

THE MINUTES OF THE ARCHITECTURAL COMMITTEE MEETING
OF THE

PHILADELPHIA HISTORICAL COMMISSION

David Hollenberg, Chairman

25 August 1988

Present: David Hollenberg, Chairman
Penelope H. Batcheler, Historical Architect, Independence
National Park

Richard Tyler, Historic Preservation Officer
Patricia A. Siemiontkowski, Assistant Historic Preservation
Officer
Randal Baron, Preservation Planner
Maureen Heaney, Clerk Stenographer I

Also: Theodore T. Bartley and Craig Spangler of Bartley Bronstein Long
Miranda to present plans for the rehabilitation of the Jayne
Estate Building and the erection of a multi-story tower on an
adjoining lot and located partially atop the historic
building.
Michael Hauptman of Brawer and Hauptman and Bruce Hirsch, owner
to present a proposal for the complete rehabilitation of the
building located at 919 Pine Street.
Robert Petito, Jr., of John Milner Associates to present a
preliminary submission for alterations and repairs to City
Hall Annex located at Juniper and Filbert Streets.
John J. Murphy, Architect and David Villela, Architect from the
Department of Public Property to present a proposal for the
replacement of the original wood casement window sash on all
principal facades of the building with new aluminum
replacement windows to the Family Court building located at
1801 Vine Street.
Joseph Orlando, C & I Contractors to present a proposal for the
rehabilitation of the front facade of 114 Kenilworth Street.
James S. Collins, Architect and George L. Collins representing
the Henry George School, to present a proposal for the
restoration of the house situate at 413 S. 10th Street.
Frederic G. Neudoerffer of Sabatino Architects to present a
proposal for the rehabilitation of Fredrick McOwen Hall on
the campus of the Spring Garden College at 7500 Germantown
Avenue.
Jack Thalheimer, Architect, Joseph Berenholz, Esq., and Steven
Joblin to request permission to demolish three buildings
located at 26-30 S. 21st Street.
Bud Ross of Bud Ross and Associates and Alvin Holm, Architect to
present a proposal for the substantial rehabilitation of a
Greek Revival building located at 239 Race Street.
Basil Reinhardt, owner, to discuss the illegal work done to the
building located at 1801 Pine Street without the proper
permits from the Department of Licenses and Inspections.

MaryLou McFarland, Executive Director, Preservation Coalition
of Greater Philadelphia
William Jordan, Center City Residents Association
And others.

ALTERATIONS

2-16 Vine Street, Theodore T. Bartley and Craig Spangler of Bartley Bronstein Long Mirenda Architects. At its 11 May 1988 Stated Meeting, the Philadelphia Historical Commission reviewed and approved, in concept, plans for the rehabilitation of the Jayne Estate Building and for the erection on a multi-story tower on an adjoining lot and located partially atop the historic building.

Theodore Bartley presented plans that more fully develop the proposed treatment of the first floor plan and the East, North and West elevations. The placement, design and configuration of windows, doors, etc. on the historic building is based upon an 1871 insurance survey on file in the Commission office, historic photographs and physical evidence of the building itself. Also included in this application is the proposed development of the Vine Street entrance and site improvements. The site improvements include a raised plaza on the Vine Street side of the building that would extend from the present level of the loading dock rather than the original ground level next to the building.

The Architectural Committee requested detailed drawings for the windows and doors along with a drawing of the new entrance canopy on Vine Street. The Committee also suggested that Mr. Bartley notify the developer that the site improvements proposed along Vine Street will be within an area that has been designated by the Commission as an archaeological site.

919 Pine Street, Michael Hauptman of Brawer and Hauptman and Bruce Hirsch, owner. This submission involves a complete rehabilitation of the three-and-a-half story brick building at 919 Pine Street and includes the following work:

Front facade:

1. replacement of all sash with new six-over-six, double hung, single-glazed, wood window sash and exterior storm windows;
2. repair and paint existing entrance door and frame, cornice and dormer;
3. repair damaged brick on front facade and repoint where necessary;
4. remove paint from stone sills and watertable;
5. remove existing roofing and reroof with Tampco Heritage shingles in a weathered wood color.

