

**THE MINUTES OF THE 753RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 MAY 2025, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET, WITH REMOTE OPTION ON ZOOM
DAN MCCOUBREY, ACTING CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. McCoubrey, the Acting Chair, called the meeting to order at 9:05 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Zachary Frankel, Chair (Real Estate Developer)		X	
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)		X	
Kareema Abu Saab (Commerce Department)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman, AIA, NOMA (City Council President)	X		
John P. Lech (Department of Licenses & Inspections)		X	
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Kyle O'Connor (Department of Public Property)	X		
Franz Rabauer	X		
Robert Thomas, AIA (Architectural Historian)	X		
Matthew Treat (Department of Planning and Development)	X		

The meeting was held in person at 1515 Arch Street, with the option for applicants and the public to participate via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Leonard Reuter, Esq., Law Department
Alex Till, Historic Preservation Planner II

The following persons attended the meeting in person:

Kevin Valentine, Esq.
Peter A. Lamlein
Thomas McGlynn
Hanna Stark, Preservation Alliance

Julia Hayman
Benjamin Katz
Adam E. Laver, Esq.
Michael McCormick, Historical Society of Frankford
Gail McCormick, Historical Society of Frankford
Kathy Dowdell
Carey Jackson Yonce, Canno Design
Paul Steinke, Preservation Alliance
Joseph Menkevich
Debbie Klak
Guy Glimp, Sanctuary Church of God in Christ
Oscar Beisert, Keeping Society

The following persons attended the meeting on Zoom:

Allison Weiss, SoLo Germantown
Alex Balloon
Amanda Ross
Arielle Harris
Beth Johnson Hysick, Brighton Architecture + Design LLC
Bhavik Patel
Monique Council-Burrell
Chelsea Bird, Precision Decks
Cody Worthington
Courtney Dougherty
Daniel Trubman
David Gest, Chestnut Hill Conservancy
David La Fontaine, Community Ventures
David Sidoti, 3rdStoryPhilly
David Traub, Save Our Sites
Evonne Tisdale, East Mount Airy Neighbors
George Poulin
Bishop Guy Glimp, Sanctuary Church of God in Christ
Hal Schirmer, Esq.
Henry Seibert
Jay Farrell
Jerry Kolankiewicz
Jim Duffin
Justin Kaplan
Justin Lucas
Justino Navarro, Spring Garden Civic Association
Kevin Brett
Kimberly Haas, Hidden City Philadelphia
Laney Myers, RePoint
Laura DiPasquale
Lauren Mae Wingert
Libbie Hawes
Linda Bell
Lorabeth Iobst
Mary McGettigan
Matt Elson, KORE
Matt Taylor

Michael Mattioni, Esq.
Monique Council-Burrell
Nancy Pontone
Oscar Beisert, Keeping Society
Patricia Coyne
Patricia Freeland, Spring Garden Civic Association
Patrick Bayer, UCD
Peter Dilsheimer
Sam Turner
Sean Kennedy, Designblendz
Shawn McAnally, Designblendz
Sherman Aronson
Stephanie Pennypacker
Stephen Maffei
Suzanna Barucco
Troy Hannigan, Community Ventures
Venise Whitaker

ADOPTION OF MINUTES, 752ND STATED MEETING, 11 APRIL 2025

START TIME IN ZOOM RECORDING: 00:04:00

DISCUSSION:

- Mr. McCoubrey asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 752nd Stated Meeting, held 11 April 2025. No comments were offered.

ACTION: Mr. McCoubrey moved to adopt the minutes of the 752nd Stated Meeting of the Philadelphia Historical Commission, held 11 April 2025. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 752nd Stated Meeting of the PHC MOTION: Adopt minutes MOVED BY: McCoubrey SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

REPORT OF THE ARCHITECTURAL COMMITTEE, 22 APRIL 2025

AGENDA

ADDRESS: 1501-05 FAIRMOUNT AVE

Proposal: Construct five-story addition; rehabilitate historic façade

Review Requested: Final Approval

Owner: 1501 Fairmount Ave LLC

Applicant: Shawn McAnally, Designblenz Architecture

History: 1930; Overseas Motor Works; Samuel Brian Baylinson, architect

Individual Designation: 2/13/2015

District Designation: None

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to construct a five-story, mixed-use structure within a now-freestanding historic Art Deco façade at the northwest corner of Fairmount Avenue and 15th Street. This façade is all that remains of a 1930s commercial structure. The Historical Commission approved an application for a four-story overbuild on this property in 2016, but that project was abandoned in 2023. Work had begun on the project including partial demolition; everything but the exterior walls was removed, leaving the remaining walls structurally braced.

The current proposal is similar to the building proposal approved in 2016, but one story taller. The materials include brown metal standing seam panels, burgundy fiber-cement panels, and red and brown patterned brick, in a design that emphasizes verticality to complement what remains of the historic structure. A four-story brick outer building would wrap around from the

15th Street side to the Swain Street side to emulate the neighborhood's residential scale. The project would include one commercial space and 32 residential units. The new construction would be set back slightly from the existing facades and corner tower, and the historic facades would be restored.

SCOPE OF WORK:

- Construct five-story addition and restore historic facades.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 6 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee did not agree on a motion and therefore did not offer a recommendation.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:04:42

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Architect Shawn McAnally represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance for Greater Philadelphia commented in favor of the application.
- Justino Navarro, representing the Spring Garden Community Development Corporation and the Spring Garden Civic Association, commented in favor of the application and commended the developer and applicant team on their community engagement.
- Michael Mattioni, an attorney representing Loonstyn Properties, LP., the owner of 1507 Fairmount Avenue, commented in favor of the application.
- David Traub of Save Our Sites commented that the revised proposal is an improvement over the original.
- Jim Duffin commented in favor of the application.
- Oscar Beisert commented in favor of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revisions to the application directly reflect the comments of the Architectural Committee.

The Historical Commission concluded that:

- The revised application satisfies Standards 6 and 9.

