

# ON THE WEST SIDE

THE UNIVERSITY CITY HISTORICAL SOCIETY



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<http://www.uchs.net>

Joseph Minardi, Editor

The UCHS 2016 Awards Tea was like a night at the Oscars (award winners Oscar Tabares Reyes and Oscar Beisert). More than 20 individuals and property owners were honored at the annual UCHS Valentine Tea and Award Presentation at the beloved Castle home of Ellie and Nick Cernansky on Sunday, February 21st. This year's recipients exemplify what makes University City so special. Seventeen properties received **Gift to the Street** awards ranging in scale from multi-color paint schemes to replication of original woodwork, slate roofing, new wrought iron fencing and window preservation. Two properties stood out from the crowd and received **Outstanding Preservation** honors: 3620 Hamilton Street and 1123 South 48th Street.

At 3620 Hamilton Street, Oscar Tabares Reyes has breathed life into a property that had been vacant for more than ten years. Set back from the street, 3620 Hamilton Street is a small twin home that is listed on the Philadelphia Register of Historic Places and dates to 1866. Mr. Reyes and his wife, Clemencia, moved to Philadelphia about 10 years ago and have rented in the Powelton Village section of Philadelphia since their arrival. Seizing on an opportunity to own a slice of Philadelphia of their own, Oscar and Clemencia purchased 3620 Hamilton Street in a state of disrepair. The yard had been overgrown, and the property interior had been gutted of all its original historic interiors. After many months of labor, the property at 3620 Hamilton is now a wonderful gem amidst other historic properties. Improvements include new landscaping, removal of paint from the brick façade, new windows, and exterior paint. Mr. Tabares performed most of the work himself.

Karena and Dylan Valentine took on an equally daunting renovation with the purchase of 1123 South 48th Street. The former "grow house" was restored down to the bare studs to remediate the severe water and mold damage. Karena designed the renovation and a multitude



*Left: "Scott" Lee, Gift to the Streets winner and UCHS President, Elizabeth Stegner, top center; UCHS Board member Brian Spooner, Gift to the Streets winner, , bottom center; food display, right; Oscar Beisert, Preservation Initiative Award winner. Photos by Joseph Minardi.*

of craftsmen contributed their skills to the restoration. Besides a total interior rebuild, exterior improvements included the reconstruction of three exterior bay windows, repointing and masonry repairs, restoration of original windows and doors, and a handsome multi-color exterior paint scheme. A blog of the renovation can be found at [dylanandkarena.com](http://dylanandkarena.com).

Oscar Beisert was the recipient of the annual **Preservation Initiative Award**. Oscar claims the majority credit for having prepared nominations for two significant properties in University City; 3600-30 Lancaster Avenue and 4300-06 Osage Avenue. Oscar is a relatively recent transplant to Philadelphia and since his arrival has brought light to the dismal state of Preservation in Philadelphia. The University City Historical Society is tremendously thankful for Oscar's efforts in preserving two important blocks in University City from demolition.

## UCHS HOUSE TOUR 2016: PICTURESQUE POWELTON

The UCHS is proud to announce a spring house tour for 2016, featuring the fabulous homes of the Powelton Village section of University City. The spring house tour will be held on **Saturday, May 21st**. Powelton Village is well-known for its wide array of stunning Victorian architecture; with Italianates, Queen Annes, Second Empire and Colonial Revival styles to be found throughout. Our next issue of *On The West Side* will have more details about the tour.



## Complete List of 2016 UCHS Award Winners

**Gift to Streets** winners: 3610 Baring - **Lawrence Salzman**: 3719 Hamilton - **David Tilley**: 3820 Lancaster - **How Properties**: 4100 Baltimore - **Yun Zhu & Jiayi Hui**: 4106 Baltimore - **James Sims**: 212 St. Mark's Square - **Lois & Walter Licht**: 215 St. Mark's Square - **Jackie McCrea & Yachyshen**: 204 St. Mark's Square - **Rudy & Kate Fuller**: 4301 Baltimore - **U3 Ventures**: 4700 Baltimore - **Insuk "Scott" Lee & Hyesung "Grace" Lee**: 4700 Locust (Lea School) - **West Philadelphia Coalition for Better Schools**: 1122 S. 47th - **Emily Missner**: 4805 Springfield - **Stephen Donnelly**: 4822 Warrington - **Mary Martin**: 915 S. 48th - **Brian Spooner & Leah Glickman**: 4811 Warrington - **Paul Reichert & Judy Gernon**: 4815 Warrington - **Ellyn Sapper**.

**Outstanding Preservation** winners: 3620 Hamilton Street - **Oscar Tobares Reyes**: 1123 S. 48th - **Karena & Dylan Valentine**.

**Preservation Initiative winner**; **Oscar Beisert** for the preparation of nominations for 3600-30 Lancaster Avenue and 4300-06 Osage Avenue in addition to his advocacy work on behalf of the entire Philadelphia preservation community.

