



KELLY MAIELLO ARCHITECTS

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February 25, 2025

Henry Felsman
City Planner
The Philadelphia Art Commission
One Parkway building
1515 Arch St. 13th Floor
Philadelphia, PA 19102

Re: Philadelphia Girls' Rowing Club – Deck/Boat Bay Extension Reconstruction
Request for Art Commission Administrative Review

Dear Mr. Felsman:

Kelly Maiello Architects (KMA) requests the Commission's consideration, review and approval of the above referenced project at its March 12, 2025, meeting.

A narrative description of the proposed improvements is below. Exhibits are forthcoming for reference including site plan, floor plans, elevations, existing conditions and photographs.

The boathouse at #14 Boathouse Row, constructed for the Philadelphia Skating Club and Humane Society, was built in 1861 and is the oldest permanent structure on Boathouse Row. The Philadelphia Girls' Rowing Club (PGRC) was founded in 1938 and rented space in the building. With the advent of indoor skating rinks, the skating club eventually relocated to Ardmore, PA, and PGRC purchased the property in 1962.

As part of a Master Plan to address deteriorating conditions in the building, PGRC contracted with Keast & Hood Engineers in 2009 for a building assessment. The findings from the report noted (in part) that the soils under the house and deck/boat bay extension were inadequate; cracks indicating movement, as well as attempts to halt the movement, were evident. The recommendations included a structural stabilization plan and other repairs.

By 2014 PGRC had raised the funds for Phase 1 of the structural stabilization of the boat bay; that project, completed in 2015, included installing a new 2' thick matt slab and column foundations throughout the entire boat bay within the original structure's footprint.

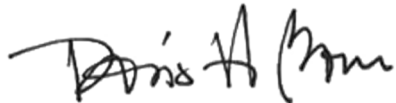
The boat bay extension was added by the early 1930's; it was originally an open-sided structure replacing a narrow balcony. The extension was later enclosed with CMU/stucco at the side walls and overhead doors at the dock-facing openings.

The Phase 2 stabilization addresses this extension and is the subject of this review. The scope includes removing the extension structure in its entirety, installing a new foundation of spread footings and micropiles, and rebuilding the extension and deck. The new design maintains the footprint and overall look (i.e., reinstallation of stone piers) and updates the railing and deck floor to provide a more sustainable and serviceable structure. To comply with current code requirements for railings, we have opted for a metal picket rail, in lieu of the original and current open cross design, which simulates the wood picket railing that is seen on the 1930's addition.

KMA appreciates your assistance in scheduling this project for the March Art Commission agenda.

Thank you in advance for your help in this matter. Please do not hesitate to contact me via email at dbova@kmarchitects.com or at (215) 546-0800 ext. 115 if you have any questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Doris H. Bova". The signature is fluid and cursive, with the first name "Doris" being the most prominent.