ACTION: Mr. Thomas moved to approve the application, with the staff to review details, pursuant to Standards 6 and 9. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 1501 Fairmount Ave					
MOTION: Approval					
MOVED BY: Thomas					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 301-03 N FRONT ST

Proposal: Demolish structure; construct multi-unit building

Review Requested: Final Approval

Owner: 301 N Front Street LP

Applicant: Mark Wallace, Kore Design Architecture

History: 1997

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to demolish a 1½-story non-contributing building in the Old City Historic District and construct a four-story-plus-basement structure containing two single-family dwellings. The proposed structure would have three basement level parking spaces along with a roof deck and pilot house. The property at 301-03 N. Front Street is located along the north side of Vine Street between N. Front Street on the west, and N. Water Street on the east. Across N. Water Street from the property is a large vacant lot where a 26-story mixed-use building is being constructed. That project was approved by the Historical Commission in October 2021. The properties directly adjacent to and north of 301-03 N. Front Street are contributing properties to the Old City Historic District.

A very similar version of this project was reviewed “in-concept” by the Architectural Committee in October 2024, and by the Historical Commission in December 2024. The Historical Commission voted to approve the applicant’s revised application in concept. Since this “in-concept” review, there have been changes to some materials, but the overall massing and details have stayed the same.

SCOPE OF WORK:

- Demolish non-contributing structure
- Construct four-story structure with basement and roof deck

STANDARDS FOR REVIEW:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

STAFF RECOMMENDATION: The staff recommends approval of the demolition of the non-contributing structure and construction of the four-story building, with staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the height of the pilot house is reduced to the extent possible and that the windows appear to be true-divided-light, with the staff to review details, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:26:03

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Architect Matt Elson represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The applicants did not address the Architectural Committee’s recommendation to change the proposed windows with sandwich muntins to windows with exterior applied muntins with shadow lines. However, the staff can review revised window details to ensure that they are appropriate.

The Historical Commission concluded that:

- If the window details are revised, the application will satisfy Standard 9.

ACTION: Mr. Thomas moved to approve the application, with the staff to review details, in particular the treatment of the muntins of the windows, pursuant to Standard 9. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 301-03 N Front St MOTION: Approval MOVED BY: Thomas SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 2211 and 2213 PANAMA ST

Proposal: Construct fourth-story addition

Review Requested: Final Approval

Owner: Danielle Bendesky & Robert A. Borski/Bhavik Patel & Ketki Soin

Applicant: David Sidoti, 3rdStoryPhilly

History: c. 1963

Individual Designation: None

District Designation: Rittenhouse Fitler Historic District, Non-contributing, 2/8/1995

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: These applications propose to construct fourth-floor additions with roof decks on two adjacent rowhouses that were built in c. 1963 and are classified as non-contributing in the Rittenhouse-Fitler Historic District. Similar fourth-floor additions and roof decks were approved for 2225 Panama Street in 2019 and 2227 Panama Street in 2021. The currently proposed additions are designed by the same architect and identical, but the properties have different owners.

The additions and decks will be visible from the public right-of-way. The standard established by the Roofs Guideline, inconspicuousness, is not the standard that should be applied in this case because the properties are classified as non-contributing in the historic district. The inconspicuous standard is designed to protect historic buildings that contribute to districts. Additions and roof decks can be visible on non-historic buildings and new construction without adversely affecting their surrounds. Conspicuous additions and roof decks are generally prohibited on contributing buildings because they change the spatial characteristics of the historic buildings, and therefore the viewer's perceptions and understandings of those buildings. The question in this case is whether the additions and decks would adversely impact the historic district, not the buildings themselves, which have no historic value. In addition, these buildings are part of a row of non-contributing buildings that spans this side of the block and are relatively

short and squat compared to the historic buildings around them. Adding height and mass will not adversely affect the surroundings. Even with the proposed additions, they will not be as tall as the surrounding historic buildings. The character of the environment will be protected.

SCOPE OF WORK:

- Construct a fourth-story rear addition on each house
- Construct a roof deck on each house

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - o The buildings are not historic, so no historic materials would be destroyed with the construction of the additions and decks. The size, scale, proportions, and massing of the proposed additions and decks are compatible with the surroundings and will protect the integrity of the historic district.

STAFF RECOMMENDATION: Approval of the proposed additions and roof decks, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the setback of the railings is made from the edge of the roofs, the cladding materials for the party walls is a vertical fiber cement siding, and the colors of the mansard cladding are lightened, with the staff to review details, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:32:04

PRESENTERS:

- Mr. Till presented the application to the Historical Commission.
- Architect David Sidoti represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The properties at 2211 and 2213 Panama Street are non-contributing resources to the Rittenhouse-Filter Historic District.
- The proposed additions will not negatively affect the historic character of the district and the properties themselves are not historic.
- The color for the roof cladding should be a dark gray that is similar to natural slate.

The Historical Commission concluded that:

- The applications satisfy Standard 9. The buildings themselves are not historic, so no historic materials would be destroyed with the construction of the additions and decks. The size, scale, proportions, and massing of the proposed additions and decks are compatible with the surroundings and will protect the integrity of the

historic district.

ACTION: Mr. Thomas moved to approve the revised applications, with the staff to review details including the color of the exterior cladding, pursuant to Standard 9. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 2211 and 2213 Panama St					
MOTION: Approval					
MOVED BY: Thomas					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 28 S 2ND ST

Proposal: Construct roof deck with two pilothouses and a pergola

Review Requested: Final Approval

Owner: 28S2 LLC

Applicant: Beth Hysick, Brighton Architecture + Design LLC

History: 1835; Edwin Hall & Co.; Venetian Gothic storefront added in 1865

Individual Designation: 11/4/1976

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes constructing a rooftop deck, two pilot houses, and a pergola on a four-story building in the Old City Historic District that was individually designated in 1976.