## Did you know?

Benjamin Franklin is regarded as the founder of the University of Pennsylvania. There are three sculptures of Ben Franklin on the University's campus. The "Youthful Franklin" sculpture (by Robert Tait McKenzie, 1914) is shown in stride before the athletic fields. The more mature "Benjamin Franklin" sculpture (by John J. Boyle, 1899) sits before College Hall. An elderly version of Franklin is the "Ben on the Bench" sculpture (by George Lundeen, 1987) near 36th and Locust Walk.



Photo by Joseph Minardi.



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## Ask the Experts

### RADIATOR PAINTS

**Q:** What kind of paint should I put on my radiator?

**A:** The answer, like radiators themselves, has changed in the course of time. In the *Housewarming Manual* (1896), author John Miller advised "All radiators will be painted or bronzed in colors of the owner's choosing." Indeed, bronzing was highly popular by the turn of the century, and for two reasons. First, metallic paint seemed appropriate for such a conspicuous (and obviously iron) device. Second, popular wisdom assumed that a shiny, metal-based coating helped radiators transfer heat.

Bronzing reigned unchallenged as a radiator paint until the 1920s, when laboratory research took a serious look at heating efficiency. Tests at the University of Illinois and other engineering centers confirmed that radiators heat through two modes: **convection**, warming the air that circulates around the radiator, and **radiation**, the direct emission of heat energy as waves. Radiator paint, it turned out, had not effect on convection, but seriously influenced radiation. After testing many finishes on steam systems, some of the conclusions were:

- \* Radiation was only affected by the last coat of paint put on a radiator.

- \* For practical purposes, oil paints offered the same (sometimes even more) heat transmission as an unpainted radiator surface.

- \* The oil paints tested all gave practically the same results, regardless of their color.

- \* Metal bronze paints (and galvanizing) *reduced* heat transmission typically from 7.4 to 9.2 percent. The tests have been repeated and refined over the years, but the results remain essentially the same.

In the light of this information, then, choosing the "right" paint for a period radiator involves deciding what role the paint is supposed to perform. Here are some suggestions:

If maximum heat transfer is the goal in painting a radiator, the ideal coating in non-metallic, flat black paint. Any paint containing metal particles has the same effect as bronzing, and will compromise the efficiency of the radiator. (Metal pigments should be listed in the ingredients.) Black has a slight advantage over other colors, and a flat-finish surface radiates better than a shiny one.

If an authentic decorative effect is the painting goal, a historic technique like bronzing may be fine, especially when the potential heat loss is acceptable. The drop in efficiency may not even be critical, as many old systems are over-spec'd for output anyway. Then again, not all radiators will exhibit a maximum reduction in heat transfer.

If a compromise between the ideal heat-transfer paint and the look of bronzing is desired, non-metallic paints in shades other than black are an alternative. The true aluminum or copper colored bronzing would be out of the question, so a flat wall paint in, say, light gray or brown could be used to approximate their appearance. Polychroming with appropriate paints would work here, too.

From *Old House Journal*, John Leeke and Todd Dickinson, 1988.

## University City Then & Now: Springfield Avenue, West of 48th



Photo courtesy of The University of Pennsylvania Archives.



Photo by Joseph Minardi.

Springfield Avenue west of 48th Street is depicted here in this early twentieth century postcard view. These houses were built in 1890 and 1892 by Albert and Charles Budd in the Queen Anne style. They are twin homes with the exception of the corner house at 48th and Springfield (left side of the photos), which is directly across from "The Castle," where the UCHS Awards Tea was held.

## 1123 S. 48th Street - The Story of a Restoration

One of our winners for Outstanding Preservation honors were the residents of 1123 S. 48th Street (Karena and Dylan Valentine). They were kind enough to share their story of the wonderful restoration project for their home, complete with Before & After photos.

The property had been used as a "grow house" some portion of the 10 years (+/-) before we purchased it. One of the previous owners was growing marijuana in it (it was raided and in the papers they said it was a \$2.5 million operation). So, you can imagine the condition of the property; there were major leaks and extensive mold damage throughout the house. In the rear bay (east side), the leaks had rotted all the way through four of the floor joists, and we discovered a very unusual "waffle joist" construction when we exposed the structure, which required completely chopping out and reframing ALL of the floor joists supporting the rear bay (I've included some of those photos just so you can see it). All the bays were reframed and re-sided, including the roofs, and new insulated glazing was installed (similar dimensions to originals). There had also been a fire on the 3rd floor at some point, and 1/3 of the joists were removed between the third floor and previous attic. As a result the mansard roof was pushing out the top courses of brick along the exterior perimeter, so we structurally reinforced the roof rafters by tying them back to the third floor joists, and repaired the perimeter masonry. We also structurally reinforced

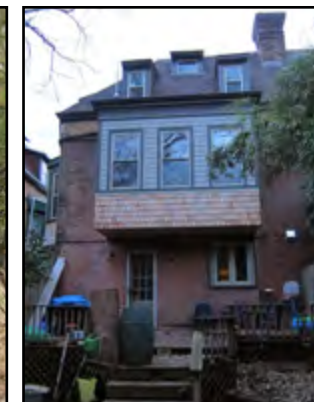
the "hip ridge" roof rafters which were showing some sag. Of course, these are things you can't see from the street, but which do affect the longevity of this house's standing so I thought I'd mention them here.

