Pine Street

1911 PANAMA STREET

Katie Luber, Applicant

PROPOSAL: Brick Planter Removal

The applicant would like to remove a brick planter at the base of the building, repair the sidewalk in brick, and remove paint from the brick trim on the face of the building.

The Committee voted to recommend approval of the proposal.

1801 VINE STREET AKA FAMILY COURT

Jim Karmolinski, Kelly/Maiello Inc.

PROPOSAL: Limestone Patching

The applicant seeks to cut out irregular and badly matched cementitious patches at the bases of the limestone piers of the front arcade. They would repatch these locations in rectangular sections using a material that better matches the color and hardness of the existing stone. They also propose to clean stains and bird droppings from the portico.

The Committee voted to recommend approval of the proposal with staff review of details of the work.

112-14 NORTH 9TH STREET

Chiu and Louie Inc., Applicant

PROPOSAL: Facade Alterations

The applicant proposes to alter openings in a mid-20th century brick and cinderblock storefront, install a ramp, restore third floor windows, and remove a modern pent eave to be replaced with an awning.

The Committee voted to recommend approval of the proposal, with staff review of details.

1228-32 ARCH STREET

David Woods, Applicant

PROPOSAL: Roll-down grates

The applicant, a security gate contractor, proposes to replace existing but poorly functioning "scissor" security gate with a type of roll down grate. The first floor of the 19xx building, currently used by Doc Johnson's Adult Entertainment Center, has an open corner entrance area. As a result of consultation with Historical Commission staff, Mr. Woods had originally planned to install a roll-down grate with the housing turned inward and hidden inside of this entrance area. Unfortunately, he purchased the grates before fully measuring the area, and while the grates fit the openings of the area, the housing would hit the interior walls if turned inward. Mr. Woods, therefore, seeks permission to install the purchased grates with the housing facing out and fully visible.

Mr. Woods, who was sent the typical correspondence inviting him to address the Architectural Committee during its review of his project, did not attend the meeting.

Using photographs and descriptions by Commission staff, Committee members discussed various methods of attaching and of hiding the equipment necessary for a roll-down grate. Absent any drawings describing the entrance area and its openings, they found such discussion problematic. Committee members declared that, given the difficulty in this space of accomodating any type of roll-down grate, refurbishing the existing scissor gates and/or replacing them in kind seems to be the best solution.

The Architectural Committee voted to recommend that the applicant submit scale drawings of the entrance area, including sections through its openings, for review.

2121 WALNUT STREET

Donna Marie Fecondo, Applicant

PROPOSAL: Painted facade

This proposal seeks to legalize the painting of a previously unpainted variegated stone facade and the copper ornamentation on this three-story building. The work done without a permit resulted in a violation. It may have caused the loss of one of the loose copper ornaments, although this is disputed by the applicant. The applicant explained that the stone-color paint was applied after numerous graffiti attacks left the building increasingly stained. The graffiti had previously been removed from the rough and porous stone and brick side walls using a high pressure water wash.

Committee members lamented that the entire building had been painted, rather than just the affected first floor. Staff explained how poultices can be used to pull paint out of porous stone. Ms. Batchelor suggested that perhaps a portion of the wall with graffiti could be cleaned to see if satisfactory paint removal is possible. Observing photographs of the building after its having been painted, however, Committee members found that the texture of the stone and the paint color chosen mixed well to give the appearance of natural stone.

The Committee inevitably turned its discussion to future implications with the painting of the unpainted masonry. As with other buildings recently before the Committee, the painting of this facade, however good the color match might allow for subsequent repainting in any color without Commission review. Expressing equal concern that this building not be painted an improper color, Ms. Fecondo offered that a letter could be amended to the deed that requires any repainting be in the same color, and allows for Commission review of facade paint color in perpetuity. Committee members agreed that, if possible, this would be the best solution.

The Committee was also concerned about the green copper ornament that had been painted a cream color. The copper ornamentation located at the top of the building is also present in small quantity at a side elevation. Not enough exists, however, to fill in the spaces where ornaments have detached. Committee members suggested that since they are already loose, the ornaments be taken off of the building so as to remove the paint, and reattached on the front facade. When returned to the facade,

the ornaments should be touching each other as before, although placed in such a way that the ornamentation is symmetrical on the front facade.

Ms. Fecondo also seeks to replace wood side elevation windows with brown vinyl windows. Examining photographs of the facade, Committee members agreed that these upper story windows seem to be of a rather simple profile. They recommended that the current windows be documented with measurements and close detail photographs or with drawings. They stated that given the location and apparent simplicity of the windows, vinyl windows in the correct proportion and in the same shape would suffice. They asked the staff to review moulding profiles for match.

The Committee voted to recommend approving the painting of the facade with the proviso that a letter be submitted to be attached to the property title that requires all subsequent repainting to be of the same color, and allows for Commission review of paint color in perpetuity and that the copper ornaments are stripped of paint and symmetrically reinstalled. Finally, the Committee voted to allow for the installation of vinyl windows on the side elevation, matching the existing wood windows in size and shape, subject to final review by Commission staff.

7402 GERMANTOWN AVENUE
Harris Steinberg, Architect
PROPOSAL: Rear Addition

This proposal calls for rear additions to this 18th century stone house to convert it to a restaurant. The additions will be barely visible from Germantown Avenue. New construction includes a 6' high fenced-in wooden trash enclosure on the west side of the property, a single story stuccoed masonry addition to the rear of the one-story shed at the southwest corner of the house, and a covered exterior wooden fire stair. A banner proposed to be hung above the porch on Germantown Avenue has been approved by the Zoning Board of Adjustment, although its design was not sufficiently complete for submission to the Historical Commission for review.