The deck will be set back 11'-6" from the front elevation and built up from the roof plane by an average of 3'-5" on wooden posts. The pilot houses and pergola will be between 9'-6" and 10' in height and setback from 2nd Street by at least 50' and from Strawberry Street by at least 21'-7".

The submitted drawings propose 42" aluminum railings around much of the deck, some of it with glass infill, as well as a planter box on the south side.

SCOPE OF WORK:

- Construct roof deck with pilothouses and a pergola.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Roofs Guideline: Not Recommended: Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse)*
 - o An on-site mock-up showing locations of the railing, pergola, and north pilot house would be helpful to evaluate the degree to which the roof deck would be visible from the public right-of-way. The north side seems especially likely to be visible given the short height of the neighboring building, which allows long views of the roof edge from both 2nd and Strawberry Streets.
 - o The adjacent property at 26 S. 2nd Street is non-contributing to the historic district and appears to have been truncated from its historic height. If a taller building were constructed there in future, it would significantly reduce any visibility of this roof deck.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - o If an on-site mock-up shows that the railing, pergola, and pilot house(s) would be significantly visible from the public right-of-way, the Commission can better evaluate the compatibility of the roof deck's scale and materials and its impact on the historic structure and surrounding historic district.

STAFF RECOMMENDATION: Approval, provided that an on-site mock-up shows that the railing, pergola, and northern pilot house would be minimally visible, pursuant to Standard 9 and the Roof Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that structural plans are submitted; a mock-up shows that the deck is inconspicuous from the street; the underside of the deck is enclosed; and the cladding of the pilot house is revised; with the staff to review details, pursuant to Standard 9 and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:41:10

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- Architect Beth Hysick represented the application.

PUBLIC COMMENT:

- Oscar Beisert commented that some buildings in this area historically had roof decks and suggested that the designers could draw on those models for contemporary projects.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Cladding or painting the deck support posts, rather than enclosing the underside with

cladding, is acceptable.

- The visibility of the deck from S. 2nd Street is limited and that a future addition on the neighboring building would significantly reduce that limited visibility.
- The glass roof deck railings are likely to have a minimal impact on the streetscape.
- The deck will not change the understanding of the building's roof shape.

The Historical Commission concluded that:

- The proposed roof deck and accessories are compatible with the massing, scale, and features of the historic structure and meet Standard 9.
- The proposed scope does not change the configuration of the historic roof, nor does it introduce highly visible new features, and so it is compliant with the Roofs Guideline.

ACTION: Mr. Thomas moved to approve the revised application, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline. Ms. Abu Saab seconded the motion, which was adopted by unanimous consent.

ITEM: 28 S 2nd St					
MOTION: Approval					
MOVED BY: Thomas					
SECONDED BY: Abu Saab					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 1600-06 E BERKS ST

Proposal: Construct eight townhouses

Review Requested: Final Approval

Owner: Harry Siebert

Applicant: Thomas Keller, CANNObegin

History: 1885; St. Laurentius Church; Edwin Forrest Durang, architect; demolished in 2022

Individual Designation: 7/10/2015

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes to construct eight three-story townhouses on a vacant lot in Fishtown. St. Laurentius Church, which was designated in 2015, stood on the site until 2022, when it was demolished. The church was vacant at the time of designation and the property owner, the Archdiocese of Philadelphia, claimed that it was in such poor condition that repair was infeasible. After designation, a developer placed the church property under contract and designed an adaptive reuse plan, but a community group obstructed the project and eventually thwarted the plan to reuse the historic church. In 2020, the Archdiocese sold the property to a second developer, who applied to the Historical Commission to demolish the church, claiming that the towers were structurally unstable and posed a public safety hazard. The Department of Licenses and Inspections agreed that the towers posed a hazard. The Historical Commission reviewed the application in July and August 2020 and approved some demolition of the historic church to abate the unsafe conditions but conditioned the demolition permit to require the property owner to either retain part of the front façade or salvage elements of the front façade for incorporation into new construction at the site. The owner of the property demolished the church in its entirety and apparently did not preserve any materials or features from the front façade. In June 2023, the Department of Licenses and Inspections conducted a final inspection of the site, determined that the work had been satisfactorily completed, and closed out the demolition permit. In March 2025, the developer at the time of the demolition sold the property to a new developer, the current applicant.

The application proposes to construct eight three-story townhouses, four facing E. Berks Street and four facing E. Wilt Street. Side facades would face Memphis Street. The townhouses would include pilot houses and roof decks. They would be clad in brick veneer and have large, industrial-looking windows and projecting metal entry stairs on the front facades and smaller windows on the side facades. The westernmost townhouse on E. Wilt Street would be larger than the rest.

SCOPE OF WORK:

- Construct eight three-story townhouses.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines do not apply because no historic resources survive at the site and the surrounding neighborhood is not designated as historic. There is no basis for judging the compatibility of the proposed new construction with a designated historic resource.

STAFF RECOMMENDATION: The staff has revised its recommendation since the Architectural Committee meeting, after reviewing the case with the Law Department, and recommends approval. The demolition permit was closed out as successfully completed and no historic resources are present at the site. The Historical Commission lacks a basis for compelling the property owner to reconstruct portions of the historic church or to construct a new building with

materials from the historic church. Regarding the proposed new construction, there are no historic resources at the site against which to judge its compatibility. Any judgment of the new construction would inherently be subjective, not based on preservation standards.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, owing to the unresolved conditions.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:49:54

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Mr. Reuter, the Historical Commission's attorney, provided guidance to the Commission. He stated that the property owner has the right to propose the amendment or removal of a condition that the Historical Commission placed on an earlier approval. He stated that it is his understanding that the Department of Licenses and Inspections required the demolition of the entirety of the church including the front façade for safety reasons. He noted that it was up to the Historical Commission to decide whether there is now any real preservation purpose in requiring the reconstruction of the front façade.
- Attorney Adam Laver, architect Cary Jackson Yonce, and developers Henry Seibert and Ben Katz represented the application. Mr. Laver observed that the Department of Licenses and Inspections monitored the demolition and eventually inspected the site and closed out the demolition permit as satisfactorily completed. He stated that the site has been cleared and there are no historic resources at or near the site upon which to judge the compatibility of the new construction. He noted that the near neighbors unanimously wanted the new construction to proceed. Mr. Yonce presented the proposed design for the townhouses.