The original gutters along the south and east sides of the house were also completely rotted through, and I designed a new gutter system using stock pieces to make a profile similar to the original. You can see this change at the front downspout, where the original gutter at the front of the house wraps the corner and meets up with the new gutter system. We investigated having the original profile re-fabricated, but it was almost triple the cost and so we opted to build a "similar" but more cost effective system.

Due to all the leaks, there were also extensive masonry repairs. We also removed a portion of the original south chimney which was leaning toward our neighbors house. Eventually, we plan to rebuild it, but for now it is capped at the structurally sound portion.

The front (west) elevation was restored in entirety. The previous owner had already restored the front porch columns and railings before we purchased the house, and we went on to restore the original windows & doors, and repainted all the existing (and new) exterior woodwork. We also removed the chalk house number and artwork adorning the porch brick.

-Karena Valentine



Left to right; Back bay window restoration, before and after; Exterior facade with window restoration and exterior painting, before and after. Photos by Karena Valentine.

# ON THE WEST SIDE



## PROFILES IN ARCHITECTURE

*E. Allen Wilson*

### Selected Relevant Commissions, continued from previous issue:

**1899:** Kemon, S.F., residences (20), Paschall Av, west of 64th St  
Maconaghy Bros.;

Residences (27), Paschall Av, east & west of 69th

Residences (15), south side of Saybrook, west of 69th

**1901:** Residences (2), 52nd & Poplar

**1905:** Wagner, Henry S., residences (56), Millick St, N of Arch St

**1906:** McCartney, Joseph F., residences (4), 53rd & Irving St

Residences (18), 231-261 S. 52nd St

Residences (2), 60th St, south of Market

**1907:** Connor, John J., residences (4), 53rd & Chancellor

Diesel, H.N., res. (11), NS of Chester, east of Farson St

Ferguson, Alexander, residences (5), 10-18 S. 52nd St

**1908:** Apartments (2), 4500-06 Chestnut St

Blackburn, James, flat house, 52nd & Locust St

Fry, John L., residence (4), 1622-28 N. 52nd St

Rogers, Calvin W.;

Store & dwelling, 60th & Locust, SW corner

Residences (5), north side of Spruce, west of 55th

**1909:** Connor, John J., res. (10), NS of Kingsessing, east of 52nd

Ferguson, Alexander, res. (74), Alden & Cecil, Kingsessing

Havens, Harry P., residence, 5145 Pine St

Jackson, Seaford;

Residences (15), 54th & Spruce St

Residences (13), 54th & Locust area

McDougall, Richard, residences (14), Walnut west of 55th

Rogers, Calvin W.:

Residences (22) Walnut, W of 50th

Residences (12), Walnut, E of 50th

Residences (5), north side of Spruce, W of 52nd

Smith, William C., res. (35), Chestnut & Millick area

**1910:** Basford, John F., residences (16), Ruby & Chester Ave

Benham, Frank H., residences (12), Yewdall, S of Ludlow

Bricker, William R., flat houses (6), 46th & Sansom St

Brown, Theodore D., residences (6), 54th & Sansom St

Ferguson, Alexander, residences (57), 57th & Kingsessing

Horner, John, residences (6), Regent, west of 51st

Lechler, William A., residences (24), Webster, W of 55th

McDougall, Richard;

Residences (17), 55th & Chestnut St

Residences (12), 56th & Walnut St

Quaker Realty Co., residences (30), 57th & Pine St area

Rogers, Calvin W.;

Residences (33), 50th & Walnut/Sansom St

Residences (30), Walnut, W of 49th St

Residences (17), Chancellor, W of 50th St

Residences (16), Chancellor, W of 49th St

Residences (6), NS of Pine, W of 43rd St

Siegel, Clarence R., flat houses (4), 46th & Walnut St

Smith, William C., res. (20), 6018-32; 6034-56 Market St

Truitt, John S., residences (70), 57th & Pine area

Residence, southeast corner 54th & Chestnut St

Residence (8), North side of Sansom, W of 54th St

Residence (8), North side of Chester Av, W of Ruby

**1911:** Allen Apartment House, 49th & Walnut St

Crawford, John, residences (17), 49th & Walnut St

Fry, John L., residences (3), 54th & Sansom St

Goram, Edward F., residences (70), Arch & Robinson St

Rush, Mark E., flat house, 55th & Sansom St

**1912:** Apartment house, 55th & Walnut St

Marshall, J.K., apartments (21), 56th & Springfield Av

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