

**THE MINUTES OF THE 710TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 OCTOBER 2021
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Department of Planning & Development)	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Stephanie Michel	X		(joined at 9:20 a.m.)
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq.	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Megan Cross Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

Joanne Carter
Lea Litvin
Tamira Bell
David Traub
Meredith Trego, Esq., Ballard Spahr
Joel Dworsky
Joshua Pagan
Paul Chrystie
Danielle Rippert
David Emmanuel Ferrando
R. Mizioro
Alex Balloon
Peggy Clayton
Jay Farrell
Bridget Morak
Gerry Dever
Diane Bentz
M. Holmes
Ben Waxman
Michael Ramos
Gina Hall
Kevin Yoder
Kelly Mahon
Christine Crutchley
Susan Wetherill
Steven M. Clofine
H. Clayton Jr.
Ben She
Suzanne Edinger
Ryan Wilson
Dennis Carlisle
Harrison Haas
Eileen Tepper
Betty O'Brien
Anne Lauer
Ken Weinstein
Angela Green
Selina Kwan
Steve Stoughton
Suzanna Barucco
Mason Carter
Marianne McCallis
Rachael Pritzker
Janice Woodcock
Dolores Lukomski
Bill Hallahan
Rashika West
Val Smith
Nancy Pontone
P. Justin Detwiler

Joan Roush
Marlene Schleifer
Sherman Aronson
William Kerr, Esq.
Paul Steinke, Preservation Alliance
Sally Nista
Kevin Todd
Rustin Ohler
Abigail Thompson
Marty Gregorski
Allison Weiss
Diana Fedorkova
Chris Koch
Jeff Aser
Nan Gallagher
Tom Bello
Lorraine Rocci
Clare McAneny
Vivian Brady Jones
Inga Saffron
Donah Zack Beale
Deborah Ballard
Jeanne Chavious
Frances Koniers
Rich Villa
Peg Kirby
C. Oliveri
Keith Regan
Matt McClure, Esq., Ballard Spahr
Mary Welte
Salina Gary
Jennifer Harrell
Donah Beale
Jana Monaco
Ed Kreeger
Jacqueline Wiggins
Steven Peitzman
Omar Zaater
Rick Sudall
Ijanae Jackson
Greg Trainor
Liz Mahan
Robin and Pat Pixley
Kimberly Haas
Oscar Beisert, Keeping Society
Deborah Gary
Peggy Pacella
Donna Moy
Danielle Giangreco
Germaine Edwards
Biagio Caruso

Sarah Antonelli
Sherman Smith
Bella Amichetti
Sara-Ann Logan
Barbara Russell
David Margolus
Patrick Grossi, Preservation Alliance
Niki Green
Jennifer Coffey
Mary Giampieyro
Theresa Stuhlman, Parks and Recreation
Renee Smith
Tim Keene
John Karnowski
Adrienne Jones
Eric Quick
M. Malizia
Shray Patel
Anna Marie Beech
Jaclyn Murphy
Dana Luca
Clint Steib
Keith Brooks
Lori Salganicoff
Holly Scally
Kate Schoener
J.M. Duffin
Jim Marino
Jan Bullard
Mike Simone
Josie Edridge
Marc Stier
Maryann Fox
Stephen Mullin
Francine Crump-Sharper-Merriweather
Theresa Proietti
Joshua Jones
Tony Forte, Esq., Saul Ewing
Sharon DePrince
David Brownlee

ADOPTION OF MINUTES, 709TH STATED MEETING, 10 SEPTEMBER 2021

START TIME IN ZOOM RECORDING: 00:07:20

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 709th Stated Meeting, held 10 September 2021. No corrections were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 709th Stated Meeting of the Philadelphia Historical Commission, held 10 September 2021. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 709th Meeting					
MOTION: Adoption of minutes					
Moved BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	12				1

CONTINUANCE REQUESTS

CONWELL HOUSE BLOCK HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Various

Nominator: Preservation Alliance for Greater Philadelphia

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

OVERVIEW: This nomination proposes to designate a historic district comprised of 7 properties on the west side of the 2000 block of Broad Street. Six of the properties are classified as contributing and one is identified as significant. The nomination argues that the district satisfies Criteria for Designation A, C and D.