PUBLIC COMMENT:

- Kathy Dowdell claimed that she represented "the public" and asked for an explanation of the demolition. She stated that she is not in favor of reconstruction but suggested that there should be some mitigation of the demolition.
- Paul Steinke of the Preservation Alliance for Greater Philadelphia stated that the demolition should be mitigated in some meaningful and appropriate way.
- Kevin Brett stated that, according to the demolition permit, the front façade of the church must be reconstructed. If historic materials do not survive, the facade should be reconstructed with new materials. He urged the Historical Commission to deny the application and require the reconstruction of the façade.
- David Traub of Save Our Sites stated that the Historical Commission should require the developer to comply with the conditions of the demolition permit.
- Arielle Harris stated that the designation of the property should not be rescinded because the church was demolished, not lost to an act of God.
- Oscar Beisert of the Keeping Society stated that the developers should make a better attempt to honor St. Laurentius and its period of its construction. The new building should incorporate elements and characteristics of the architectural style of the demolished church building. The townhouses should include Gothic arches, cornices, tracery, and other aspects of Victorian architecture. The developers should be required to mitigate the demolition.
- Hal Schirmer stated that he was taught that a contract is a promise that can be enforced. He asserted that the Historical Commission has been relying too much on

- promises, and not so much on contracts.
- Jim Duffin of the Center City Residents' Association advised that the Historical Commission should not approve the application because it would lose all leverage over the developers if it approved it. He stated that the developers must propose a plan for some sort of commemoration of St. Laurentius.
 - Justin Lucas stated that he is a near neighbor who lives on the block. He asked the Historical Commission to approve the project so that the site can be redeveloped quickly. He stated that the near neighbors have suffered with a blighted and dangerous site for many years. The property is currently a hazard. There is no fence around the property and a piece of construction equipment has been abandoned at the site. He asked the Historical Commission to do everything it can to allow the blight to be abated at this site.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Historical Commission approved the demolition of the St. Laurentius church building on 14 August 2020 because the Unsafe structure posed a public safety hazard.
- The Historical Commission conditioned the demolition approval with a requirement either to retain some of the front façade of the church building or to salvage materials from the front façade for reuse. The entirety of the front façade was demolished and no materials were salvaged and retained.
- The Department of Licenses and Inspections oversaw the demolition of the church under permit DP-2021-001425 and issued a Certificate of Approval for the demolition on 21 June 2023.
- The current developer purchased the property on 27 March 2025.
- The Historical Commission is never inextricably bound by conditions placed on earlier approvals. It may retain, amend, or remove conditions previously placed on approvals.

The Historical Commission concluded that:

- The developer shall affix a public display commemorating the St. Laurentius church building to the new buildings. The Historical Commission, with the advice of the Architectural Committee, shall review the commemorative display for approval.

ACTION: Mr. Thomas moved to approve the application. Mr. Holloman seconded the motion, which passed by a vote of 7 to 2.

ITEM: 1600-06 E Berks St MOTION: Approval MOVED BY: Thomas SECONDED BY: Holloman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman		X			
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey		X			
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	7	2			4

ACTION: Ms. Cooperman moved to require as a condition of the approval of the application that a public display commemorating the St. Laurentius church building is affixed to the new buildings. Mr. Holloman seconded the motion, which unanimously.

ITEM: 1600-06 E Berks St MOTION: Conditioning the approval with the requirement for a public display MOVED BY: Cooperman SECONDED BY: Holloman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 16 APRIL 2025

ADDRESS: 756 N 43RD ST

Name of Resource: Laura Wheeler Waring House

Proposed Action: Designation

Property Owner: Lauren Mae Wingert

Nominator: Philadelphia Historical Commission Staff

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes to designate the property at 756 N. 43rd Street and list it on the Philadelphia Register of Historic Places. A two-story brick rowhouse, the home of Laura Wheeler Waring from 1927 to 1948, stands on the property. The nomination contends that the property satisfies Criterion for Designation A for its association with Laura Wheeler Waring, a notable Black female artist who gained international recognition for her portraits of prominent Black figures and her association with the Harlem Renaissance.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 756 N. 43rd Street satisfies Criterion for Designation A.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 756 N. 43rd Street satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:25:19

PRESENTERS:

- Mr. Till presented the nomination to the Historical Commission.
- Lauren Mae Wingert, the property owner, participated in the review.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The house at 756 N. 43rd Street was owned and occupied by artist Laura Wheeler Waring from 1927 until 1948.
- Laura Wheeler Waring was a notable Black female artist who gained international recognition for her portraits of prominent Black figures and her association with the Harlem Renaissance.
- The property owner, Lauren Mae Wingert, is aware of the proposed nomination and offered her support.

The Historical Commission concluded that:

- The nomination demonstrates that the property satisfies Criterion A as the residence of notable artist Laura Wheeler Waring.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 756 N. 43rd Street satisfies Criteria for Designation A and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 756 N 43rd St MOTION: Designate, Criterion A MOVED BY: Cooperman SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 10151 ACADEMY RD

Name of Resource: Maple Grove School

Proposed Action: Designation

Property Owner: Peter A. Lamlein

Nominator: Historical Commission Staff

Contact: Jon Farnham, jon.Farnham@phila.gov

OVERVIEW: This nomination argues that the former Maple Grove School at 10151 Academy Road is architecturally and historically significant and should be individually listed on the Philadelphia Register of Historic Places. The nomination asserts that the property satisfies Criteria for Designation E and J. It claims that the Maple Grove School, which was constructed in 1854, was designed by Samuel Sloan, an architect whose work has significantly influenced the development of the City of Philadelphia, Commonwealth of Pennsylvania, and the United States, satisfying Criterion E. It claims that the Maple Grove School, an unusual survivor from the area's rural past, exemplifies the heritage of the community, the former Moreland and Byberry Townships, satisfying Criterion J.