Side Elevation:

1. infill with matching brick three non-original openings;
2. at basement level, lower existing grade and provide a new door opening and a new window opening for basement apartment.

Some renovation to the rear of the property is also proposed. These alterations, however, will not be visible from any public way.

The Committee recommends an approval of this project. It was suggested, however, that the applicant study the possibility of using interior storms. The Committee also stated that very thin frames and an enamel coating be used for the storms. A brick sample to be approved by the staff was requested by the Committee.

✓ City Hall Annex, Filbert and Juniper Streets, Robert Petito, Jr., of John Milner Associates. This application calls for the cleaning and repointing of all masonry facades and the cleaning and repair of all existing bronze fabric.

The Committee voted to recommend an approval for this portion of the submission. David Hollenberg abstained.

Mr. Petito presented the remainder of the preliminary submission which calls for either the repair of existing steel frames and two-over-two window sash or if necessary, the replacement of all window sash with new aluminum sash with insulating glass on floors two through twelve. All new sash will match the original, as close as possible, in size, configuration and detail to replicate the original appearance.

Mr. Petito explained that if the existing windows are to be retained, new interior storm sash will be provided.

The Committee voted to recommend a conceptual approval for this project and strongly encouraged the retention of the existing window sash with the addition of interior storms. David Hollenberg abstained.

Family Court Building, 1801 Vine Street, John J. Murphy, Architect and David Villela from the Department of Public Property. This proposal calls for the replacement of the original wood casement window sash on all principal facades of the building and the installation of new aluminum replacement windows. The existing wood frames will be clad with aluminum.

At its meeting of 8 March 1988, the Historical Commission voted to approve the following recommendations presented by Mr. Tyler:

1. to supply the architect with names of persons with the expertise to repair the existing windows;
2. to have the applicant develop a design for an aluminum replacement window which more closely duplicates the original wood windows (today's submission);

3. to explore with the Department of Public Property and the Courts the possibility of federal involvement in this project and the need to comply with specific regulations.

Patricia Siemiontkowski informed the Committee that the staff met with a window restoration expert on 22 March 1988 at the site to determine the feasibility of restoration. Ms. Siemiontkowski stated that the window restoration expert concluded that the windows on the Family Court Building were, in fact, in excellent condition and could be preserved and restored. However, the ventilator panels are badly deteriorated and should be replaced.

The Committee commended the architect for the time and research that was put into this project. The Committee voted to recommend an approval for the replacement of the original wood casement window sash, on the sides and back of 1801 Vine Street, with aluminum replacement windows to match the configuration of the original design. The Committee agreed that the window sash on the front facade of the building should be retained and repaired. Where necessary, the window sash on the front facade should be replaced in wood to match the original design.

- 114 Kenilworth Street, Joseph Orlando of C & I Contractors to present a proposal which calls for the rehabilitation of the front facade of 114 Kenilworth Street, a three-and-a-half story, brick house c. 1820. The drawing, as submitted, calls for a new roof and dormer, new double glazed wood window sash, a new entrance door and shutters, a new wrought iron alley gate and the cleaning and repointing of the brick front. The changes requested are as follows:

1. revise the entrance to show a six panel door with a transom light over it and provide details of the door and door frame (if the existing frame is to be replaced);
2. revise the first floor window sash to show six-over-six lights of glass instead of nine-over-nine;
3. all window sash should be wood, single-glazed, true muntin sash with either interior storms or an energy panel;
4. shutters should be paneled on the first floor only and louvered on the second and third floors (details should be provided);
5. a cleaning and repointing specification is needed as well as information on the new roofing material;
6. if the dormer is to be rebuilt, a detailed drawing should be submitted.

The Committee voted to recommend a conceptual approval. The Committee suggested that a wood vertical gate be installed instead of the wrought iron gate proposed. The Committee requested that revised drawings be submitted to the staff for a final review and approval.