Under Criterion A, the nomination contends that the district is significant for its association with the life and legacy of Reverend Russell Conwell, the founder of the college that would eventually become Temple University. Under Criterion C, the nomination argues that the buildings, “likely constructed at some point in the late 1880s, reflect the popularization of the Second Empire style in Gilded Age Philadelphia and the speculative development of North Broad Street...” Finally, the nomination asserts that the structures retain distinguishing characteristics of the Second Empire style, thereby satisfying Criterion D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:58

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission. He explained that the nomination is scheduled to be reviewed by the Committee on Historic Designation on 20 October 2021. He explained that Temple University, which owns about half of the properties in the historic district, is requesting the continuance.
- Attorney Matt McClure, representing Temple University, which owns four of the buildings in the proposed historic district, state that his client would like some time to review the nomination. He noted that he informed the nominator of the continuance request, and the nominator did not object to a continuance.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the review of the nomination for the Conwell House Block Historic District to the January 2022 meeting of the Committee on Historic Designation. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Continuance of the review of the Conwell House Block Historic District MOTION: Continue to January 2022 meeting of the Committee on Historic Designation MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 312 N 18TH ST AND 319 N 19TH ST

Name of Resource: John W. Hallahan Catholic Girls' High School

Proposed Action: Designation

Property Owner: Archdiocese of Philadelphia

Nominator: Preservation Alliance

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

OVERVIEW: This nomination proposes to designate the properties at 319 N. 19th Street and 312 N. 18th Street, now collectively known as John W. Hallahan Catholic Girls' High School, as historic and list them on the Philadelphia Register of Historic Places. Located in the Logan

Square neighborhood, the school's buildings were constructed in 1911 and 1914. Under Criterion A, the nomination argues that John W. Hallahan Catholic Girls' High School represents the first Catholic girls' high school in the United States and played an important part in the development of the city's educational system in response to the demands of an industrializing economy. Under Criterion E, the nomination contends that the building at 319 N. 19th Street was designed by one of Philadelphia's leading architects of ecclesiastical buildings, the firm of Ballinger & Perrot. The firm designed numerous Roman Catholic and Methodist Episcopalian churches and parish schools, influencing the development of the city. The period of significance begins in 1911, the year the school began construction, and ends in 2021, when the school is scheduled to close as announced by the Archdiocese of Philadelphia in November 2020.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 319 N. 19th Street and 312 N. 18th Street satisfy Criterion A, and the property at 319 N. 19th Street satisfies Criterion E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 319 N. 19th Street and 312 N. 18th Street satisfy Criteria for Designation A and J, and the property at 319 N. 19th Street also satisfies Criterion E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:12:05

PRESENTERS:

- Mr. Thomas presented the continuance request to the Historical Commission.
- Attorney Tony Forte represented the property owner and explained why his client would like to have the review postponed to the January 2022 meeting of the Historical Commission. He stated that his client would like the additional time to continue to study the preservation-oriented redevelopment of the site. He explained that once they have a better sense of what a redevelopment might entail, then they will be able to better respond to the nomination and to understand what limits they might seek for the designation. He stated that they will be interviewing brokers to understand their strategies for redeveloping the site. Over the next three months, they will learn a lot about what is needed to redevelop the properties in a preservation-minded way.
- Paul Steinke of the Preservation Alliance for Greater Philadelphia represented the nominator. He stated that the property owner has had the nomination since February 2021 and should have been able to evaluate it by now. He added that none of the reasons provided by Mr. Forte for a continuance bear on the Criteria for Designation. This nomination should be reviewed now, rather than "clogging" the Historical Commission's agenda.

PUBLIC COMMENT:

- Bill Hallahan opposed the continuance request.
- Lorrain Rocci opposed the continuance request.
- Suzanne Edinger opposed the continuance request.
- Mary Giampieyro opposed the continuance request.
- Kelly Mahon opposed the continuance request.
- Sarah Antonelli opposed the continuance request.
- Germaine Edwards opposed the continuance request.
- Jacqueline Wiggins opposed the continuance request.

- Josie Edridge opposed the continuance request.

ACTION: Ms. Cooperman moved to continue the review of the nomination for 312 N. 18th Street and 319 N. 19th Street, John W. Hallahan Catholic Girls' High School, to the meeting of the Historical Commission on 12 November 2021. Ms. Edwards seconded the motion, which was adopted by unanimously.