After the Historical Commission notified the property owner that it would consider nominating the property, the owner graciously responded, providing several photographs of the school building taken in 1936 and 1939, before and after the one-room schoolhouse was converted into a dwelling. The Historical Commission has posted those photographs on its website.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the former Maple Grove School at 10151 Academy Road satisfies Criteria for Designation E and J. The staff also recommends incorporating the photographs provided by the property owner into the nomination.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 10151 Academy Road satisfies Criteria for Designation E, I, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:29:54

PRESENTERS:

- Mr. Farnham presented the nomination to the Historical Commission.
- Property owner Peter Lamlein and owner's representative Tom McGlynn participated in the review.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Maple Grove School building can be attributed to architect Samuel Sloan, even if no documents explicitly connect Sloan to the building.
- The grounds of the former Maple Grove School have remained largely undisturbed for about 170 years.
- The property owner Peter Lamlein has a wealth of knowledge about the property that should be captured as an oral history.

The Historical Commission concluded that:

- The Maple Grove School, which was constructed in 1854, can be attributed to Samuel Sloan, an architect whose work has significantly influenced the development of the City of Philadelphia, Commonwealth of Pennsylvania, and the United States, satisfying Criterion E.
- The grounds of the former Maple Grove School have remained largely undisturbed for about 170 years, and therefore will likely yield information important in history, satisfying Criterion I.
- The former Maple Grove School, an unusual survivor from the area's rural past, exemplifies the heritage of the community, the former Moreland and Byberry Townships, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 10151 Academy Road address satisfies Criteria for Designation A, I, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 10151 Academy Rd MOTION: Designate, Criteria A, I, and J MOVED BY: Cooperman SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 1631, 1633, AND 1635 FRANCIS ST

Name of Resource: 1631, 1633, and 1635 Francis Street

Review: Designate

Property Owner: Francisville Associates

Nominator: Preservation Alliance of Greater Philadelphia

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This nomination proposes to designate three adjacent properties at 1631, 1633, and 1635 Francis Street and add them to the Philadelphia Register of Historic Places. Situated in the Francisville neighborhood, these three-story buildings were built by Charles C. Haines around 1886, that year appearing on a stone plaque at the cornice line of 1633 Francis Street. The nomination argues that the dwellings exhibit trademarks of the Queen Anne style and merit designation under Criteria C and D. The nomination contends that the extensive use of pressed brick, especially ornamental bricks which match those in the Peerless Brick Company's 1890 catalogue, represents a significant innovation and the buildings are worthy of designation under Criterion F.

STAFF RECOMMENDATION: The staff recommends that the properties at 1631, 1633, and 1635 Francis Street satisfy Criteria for Designation C, D, and F.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 1631, 1633, and 1635 Francis Street satisfy Criteria for Designation C, D, and F.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:50:19

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- David LaFontaine and Troy Hannigan of Community Ventures represented the property owner.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in support of designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination is thorough and contributes to the understanding of the history of pressed brick.

The Historical Commission concluded that:

- The properties' Queen Anne style satisfies Criteria for Designation C and D.
- The extensive use of decorative pressed brick represents a significant innovation and merits designation under Criterion F.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the properties at 1631, 1633, and 1635 Francis Street satisfy Criteria for Designation C, D, and F and to designate them as historic, listing them on the Philadelphia Register of Historic Places. Mr. Holloman seconded the motion, which was adopted by unanimous consent.

ITEM: 1631, 1633, and 1635 Francis St MOTION: Designate, Criteria C, D, and F MOVED BY: Cooperman SECONDED BY: Holloman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 601 S BROAD ST

Name of Resource: The Southwestern National Bank, The Arts Bank

Review: Designate

Property Owner: 601 S Broad St LLC

Nominator: Preservation Alliance of Greater Philadelphia

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This nomination proposes to designate the three-story building on the southeast corner of S. Broad Street and South Street and list it on the Philadelphia Register of Historic Places. The Southwestern National Bank, founded in 1886, commissioned the subject building in the late 1920s and it served as the institution's headquarters until its dissolution in 1933 amid nationwide financial collapse. The nomination argues that the building merits designation under Criterion J, owing to the importance of the Southwestern National Bank within the neighborhood at a time when that area was experiencing significant growth. The nomination further suggests that the building, designed by influential architect Ralph Bencker, merits designation under Criterion E, and that Bencker's use of Stripped Classicism is an important example of bank architecture in an era of architectural hybridity and transition, making it worthy of designation under Criteria C and D.

After notice of the proposed designation was mailed to the property owner, the nominator requested that several of the photographs be replaced with more recent photographs.

STAFF RECOMMENDATION: The staff recommends that the property at 601 S. Broad Street satisfies Criteria for Designation C, D, E, and J and that the documentary photographs be updated as part of finalizing the nomination.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 601 S. Broad Street satisfies Criteria for Designation C, D, E, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:56:30

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- Julia Hayman commented in support of designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building is a significant work by Ralph Bencker, a notable architect.

The Historical Commission concluded that:

- The Southwestern National Bank was important to the neighborhood as a local bank during a time of great development, and therefore satisfies Criterion J.
- The design of the Southwestern National Bank building reflects shifting styles in bank architecture at the time, and therefore satisfies Criteria C and D.
- Ralph Bencker is a significant architect and thus the property merits designation

under Criterion E.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 601 S. Broad Street satisfies Criteria for Designation C, D, E, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 601 S Broad St					
MOTION: Designate, Criteria C, D, E, and J					
MOVED BY: Cooperman					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				

ADDRESS: 1505-07 ORTHODOX ST

Name of Resource: The Historical Society of Frankford

Review: Designation

Property Owner: The Historical Society of Frankford Inc.