Doris H. Bova, AIA

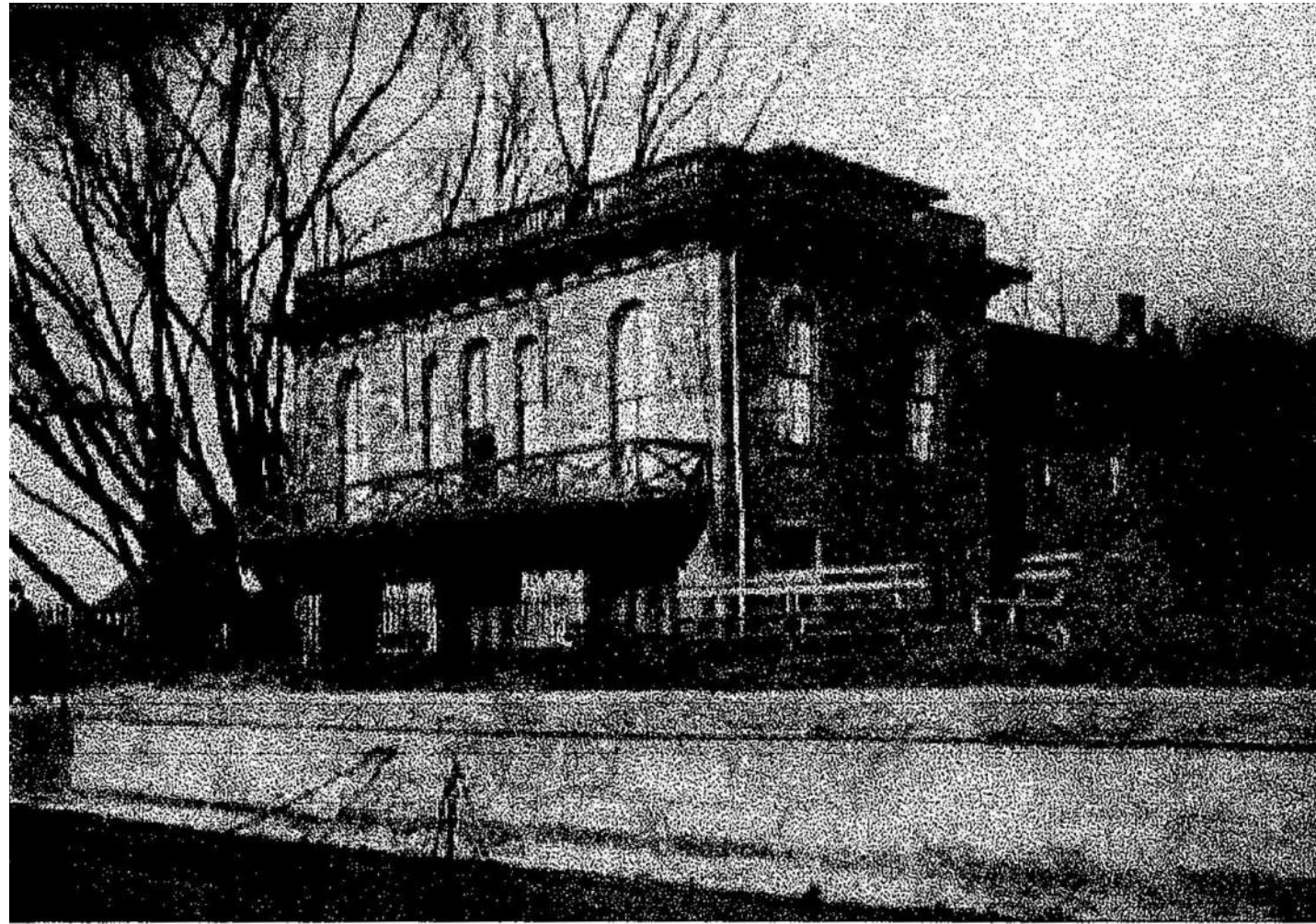
PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION



PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION
LOCATION PLAN



PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION
HISTORICAL BACKGROUND

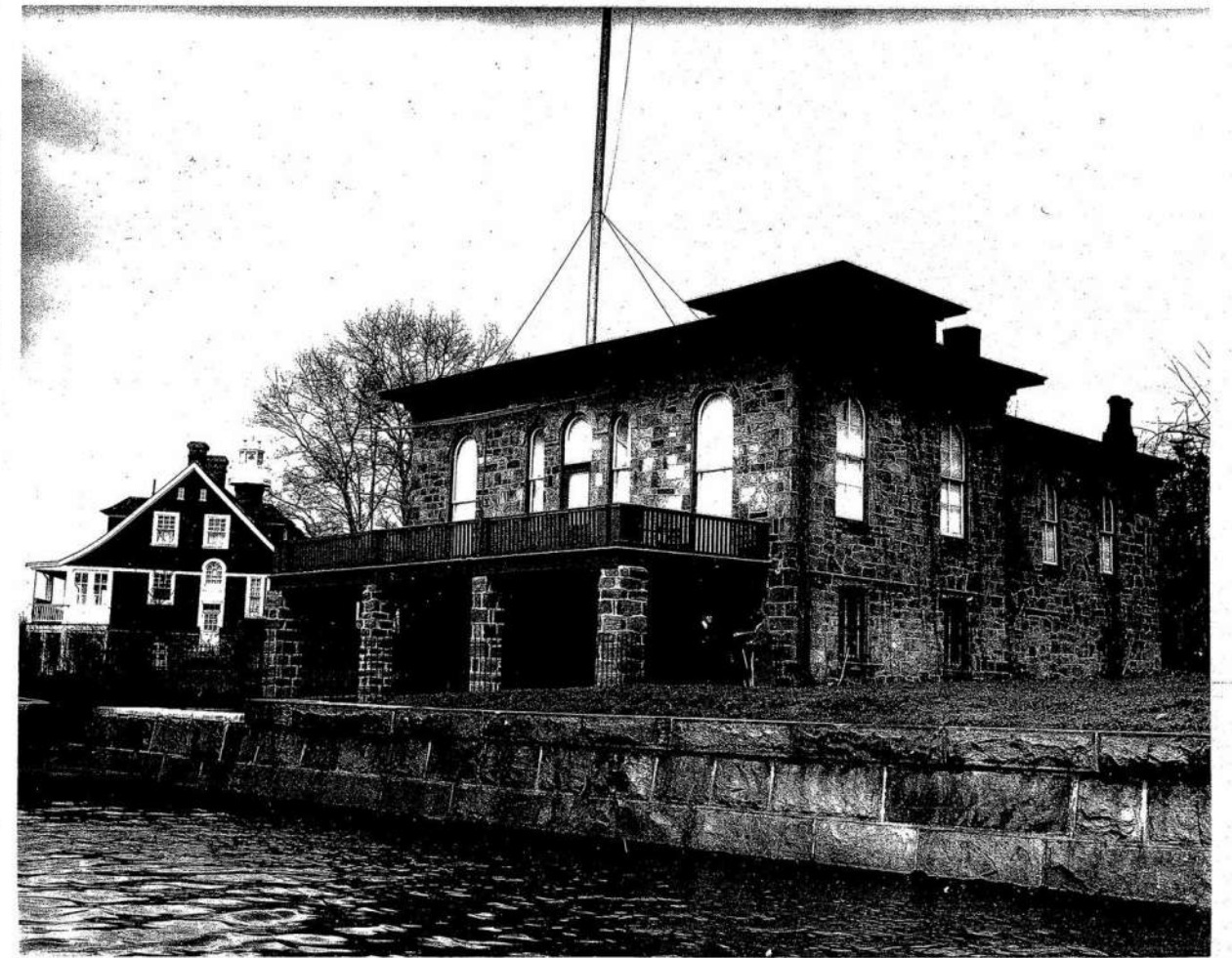


PHILADELPHIA SKATING CLUB - PHOTO: C. 1880

- FIRST PERMANENT STRUCTURE ON THE RIVER
- HOUSED PHILADELPHIA SKATING CLUB & HUMANE SOCIETY
- PHILADELPHIA GIRLS' ROWING CLUB FORMED IN 1938 AND RENTED SPACE AT THIS LOCATION
- PGRC PURCHASED PROPERTY IN 1962

RELEVANT ARCHITECTURAL FEATURES:

- VERTICAL PICKET RAILING AT ROOFLINE
- SHALLOW BALCONY (APPROX 6' DEEP) AT FIRST FLOOR
- BALCONY RAILING WITH OPEN CROSS DESIGN



PHILADELPHIA SKATING CLUB - PHOTO C. 1933

RELEVANT ARCHITECTURAL FEATURES:

- VERTICAL PICKET RAILING AT ROOFLINE HAS BEEN REMOVED
- SHALLOW BALCONY REPLACED WITH A LARGER BOATBAY/DECK EXTENSION ON STONE PIERS
- NEW DECK RAILING RECALLS THE PICKET RAILING AT THE ROOFLINE

PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION
CURRENT - RIVER FACING (SOUTH) FACADES