ITEM: Continuance of the review of the nomination for Hallahan MOTION: Continue to the November 2021 Historical Commission Meeting MOVED BY: Cooperman SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 1026 ARCH ST

Proposal: Construct additions

Type of Review Requested: Review In Concept

Owner: 1028 Arch LP

Applicant: Carolina Pena, Parallel Architecture Studio, LLC

History: 1879, Benjamin D. Price, Board of Church Extension of the Methodist Episcopal Church

Individual Designation: 7/14/2017

District Designation: None

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

BACKGROUND:

This in-concept application proposes the construction of a five-story building with mezzanine at 1026 and 1028 Arch Street. The property at 1026 Arch Street is designated. The property at 1028 Arch Street is not designated. Although not clear from the application materials, it appears that all but the front façade of the designated building at 1026 Arch Street would be demolished and the new five-story building constructed behind the historic façade. A rendering of the front from the northwest appears to show that the new building would emerge from directly behind the historic façade, with no setback. The rear elevation shows an entirely new façade, without a trace of the historic rear façade. A rendering from the southeast appears to show an entirely new building at the side and rear. Without a site plan, roof plan, demolition plan, section, or side elevation, it is impossible to determine how much of the old building would be retained and how

much would be demolished. The application references a two-story addition on the historic building, but only calls out the retention of the front façade, indicating that the remainder of the historic building may be demolished and replaced with new construction.

SCOPE OF WORK:

- Construct addition or new building behind front facade.

STANDARDS FOR REVIEW:

Section 14-1005(6)(d) of the historic preservation ordinance prohibits the Historical Commission from approving demolitions except in two narrow instances:

- *No building permit shall be issued for the demolition of a historic building ... unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - o The application materials appear to indicate that all but the front façade of the historic building will be razed and removed, which constitutes a demolition in the eyes of the preservation ordinance, and is therefore prohibited unless the Historical Commission finds that the demolition is necessary in the public interest or the building cannot be reasonably adapted. No such claims are made.

Section 7.2 of the Historical Commission's Rules & Regulations define the submission requirements for in-concept applications.

- *Section 7.2.e: For applications proposing work to designated exteriors, a legible, dimensioned, accurately-scaled plot or site plan.*
 - o No plot or site plan is provided.
- *Section 7.2.g: Legible, dimensioned, accurately-scaled drawings of the proposed alterations. If demolition is proposed, the area(s) of demolition must be clearly delineated on the drawings. Detailed drawings are not required, but the drawings must convey the concept.*
 - o No demolition plan is provided. The submission is incomplete.

STAFF RECOMMENDATION: Denial, pursuant to Section 14-1005(6)(d) of the historic preservation ordinance, the demolition prohibition, and owing to incompleteness.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Section 14-1005(6)(d) of the historic preservation ordinance, the demolition prohibition, and owing to incompleteness.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:42:18

PRESENTERS:

- Mr. Thomas presented the continuance request to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT:

- None

ACTION: Mr. Thomas moved to continue the review of the application for 1026 Arch Street to the Historical Commission meeting on 12 November 2021. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Continuance of the review of the application for 1026 Arch Street
MOTION: Continue to the November 2021 Historical Commission Meeting
MOVED BY: Thomas
SECONDED BY: Washington

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

REPORT OF THE ARCHITECTURAL COMMITTEE, 28 SEPTEMBER 2021

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:44:19

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and public for comments on the Consent Agenda. None were offered.

PUBLIC COMMENT:

- Marlene Schleifer, the president of the Ridge Park Civic Association, asked why her organization, the Councilman's office, and the Roxborough Development Corporation were unaware of this project.
 - o Mr. Thomas responded that the Architectural Committee reviewed this project at a public meeting, and that review as well as this one being held today were advertised as they always are in accordance with all law and regulation.

ACTION: Mr. Thomas moved to adopt the recommendations of the Architectural Committee for the applications for 6712 Ridge Avenue and 300 N. Christopher Columbus Boulevard. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda MOTION: Approval MOVED BY: Thomas SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

AGENDA

ADDRESS: 6712 RIDGE AVE

Proposal: Construct four-story building in rear yard

Review Requested: Final Approval

Owner: Friends Dr. Kyu and Jung Hi Yi

Applicant: Rich Villa, Ambit Architecture

History: 1890

Individual Designation: None

District Designation: Ridge Ave Roxborough Historic District, Contributing, 10/12/2018

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: The property at 6712 Ridge Avenue is a contributing resource in the Ridge Avenue Roxborough Historic District and is not adjacent to any other designated structures. This application proposes to rehabilitate the historic structure along Ridge Avenue, including installing new vinyl windows and new doors and repairing the slate roof, stucco, and exterior trim.