Nominator: Joseph Menkevich

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the Historical Society of Frankford building at 1505-07 Orthodox Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the building, constructed in 1930, satisfies Criteria for Designation E and J. Under Criterion E, the nomination contends that the Georgian Revival building is the work of Frank R. Watson, whose work has significantly influenced the historical and architectural development of the City, Commonwealth, or Nation. An earlier building on the site was Watson's childhood residence and inheritance. Under Criterion J, the nomination argues that the Historical Society of Frankford exemplifies the cultural, political, economic, social, or historical heritage of the community, as a purpose-built historical society and museum that provides a space for community gatherings and learning about Frankford's history.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1505-07 Orthodox Street satisfies Criteria for Designation E and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1505-07 Orthodox Street satisfies Criteria for Designation E and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:02:50

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Joseph Menkevich represented the nomination and defended his research.
- Jerry Kolankiewicz, the president of the Board of the Historical Society of Frankford, and Board members Gail McCormick and Michael McCormick represented the property owner. Each spoke in opposition to the nomination as submitted and referenced their letters of opposition, which offered edits and clarifications to the nomination.

PUBLIC COMMENT:

- Debbie Klak, former Board president of the Historical Society of Frankford, commented in support of the designation.
- Oscar Beisert of the Keeping Society commented in support of the designation.
- Kathy Dowdell commented in support of the designation and recommended that the letters from the Board be incorporated into the finalized nomination document.
- David Traub of Save Our Sites commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The purpose-built Historical Society of Frankford building was designed by architect Frank Watson and constructed in 1930.
- The nomination was submitted by an individual not associated with the Board of Directors of the Historical Society of Frankford. The Board indicated that it would prefer to author its own nomination, using its own collections as the basis for historical significance, or have the nomination amended based on the edits noted in their letters of opposition.
- A nomination is not intended to be a definitive history on a property, but rather a document by which the Historical Commission can evaluate whether a property meets one or more Criteria for Designation and should be designated as historic.

The Historical Commission concluded that:

- The Georgian Revival building was designed by architect Frank R. Watson, whose work has significantly influenced the historical and architectural development of the City, Commonwealth, or Nation, satisfying Criterion E.
- The Historical Society of Frankford exemplifies the cultural, political, economic, social, or historical heritage of the community, as a purpose-built historical society and museum that provides a space for community gatherings and information about Frankford's history, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1505-07 Orthodox Street satisfies Criteria for Designation E and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places with the letters of opposition and suggested edits by the Board of Directors incorporated as an addendum to the nomination. Mr.

Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 1505-07 Orthodox St MOTION: Designate; Criteria E and J, with addendum MOVED BY: Cooperman SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 1839-45 LOMBARD ST

Name of Resource: Philadelphia School of Occupational Therapy Building

Review: Designate

Property Owner: WP 419 Nineteenth LP

Nominator: Mr. Alex Crawford

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the former Philadelphia School of Occupational Therapy building at 1839-45 Lombard Street as historic and list it on the Philadelphia Register of Historic Places. The nomination claims that the building, constructed in 1930 with a 1939 third-floor addition, satisfies Criteria for Designation A, D, E, and J. Under Criteria A and E, the nomination highlights significance tied to the architectural firm of Bissell & Sinkler, and specifically prominent Philadelphia architect Georgina Pope Yeatman, one of Philadelphia's first practicing female architects. It was her mother, Mrs. Georgina Yeatman, a champion of women's rights, who purchased and donated the site for the school building in 1929 and paid for the building's construction. Under Criterion D, the nomination outlines how the building embodies distinguishing characteristics of the Art Deco style of architecture. Under Criterion J, the nomination contends that the history associated with the Philadelphia School of Occupational Therapy specifically, and Philadelphia's role as the birthplace of the first collegiate medicinal program in rehabilitation therapy, exemplifies the economic, social, and historical heritage of the community.

STAFF RECOMMENDATION: The staff recommends that the property at 1839-45 Lombard Street satisfies Criteria for Designation A, D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic

Designation voted to recommend that the nomination demonstrates that the property at 1839-45 Lombard Street satisfies Criteria for Designation A, D, E, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:36:20

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission, and read a prepared statement from the nominator, Alex Crawford.
- No one represented the property owner.

PUBLIC COMMENT:

- Hanna Stark of the Preservation Alliance commented in support of the designation.
- Jim Duffin of the Historic Preservation Committee of the Center City Residents' Association commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Philadelphia School of Occupational Therapy building at 1839-45 Lombard Street was designed by Philadelphia architect Georgina Pope Yeatman and constructed in 1930 and has a 1939 third-floor addition.

The Historical Commission concluded that:

- The building was designed by the architectural firm of Bissell & Sinkler, and specifically prominent Philadelphia architect Georgina Pope Yeatman, one of Philadelphia's first practicing female architects, whose mother purchased and donated the site for the school building in 1929 and paid for the building's construction, satisfying Criteria A and E.
- The building embodies distinguishing characteristics of the Art Deco style of architecture, satisfying Criterion D.
- The history associated with the Philadelphia School of Occupational Therapy specifically, and Philadelphia's role as the birthplace of the first collegiate medicinal program in rehabilitation therapy, exemplifies the economic, social, and historical heritage of the community, satisfying Criterion J.

ACTION: Mr. Thomas moved to find that the nomination demonstrates that the property at 1839-45 Lombard Street satisfies Criteria for Designation A, D, E, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Holloman seconded the motion, which was adopted by unanimous consent.

ITEM: 1839-45 Lombard St MOTION: Designate; Criteria A, D, E, J MOVED BY: Thomas SECONDED BY: Holloman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 700-02 N BROAD ST

Name of Resource: Northwestern National Bank

Review: Designation

Property Owner: People for People, Inc.