SOUTH WEST FACADE



SOUTH FACADE



SOUTH & EAST FACADES

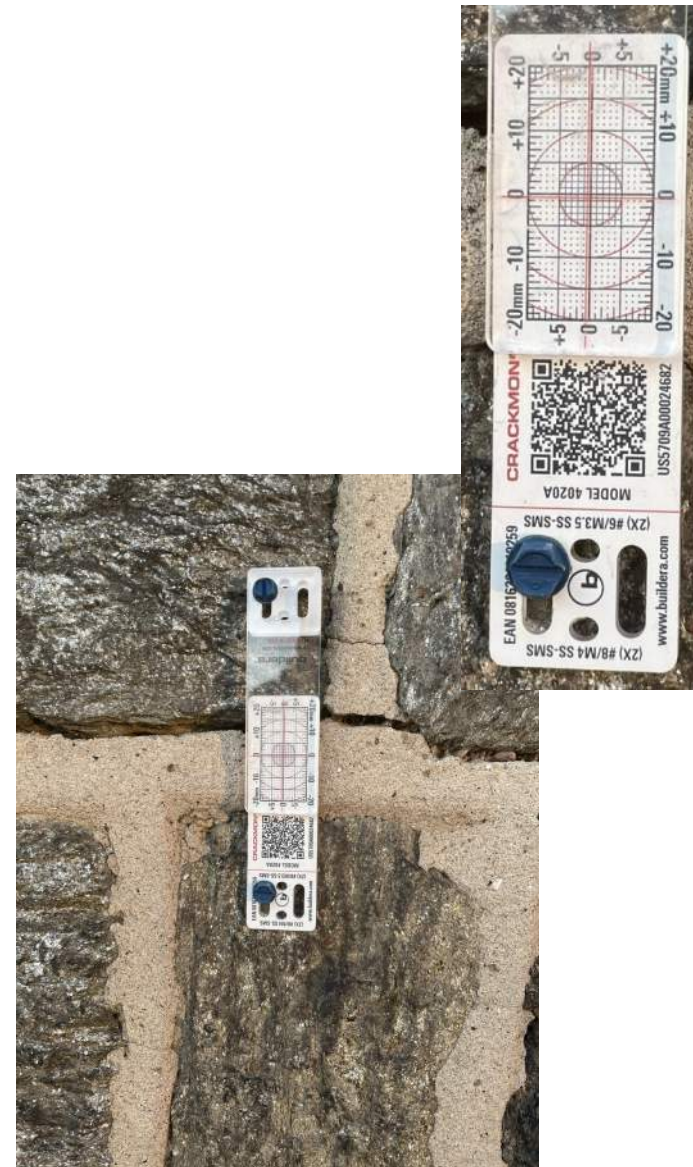
PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION
STRUCTURAL