The application also proposes to construct a four-story building at the rear of the site. The building would be clad in fiber cement clapboard siding with a mansard roof. While the Historical Commission has full jurisdiction over the proposed construction, given the purpose of the thematic, not geographical, district to protect historic buildings along Ridge Avenue, the staff recommends that the Commission treat the new construction at the rear of the property with greater flexibility.

SCOPE OF WORK:

- Construct four-story building in rear yard;
- Install vinyl windows in historic building; and

- Rehabilitate historic building.

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.*
 - o The application proposes to replace the windows of the historic building with Andersen 200 Series vinyl windows. Vinyl is not an appropriate material for the historic building. Provided the new windows match the historic configuration, wood, aluminum-clad wood, or a composite material would be more appropriate. The work does not comply with Standard 6.
- *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 proposed building would be differentiated from the historic in its materials and style. Though large, the new construction would be located at the rear of the historic building with a large buffer and would not connect or be immediately adjacent to the historic structure. The new building would not destroy any historic materials that characterize the property and would be compatible in massing, size, scale, and architectural features, owing to its distance from the historic building. The application satisfies Standard 9.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - o The proposed new construction would be differentiated from the historic building and would be compatible with the historic building in material, massing, size, and scale.
 - o The Ridge Ave Roxborough Historic District is a thematic, not geographical, historic district. The property at 6712 Ridge Avenue is not adjacent to any other designated properties. The new construction would not have a negative impact on the historic district.
 - o The proposed building would be distanced from the historic structure and would not result in the diminution or loss of historic character of the historic building. The work complies with this guideline.

STAFF RECOMMENDATION: Approval, provided the windows on the historic building are an appropriate material and configuration, with the staff to review details, pursuant to Standards 6 and 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, provided the following:

- a porch is added to the first-story front of the new structure;
- the dormer cheek walls of the new structure are reduced to a more appropriate scale for a mansard dormer;
- the mansard wraps all four elevations, and the pitch of the mansard on the proposed building better relates to the mansard of the historic house;
- the brackets are eliminated from the cornice of the new building;
- the horizontal trim of the new building is modified or increased in size;
- the windows are regularized to an even dimension on the front façade of the new structure;
- more windows are added to the side elevations of the new structure;
- the front porch of the historic building is restored to an open porch, if possible; and
- a small porch or pent roof is installed at the rear of the historic building where the enclosed porch is being removed.

ACTION: See Consent Agenda.

ADDRESS: 201 W JOHNSON ST

Proposal: Construct five-story residential building

Review Requested: Final Approval

Owner: Philadelphia Preservation Group, LP

Applicant: Niki Green, VBC Studio

History: 1895; Nugent Home for Baptists

Individual Designation: 10/8/2004

District Designation: None

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

OVERVIEW:

This application proposes to construct a five-story detached apartment building between the historically designated Presser Home for Retired Musicians and Nugent Home for Retired Baptists. The Historical Commission approved the location and footprint of the new building in-concept in 2007, and then as part of a final review which included the rehabilitation of the Nugent Home for Baptists in 2011. This is Phase 3 of the larger development project, with Phases 1 and 2 being the rehabilitation and reuse of the historic buildings. The proposed new building incorporates red brick up to the fourth floor, then a darker HardiPanel at the top floor. It does not connect to either historic building.

SCOPE OF WORK:

- Construct detached residential building.

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 proposed new construction is compatible with the surrounding context in terms of massing, size, scale, and architectural features, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:49:20

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Attorney William Kerr and architect Sara Ann Logan represented the application.

PUBLIC COMMENT:

- Oscar Beisert criticized the design.
- Michael Ramos criticized the design.
- Steven Peitzman asked about prior approvals by the Historical Commission.
- Deborah Gary offered suggestions for changing the design.
- Mason Carter suggested that the revised application be remanded to the Architectural Committee.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised design has been further refined and improved but was only provided by the applicant at the time of review and therefore it was not made available to the Commissioners and others in advance of the meeting.

The Historical Commission concluded that:

- The revised application should be remanded to the Architectural Committee for review at its next meeting.