Nominator: Historical Commission staff

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This nomination proposes to designate the property at 700-02 N. Broad Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation C, D, and J. Under Criteria C and D, the nomination argues that 700-02 N. Broad Street, historically known as Northwestern National Bank, is a fine example of a Classical Revival bank in Philadelphia that maintains a high degree of architectural and material integrity. Constructed in 1917 and 1929, the building reflects a period when banks employed the Classical Revival style to project institutional confidence and strength. The use of Classical Revival style with Beaux Arts influences by architect Philip Merz resulted in a design that met the Northwestern National Bank's individual requirements while following current trends for institutions and banks throughout the United States in the early twentieth century. Under Criterion J, the nomination asserts that the company's decision to construct a new building in 1917 at the corner of N. Broad Street and Fairmount Avenue reflected social and economic shifts as Philadelphia's population continued to migrate north and local businesses concentrated along N. Broad Street. For these reasons, 700-02 N. Broad Street merits individual listing on the Philadelphia Register of Historic Places for Criteria C, D, and J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that 700-02 N. Broad Street satisfies Criteria for Designation C, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic

Designation voted to recommend that the nomination demonstrates that the property at 700-02 N. Broad Street satisfies Criteria for Designation C, D, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:42:30

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building stands at an intersection that includes a number of historic buildings that have been added to the Philadelphia Register of Historic Places over the years. This includes the Divine Lorraine and Central Presbyterian Church, which have been preserved and rehabilitated.

The Historical Commission concluded that:

- The building at 700-02 N. Broad Street is a fine example of a Classical Revival bank that maintains a high degree of architectural and material integrity. Constructed in 1917 and 1929, the building reflects a period when banks employed the Classical Revival style to project institutional confidence and strength. The use of this style, combined with Beaux Arts influences, met Northwestern National Bank's individual requirements while following current trends for institutions and banks throughout the United States in the early twentieth century, satisfying Criteria C and D.
- Northwestern National Bank's decision to construct a new building in 1917 at the corner of N. Broad Street and Fairmount Avenue reflected social and economic shifts in Philadelphia as the city's population continued to migrate north and local businesses concentrated along N. Broad Street, satisfying Criterion J.

ACTION: Mr. Holloman moved to find that the nomination demonstrates that the property at 700-02 N. Broad Street satisfies Criteria for Designation C, D, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 700-02 N Broad St MOTION: Designate; Criteria C, D, J MOVED BY: Holloman SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

OLD BUSINESS

ADDRESS: 34-36 E SHARPNACK ST

Name of Resource: Grace Baptist Church of Germantown, Sanctuary Church of God in Christ
Proposed Action: Reconsideration of Designation
Property Owner: Sanctuary Church of God in Christ
Nominator: East Mt. Airy Neighbors
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: The Sanctuary Church of God in Christ has requested that the Historical Commission reconsider its decision to designate the property at 34-36 E. Sharpnack Street, the former Grace Baptist Church of Germantown, now Sanctuary Church of God in Christ. The Historical Commission designated the property on 8 November 2024. The property owner, the church, requested the reconsideration because it was not aware of the initial consideration of the nomination until it received the final notice letter announcing that the property had been designated. The Law Department authorized the reconsideration to avoid an appeal of the designation and give the church an opportunity to present its case.

The nomination contends that the property at 34-36 E. Sharpnack Street, the historic location of Grace Baptist Church, satisfies Criteria for Designation A, and J. Under Criterion A, the nomination highlights three significant people associated with the Grace Baptist Church: Rev. Dr. Jeremiah Alvesta Write, Sr., Dr. Mary Elizabeth Henderson Write, and Rev. Dr. Jeremiah Alvesta Write, Jr. Under Criterion J, the nomination contends that the church building represents a significant period of African American community history in Germantown and Mt. Airy, when Grace Baptist Church grew from a small congregation worshipping in a tent to a powerful force with local, state, and national influence.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic

Designation recommended that the nomination demonstrates that the property at 34-36 E. Sharpnack Street satisfies Criteria for Designation A and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:46:57

PRESENTERS:

- Ms. Mehley presented the reconsideration of the nomination to the Historical Commission.
- Linda Bell and Evonne Tisdale of East Mount Airy Neighbors and Oscar Beisert of the Keeping Society represented the nomination.
- Bishop Guy Glimp represented the property owner. Bishop Glimp thanked the Commissioners for the opportunity for reconsideration of designation and spoke about his concerns regarding the impact of a historic designation on the building. He pointed out that the Church was not given sufficient notice about the local community group's plan to submit a nomination or the opportunity to discuss it in advance. Bishop Glimp spoke about the history of the church and his responsibilities and role as pastor. He noted the Church's key points of opposition to the designation and stated their organization's desire to remain in control of plans for the future of the building. Bishop Glimp's in-person statement and summary of concerns to the Commissioners were documented in a letter he sent to Historical Commission on 7 May 2025.

PUBLIC COMMENT:

- Monique Council Burrell, block captain and a resident of E. Sharpnack Street, spoke in support of designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Three significant people were associated with the former Grace Baptist Church: Rev. Dr. Jeremiah Alvesta Wright, Sr., his wife, Dr. Mary Elizabeth Henderson Wright, and their son, Rev. Dr. Jeremiah Alvesta Wright, Jr.
- The building represents a significant period of African American community history in Germantown and Mt. Airy, when Grace Baptist Church grew from a small congregation worshiping in a tent to a powerful force with local, state, and national influence.

The Historical Commission concluded that:

- The nomination demonstrates that the property satisfies Criterion A, owing to its association with members of the Wright family.
- The nomination demonstrates that the property satisfies Criterion J because it illuminates African American community history in the Germantown and Mt. Airy neighborhoods.

ACTION: Mr. Holloman moved to find that the nomination demonstrates that the property at 34-36 E. Sharpnack Street satisfies Criteria for Designation A and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 34-36 E Sharpnack St MOTION: Designate; Criteria A and J MOVED BY: Holloman SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 327 N 34TH ST

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Carmine Zheng

Applicant: Pink Zhao, D & R Company Electric LLC

History: 1907

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to legalize front windows that were replaced in October 2024 without the Historical Commission's approval, leading to a violation being issued by the Department of Licenses and Inspections. The replacement windows are incompatible with this historic building in style and material.