- 413 S. 10th Street, James S. Collins of Collins-Rosenberg, Architects and George L. Collins representing the Henry George School. This submission involves the restoration of the house situate at 413 S. 10th Street to its appearance in 1839 where Henry George, Father of

the Single Tax Movement and Political Activist, was born. The proposed restoration is based on an 1831 insurance survey, early photographs and physical evidence remaining within the building itself.

The work includes the following:

1. remove existing asphalt shingle mansard roof, a section of the roof joists, sheet metal cornice, dormer and projecting bay window;
2. remove all existing windows, doors, stone lintels and sills;
3. provide new masonry openings and stone sills, new brick infill shall match color and size of existing. All new mortar joints shall match existing in color, texture and composition.
4. install new custom-made wood window frames and sash, entry door and transom light, door to breezeway, shutters, and wood cornice, and;
5. install new roof joists, sheathing, and pressure treated cedar shingles, install new dormer and install new rainwater conductor and boot.

Additional work involves restoration to the rear of the house as well as the interior of the house.

The Committee voted to recommend an approval in concept for this project. The Committee requested working drawings for this project before a final approval can be recommended.

7500 Germantown Avenue, Spring Garden College, Building #4, Fred Neudoerffer, Architect of Sabatino Architects. This proposal involves the rehabilitation of Frederick McOwen Hall on the campus of the Spring Garden College. The building recently suffered severe fire damage requiring a reconstruction of the roof and roof dormers as well as substantial interior alterations. All window sash and glazing will be repaired or replaced as required.

The Committee voted to recommend an approval of this project. The Committee suggested that the staff make periodic site visits to inspect the work.

26-30 S. 21st Street, Jack Thalheimer, Architect. The applicant is requesting permission to demolish the three historically designated buildings located at 26-30 S. 21st Street to allow for the construction of a twenty-story glass and steel tower on the site. These three buildings were designated, individually, by the Historical Commission in June of 1982. They also stand within the boundaries of the Rittenhouse/Fitler Residential Historic District. These buildings have been identified in the inventory for that district as contributing buildings.

The Committee recommended a denial of the demolition application and that the applicant be directed to comply with Section 7 (f)(.1) through (.7) of the Preservation Ordinance.

✓ 239 Race Street, Bud Ross, Architect. This submission calls for a substantial rehabilitation of the three-and-a-half story, Greek Revival building located at 239 Race Street. The proposed restoration is based upon an 1843 insurance survey on file in the Commission office and an early photograph of the house. The proposed work includes:

1. restoration of the original door and window openings on the ground floor;
2. installation of new six-over-six wood, double-hung window sash on the first, second and third floors and four-over-four sash in the dormer window;
3. the reconstruction of the original cellar bulkhead opening;
4. the addition of shutters - paneled on the first floor and louvered on the second and third floors;
5. the reconstruction of the original wood cornice;
6. the installation of a new asphalt shingle roof, and;
7. cleaning and repointing of the original brickwork and replacing areas of inappropriate brickwork with new matching brick.

The Committee recommends an approval in concept and requested that a new drawing be provided showing the front door widened and rebuilding of the original basement window.

✓ 1801 Pine Street, Basil Reinhardt, owner. This corner building falls within the proposed Rittenhouse Fitler Residential District. This project came to the attention of the Historical Commission staff through neighborhood complaints that exterior work was occurring without a permit. In fact, a permit was approved for air conditioning and ductwork on 27 June 1988 but the permit specified "No change" to the exterior of the building. The owner went beyond the scope of the permit and installed a new aluminum clad front bay, aluminum clad windows with snap-in muntins in the ground floor and glass block and brick infill in the basement window openings and the visible rear wall of the building. A stop work order has been issued.

Mr. Reinhardt stated that he blocked up the rear windows with glass block to satisfy the fire code. When questioned more specifically he said that he had received no direct instruction from the Department of Licenses and Inspections about these windows, but rather that on another building he was forced to block up the windows and he had taken the initiative to do the same on this building.

The Committee requested a copy of the letter indicating that the windows should be closed.

The Committee voted to table this application until it can be determined whether the work was begun before April 1, 1988.

25 August 1988

There being no further business, the meeting adjourned at 5:10 p.m.

Respectfully submitted,

Maureen Heaney
Clerk Stenographer I

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