ACTION: Mr. McCoubrey moved to remand the revised application to the Architectural Committee at its meeting on 26 October 2021. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 201 W JOHNSON ST MOTION: Remand to Architectural Committee MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 113-29 BERKLEY ST

Proposal: Construct six-story mixed-use building

Review Requested: Final Approval

Owner: Wayne Junction Properties

Applicant: Brett Harman, Harman Deutsch Ohler Architecture

History: 1884; Keystone Dry Plate and Film Works; Moore Push-Pin; demolished, 2021

Individual Designation: 12/12/2014

District Designation: Wayne Junction Historic District, Contributing, 7/13/2018

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

OVERVIEW:

This application proposes to construct a six-story mixed-use building on a now-vacant site located in the Wayne Junction Historic District. Until earlier this year, a two-story former industrial building stood at 113-29 Berkley Street. In February 2021, the Historical Commission approved an application for complete demolition based on a finding of financial hardship, and the building was subsequently demolished. At 133 Berkley Street, which is part of this development site but which was excluded from the historic district, a tall four-story red brick industrial building was demolished in 2012 owing to its poor condition. The design of this proposed building takes cues from that earlier building, utilizing industrial-style windows and red brick pilasters to break up the façade. At the ground floor, a 1950s diner car will be returning to Wayne Junction, and will be incorporated as the entrance to the commercial dining space.

SCOPE OF WORK:

- Construct six-story residential and commercial building.

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 proposed new construction is compatible with the surrounding context in terms of massing, size, scale, and architectural features, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:25:15

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Property owner Ken Weinstein and architect Rustin Ohler represented the application.

PUBLIC COMMENT:

- Joan Roush, an Apsley Street neighbor behind the subject property, opposed the application.
- David Emmanuel Ferrando, a local realtor, supported the application.
- Marc Stier, a resident of Mount Airy, supported the application.
- Abigail Thompson, a resident of Germantown, supported the application.
- Joshua Pagan, a realtor and resident of Germantown, supported the application.
- Ben She, representing 5th Square, supported the application.
- Allison Weiss, representing SoLo Germantown Civic Association, opposed the application.
- Jeanne Chavious, an Apsley Street neighbor behind the subject property, opposed the application.
- Tamira Bell, a nearby resident, opposed the application.
- Mason Carter, a resident of Germantown, supported the application.
- Greg Trainor supported the application.
- Kevin Todd, a nearby resident, supported the application.
- David Traub, representing Save Our Sites, opposed the application.
- David Harriston, who grew up in the neighborhood, supported the application.
- Kimberly Allen, a resident of Center City, supported the application.
- Joanne Carter, an Apsley Street neighbor behind the subject property, opposed the application.
- Pamela Bracey opposed the application.
- Robert Mandeville opposed the application.
- Deborah Gary, a resident of northwest Philadelphia, opposed the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The subject construction site is a cleared lot which historically had one four-story industrial building and one two-story industrial building on the site.
- The surrounding context of the historic district is primarily three and four-story red brick industrial buildings.
- The near neighbors who commented overwhelmingly opposed the application, with many opposing the residential use of the building. The Historical Commission has no jurisdiction over the use of a building.

The Historical Commission concluded that:

- The revised design has been reduced in height to better fit with the surrounding context in terms of massing, size, scale, and architectural features, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the center three bays are revised to form a singular center bay, the residential entrance has a canopy, and the cast stone band above the diner is eliminated unless it is inscribed, with the staff to review details, pursuant to Standard 9. Mr. Mattioni seconded the motion, which passed by a vote of 10 to 2.

ITEM: 113-29 BERKLEY ST MOTION: Approval with conditions MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman		X			
Dodds (DPD)		X			
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	10	2			1

ADDRESS: 717 GLENGARRY RD

Proposal: Construct additions, garage, and pool; add openings

Review Requested: Final Review

Owner: Sherman and Renee Smith

Applicant: Kevin Yoder, K Yoder Design

History: 1963; Dorothy Shipley White residence; Mitchell/Giurgola Associates, architects

Individual Designation: 10/13/2017

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW:

Located in the Chestnut Hill neighborhood on a larger wooded lot, the former Dorothy Shipley White residence at 717 Glengarry Road is a Modernist landmark designed by Mitchell/Giurgola Associates in 1963. The existing building has sat vacant and deteriorating for many years. This application proposes to rehabilitate the building, making minor alterations to visible portions of the property, and constructing two rear additions, a free-standing garage, and pool with open pavilion.

The proposed additions take cues from the Modern cubic forms of the existing house, but would be clad in a buff brick to differentiate them and remain compatible with the light stucco and brown brick of the historic building. Existing rear window openings would be cut into doorways and the additions connected through the use of hyphens. The proposed second-floor addition would be set in from the parapet walls of the existing one-story rear mass. The garage and pool pavilion would be located at the rear and not connected to the historic building.