This application was originally presented at the January 2025 Architectural Committee meeting. After the meeting, Historical Commission staff met with the applicant at the property in February 2025 and discussed the windows on site. Since then, the applicant has confirmed they intend to restore the front façade's original wood window configuration with new wood windows. The new windows would not include lead and stained-glass elements but would be constructed of wood and replicate all historic muntin configurations and moldings. The application has been supplemented with proposals from two window companies. The applicant intends to continue working with staff on review of shop drawings and final permit approval.

SCOPE OF WORK:

- Legalize front window replacement.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - o The wood windows removed included leaded glass windows on the first and second floors. The removal of these distinctive windows does not meet Standard 2.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - o The original windows were replaced with vinyl windows that have interior muntins. The replacement windows do not replicate the historic windows in design, configuration, or material. The design and material of the original windows were a character-defining feature of this building and row; therefore, the new windows do not meet Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2 and 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 2 and 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:41:09

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Attorney Kevin Valentine represented the application.

PUBLIC COMMENT:

- Kathy Dowdell encouraged a careful review of the historic window configuration, which should guide the proposed wood window replacement. She pointed out that the third-floor center window was originally a double-hung with a fixed transom above and noted the importance of recreating the window details.
- George Poulin stated that he was the individual who reported the window violation. He explained that he spoke to contractors on site during the unpermitted replacement and explained to them that they needed a building permit to replace the windows and that the building was listed on the Philadelphia Register of Historic Places. Mr. Poulin asked the contractor to retain the historic windows, but they did not. He noted that the community tried to do the right thing by engaging with the contractor, but the windows were still lost. Mr. Poulin said he did not object to the proposed solution but wished to express the community's sadness at the loss of the historic windows.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The new windows were installed without a building permit or the Historical Commission's approval.
- The historic windows that were removed have been disposed of and cannot be reinstalled.
- During the installation of the new windows, the contractor was advised of the

- building's historic designation and the requirement of a building permit.
- The applicant intends to restore the front façade's original wood window configuration with new wood windows. The new windows would not include lead and stained-glass elements but would be constructed of wood and replicate all historic muntins and moldings. The applicant has obtained proposals from two window companies and intends to continue working with the Historical Commission's staff on the review of the replacement windows.

The Historical Commission concluded that:

- The application fails to satisfy Standard 2, because the wood and lead-glass windows removed were distinctive, character-defining features of this building.
- The application satisfies Standard 6, as the replacement windows will replicate the wood elements in design, configuration, or material. Although the leaded-glass windows will not be replaced, the proposed plan is a reasonable compromise to the window violation.

ACTION: Mr. Thomas moved to deny the legalization of the windows, but approve the compromise window plan as shown in the shop drawings, provided the center, third-floor window is a double-hung with a transom above, with the staff to review details, pursuant to Standards 2 and 6. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 327 N 34th St MOTION: Denial of legalization; approval of compromise MOVED BY: Thomas SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADDRESS: 7716 NAVAJO ST

Name of Resource: Adams House

Proposed Action: Designation

Property Owner: Samuel M. and Kate E. Earle

Nominator: Chestnut Hill Conservancy

Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: The nominator, Chestnut Hill Conservancy, requests that the Historical Commission allow for the withdrawal of the nomination for 7716 Navajo Street. The property was sold earlier on 5 May 2025. The former property owner opposed the designation and supports the withdrawal of the nomination. The new owner is aware of the nomination and withdrawal request but has not communicated directly with the Historical Commission. If the Historical Commission declines to grant the request to withdraw the nomination, it must direct the nomination to the Committee on Historic Designation, which has not yet reviewed it.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission accept the request and allow the nomination to be withdrawn. The nomination was prompted by the pending sale and anticipated redevelopment of the property. However, no such redevelopment was planned.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:50:03

PRESENTERS:

- Mr. Farnham presented the withdrawal request to the Historical Commission.
- David Gest of the Chestnut Hill Conservancy represented the nominator. Mr. Gest stated that he has been in touch with the new owners and discussed their plans for the property in some detail. He stated that he is very happy to report that they have expressed a sincere desire to rehabilitate the building and grounds, and to steward the property in a manner that is aligned with the values of the Chestnut Hill Conservancy as well as the Historical Commission. He stated that he plans to continue to meet with them frequently and explain to them different preservation techniques that are available to them. He reported that the owners have expressed a clear willingness to consider a preservation easement and or a conservation easement for the property. He noted that he plans to continue active discussions with them in that regard. He stated that, under these circumstances, the Conservancy believes that designation at this time is not necessary and thus requests the withdrawal of the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property owner and nominator are discussing potential easements.
- The property owner plans to reuse the property in a manner compliant with preservation standards.
- The property could be nominated again in the future.

The Historical Commission concluded that:

- The nomination may be withdrawn without placing the property at risk.

ACTION: Ms. Cooperman moved to accept the request to withdraw the nomination for 7716 Navajo Street. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 7716 Navajo St MOTION: Accept withdrawal request MOVED BY: Cooperman SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:55:20

ACTION: At 2:13 p.m., Mr. McCoubrey moved to adjourn. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourn MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
Lech (L&I)					X
McCoubrey	X				
Michel					X
O'Connor (DPP)	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	9				4

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission and its advisory committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

A building, complex of buildings, structure, site, object, or district may be designated for preservation if it:

- (a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation or is associated with the life of a person significant in the past;
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (e) Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;
- (f) Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;
- (g) Is part of or related to a square, park, or other distinctive area that should be preserved according to a historic, cultural, or architectural motif;
- (h) Owing to its unique location or singular physical characteristic, represents an

established and familiar visual feature of the neighborhood, community, or City;
(i) Has yielded, or may be likely to yield, information important in pre-history or history; or
(j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.