STEEL ANGLES INSTALLED TO STABILIZE THE PIERS

CRACK MONITORS INSTALLED (c. 2021)
UPRIVER AND DOWN RIVER PIERS

SOUTH WEST CORNER OF BOATBAY/DECK EXTENSION
23 FEB 2025



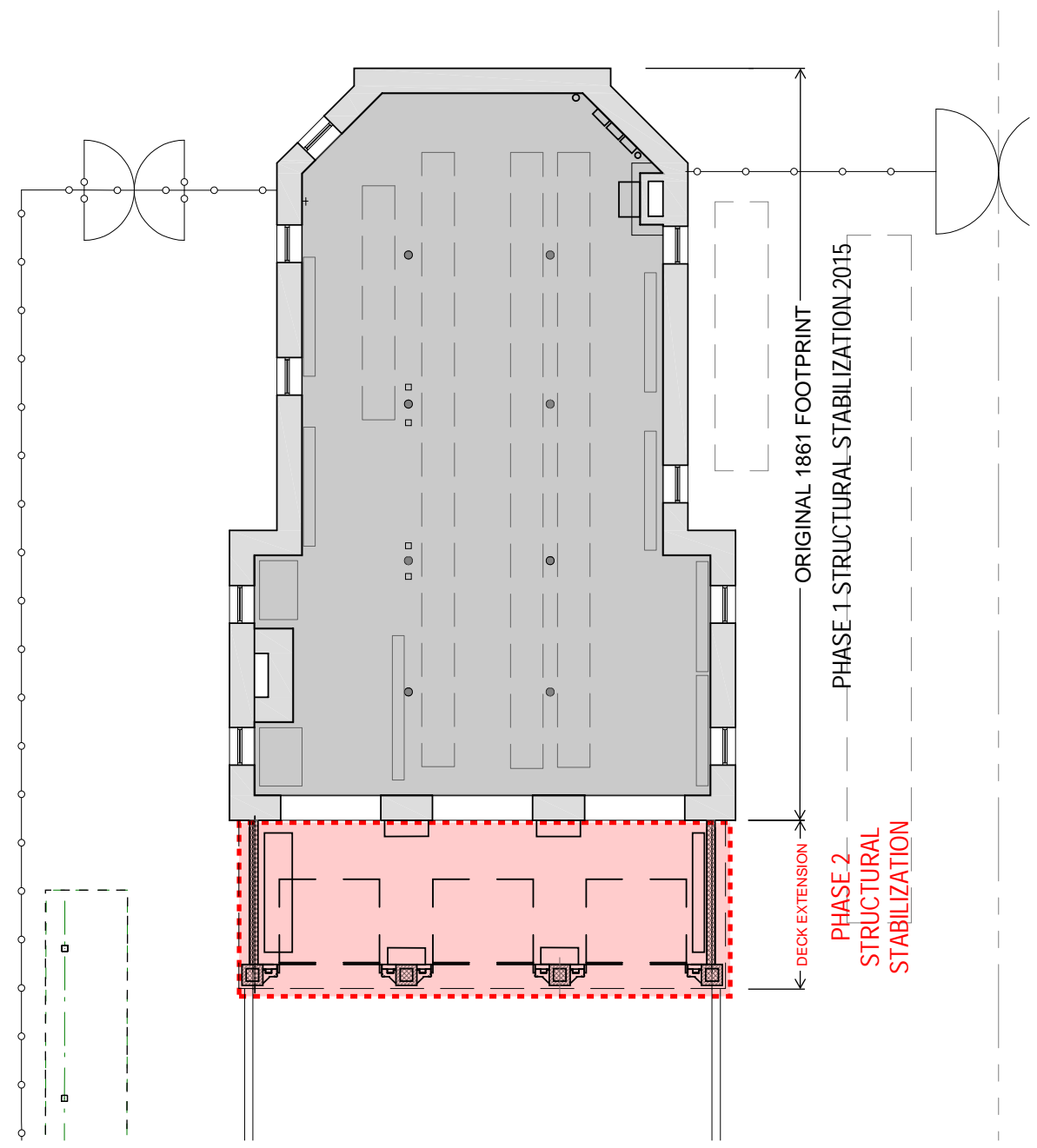
GAUGE AT UPRIVER PIER
14 FEB 2023



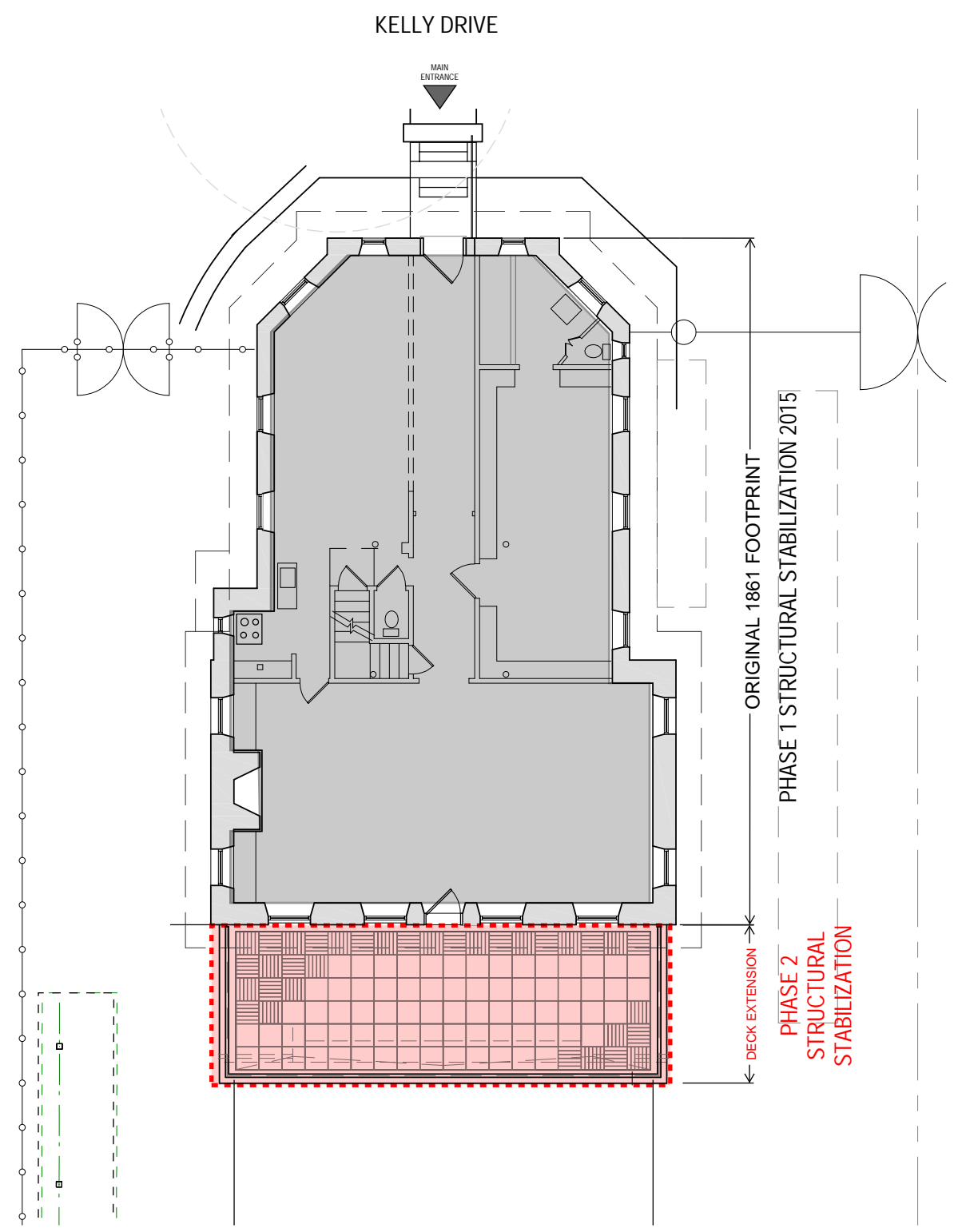
GAUGE AT UPRIVER PIER
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PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION

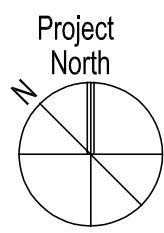
FLOOR PLANS



BOATBAY / DOCK LEVEL PLAN



FIRST FLOOR PLAN



PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION

ELEVATION - PROJECT SUMMARY

SCOPE OF WORK:

DEMOLITION

REMOVE DECK EXTENSION IN ITS ENTIRETY INCLUDING:

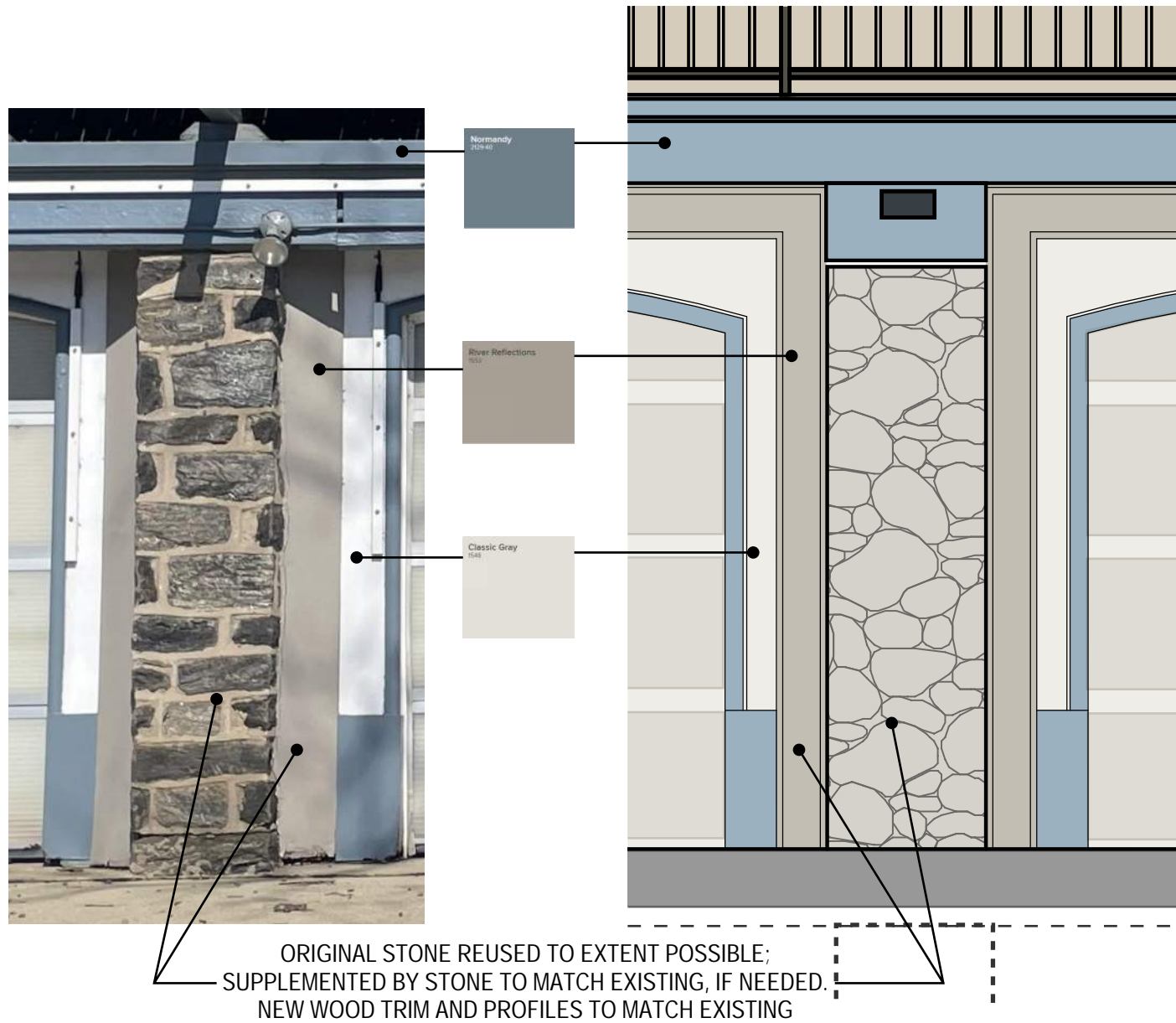
- REMOVE WOOD DECK, WOOD FRAME ROOF CONSTRUCTION;
- REMOVE AND SALVAGE STONE PIERS FOR REINSTALLATION
- REMOVE CMU/STUCCO SIDE WALLS;
- REMOVE OH DOORS;
- REMOVE FOUNDATIONS
- REMOVE CONCRETE SLAB INSIDE EXTENSION AND EXTENT REQUIRED FOR NEW WORK.

NEW WORK

- METAL PICKET RAILING W WOOD TOP RAIL
- WOOD DECK ON PEDESTAL SYSTEM, WOOD PERIMETER AND TRIM
- CLEAN, REPAIR AND REPOINT MASONRY BEHIND EXTENSION
- REBUILB PIERS TO MATCH EXISTING
- NEW BOAT BAY OVERHEAD DOORS, SIMILAR TO EXISTING
- NEW CONCRETE SLAB
- APRON KNEE WALLS TO BE REMOVED AND REINSTALLED AS REQUIRED FOR WORK
- NEW FOUNDATION - REINFORCED CONCRETE GRADE BEAM WITH 6" DIA. MICROPILES TO APPROX. 20'-0" BELOW GRADE
- NEW SECURTY LIGHTING ON MOTION SENSORS (EAST AND WEST FACADES)
- NEW LIGHTING AT DOCK ON MOTION SENSORS



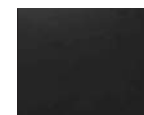
PHILADELPHIA GIRLS' ROWING CLUB - STABILIZATION AND RECONSTRUCTION OF DECK EXTENSION MATERIALS



STONE, WOOD TRIM & PAINT



(PRECEDENT: U PENN BOATHOUSE)



PROPOSED RAILING : METAL PICKET
PAINTED DARK GREY/MATTE BLACK
AS APPROVED BY HISTORICAL
COMMISSION, WITH WOOD TOP RAIL



METAL RAILING