A portico closed in a previous building campaign may be reopened. Shutters on the front of the building would be repaired and reinstalled.

Committee members voted to recommend approval of the submission, with the issue of banners to be relegated to staff review.

237-243 SOUTH 21ST STREET
Dante Luciani, Owner
PROPOSAL: Windows

The applicant seeks a approval for window replacement work done without a permit that resulted in a violation and a stop work order. The removed multipane wood windows were of multiple patterns including 12/1, 9/1, and 6/1. The replacement windows purchased and installed at the front facade

are vinyl one-over-ones. The applicant now proposes to remedy the violation by installing wood muntins onto the face of the window, matching the previous muntin pattern. The houses were designed by Furness Evans & Co. for Mr. Evans himself.

Ms. Batchelor suggested requiring that the first floor windows be replaced with true divided light wood windows and allowing the upper floors to receive the dressed window treatments. There was some concern voiced by Committee members that the glued-on false muntins would not last. Mr. Neary of CCRA stated that this group of buildings, listed as "significant" in the inventory of the Rittenhouse Fidler Historic District, should have nothing less than true divided light wood windows throughout its most visible facades.

Some confusion exists about the number of lights that would have originally been in for each window and whether any original wood framing material still exists. Committee members advised retaining any remaining original material.

The Committee voted to recommend that the decision be tabled and that Mr. Luciani employ the services of an architect competent in restoration to prepare a fenestration evaluation and drawings of a proposal that would show muntin patterns and a section of the jamb to determine how the windows would fit into the existing framing.

226 W. WASHINGTON SQUARE, AKA 226 S. 7TH STREET
Dr. Luther Brady, Applicant
PROPOSAL: Shutters

This proposal involves installing shutters on this c. 1812 house. The applicant seeks to put solid panelled shutters on all levels. A previous restoration of the property saw the installation of the more traditional louvered shutters at the second and third floors and solid panel shutters only at the first floor. No definitive information about this building's original shutters was revealed in its historic documentation.

The applicant proposes to have the shutters constructed of four true panels and to have the proportions and character of those panels match those shown on an old photograph of the building. Committee members recommended that the third story shutters be reduced to three panels to accommodate the smaller size of the window opening.

The Architectural Committee voted to recommend approval of the proposed shutters, with the third floor shutters to be reduced to three panels. They recommended that the building not be allowed to receive a plaque, however, given the probability that the panelled shutters on the upper floors were wrong for the period of the building.

1511 PINE STREET

Robert Angstadt, George Manos Architects

PROPOSAL: Exterior Duct

The applicant seeks to address the violation issued as a result of the installation of an exterior duct for kitchen exhaust. Originally a mushroom-type exterior vent protruded from the first floor, but this method of exhausting is not acceptable to the Department of Licenses and Inspections. The duct in question was placed on the side of the building to remedy the problem, but was installed without a permit. The applicant proposes to replace the duct with an interior duct and enclose the visible rooftop vent with vertical wooden posts or a stuccoed wall.

Committee members were pleased that the duct would be located inside of the building, and stated a preference for the stuccoed wall, likening it to a chimney. Owing to a need for accessibility for maintenance of the vent, the stucco enclosure would be slightly larger than the openable wooden post enclosure, and would be three sided. Committee members stressed that the open side should be in the least visible direction and that it should be reduced to the smallest dimensions possible.

The Committee voted to recommend approval for the interior installation of the duct and the smallest possible stuccoed enclosure that hides the fan at the top.

2108-14 CHESTNUT STREET, LUTHERAN CHURCH OF THE HOLY COMMUNION

Michael Bach, Stephen Kennerly Architects

PROPOSAL: Ramp, Window Closing, New Addition

This proposal involves building an accessibility ramp on the Van Pelt Street side of the church in concrete, replacing a set back shed linking the two main structures with a new link building, and infilling some side basement windows with stucco.

Committee members discussed alternatives to a concrete finish on the side of the ramp. Mr. Levy suggested using the slate paving stones removed for the installation of the ramp could be used as vertical siding. Mr. Bach stated that their installation could be problematic and worried about coping the top of the wall. Ms. Matzkin recommended that the top of the ramp could be extended out over the wall and be used as coping. Brick and limestone or cast stone were considered as these are the materials of the buildings' bases. These materials would have to be cut on the ramp's diagonal, however, and so might be too expensive for the church.

Committee members were strongly opposed to closing the windows of the basement. They recommended that where the ramp would not cross window openings, those windows should be refurbished and left open or closed on the inside only. Where intersected by the ramp, windows could be filled with brick.

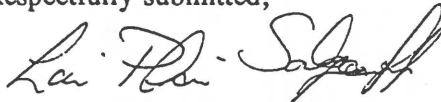
The link building, whose door would be a plain metal door, would be recessed from the plane of the two main buildings, although not as deeply as the current link. A community member asked whether the door could be given some panelled detailing. Committee members encouraged the Mr. Bach to

have the building, and especially its door, painted a darker color so as to lessen its visibility, but thought that a new link should be allowed to have a new looking door.

The Architectural Committee voted to recommend approval of the accessibility ramp, with the revised details of facing the ramp to be faxed to Committee members for comment. They voted to recommend denying the stucco infill of basement windows in favor of restoring the current windows and sealing behind them. Where the ramp crosses window openings, those openings could be filled with brick. Finally, they voted to recommend approval of the new link building.

The meeting was adjourned at 4:30 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Lori Plavin Salganicoff", written in a cursive style.

Lori Plavin Salganicoff