SCOPE OF WORK:

- Rehabilitate building
- Construct rear additions
- Cut select new openings

STANDARDS FOR REVIEW:

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
 - o The historic character of the property will be retained and preserved during the rehabilitation and addition project.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The proposed additions are compatible with the size, scale, proportion, massing, materials and features of the historic building. They will be differentiated from the old, and require minimal impact to historic fabric. They will be located at the rear on a portion of the property that slopes down, and be minimally visible from the public right-of-way.

STAFF RECOMMENDATION: Approval, pursuant to Standards 2 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided adjustments are made to the design of the second-floor addition and the balance of the height and visibility are studied, pursuant to Standards 2 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:44:56

PRESENTERS:

- Ms. DiPasquale presented the application to the Architectural Committee.
- Architect Kevin Yoder and owners Sherman and Renee Smith represented the application.

PUBLIC COMMENT:

- Patrick Grossi of the Preservation Alliance for Greater Philadelphia noted that the Alliance is generally supportive of the proposed changes, sympathetic to the criticism offered, and pleased to see the project move forward.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised design reflects some of the Architectural Committee recommendations. The use of dark metal siding as recommended would be differentiated but would draw attention to the addition.
- The proposed light brick materials are sufficiently differentiated and will work well with the existing stucco.
- The geometry of the existing building is unique and character-defining.
- The first-floor rear addition is appropriate.
- The proposed second-floor addition changes the volume of the existing building but will be reversible and nearly invisible from the public right-of-way.
- The restoration and occupation of this building will be a significant improvement over its current dilapidated, vacant condition.

The Historical Commission concluded that:

- The proposed additions and alterations will not remove distinctive materials that characterize the property, and the historic character of the property will be retained, satisfying Standard 2.
- The proposed additions are compatible with the size, scale, proportion, massing, materials and features of the historic building. They will be differentiated from the old, and require minimal impact to historic fabric, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 2 and 9. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 717 Glengarry Rd MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 211-25 S 4TH ST

Proposal: Replace windows

Review Requested: Final Approval

Owner: The Willings at Independence Park Condominium Association

Applicant: Thomas Bello, Bello Architects, PC

History: 1850 and 1871; refaced, c. 1920

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW:

Located at the northeast corner of S. 4th Street and Willings Alley, the structure at 211-25 S. 4th Street is a large, four-story Colonial Revival building, classified as Contributing in the Society Hill Historic District. Around 1989, prior to the designation of the district, the property underwent a complete renovation, at which time the original windows were replaced with the existing clad Pella windows. The application proposes to install new aluminum-clad Pella sash within the existing thick, clad frames. Existing transoms will remain.

The application presented to the Architectural Committee proposed windows with between-glass muntins that do not replicate the appearance of the existing between-glass grilles, which have an unusually deep profile. The configuration and details of many of the windows also did not replicate the existing appearance, much less the historic appearance. The Architectural Committee recommended denial of the proposed windows but suggested that simulated-divided-lites in configurations to match the existing windows could be acceptable, and that the

applicants could work with the staff to determine visibility and appropriateness of between-glass grilles on windows not visible from the public right-of-way.

Following the Architectural Committee meeting, the applicants revised the application to show simulated-divided-lite windows with 1 ¼ inch wide muntins on the elevations visible from the public-right-of-way. The configuration of many of the windows has been updated, however there remain some outstanding issues which the staff has brought to the applicants' attention. The staff notes that 7/8-inch muntins are more consistent with this style of building, and the applicants have agreed to work with the staff on the details of the proposed windows. The applicants are proposing to install windows with between-glass grilles on the courtyard side of the building, which is not visible from the public right-of-way.

SCOPE OF WORK:

- Replace all window sash
 - o *Revision: install simulated-divided-lite windows on street-facing facades (north, south, west); install between-glass grilles on courtyard elevations.*

STANDARDS FOR REVIEW:

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - o The application proposes to replace non-historic windows with windows that do not replicate the historic appearance of the windows. Historic photographs document the original window configurations that should be used as the basis for the replacement. The application fails to satisfy this standard.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:57:35

PRESENTERS:

- Ms. DiPasquale presented the application to the Architectural Committee.
- Contractor Ed Brady and owner's representative Ed Hughes represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The existing windows are replacements and do not match the historic windows.
- The applicants can work with the staff on the appropriate muntin width and grille pattern to match the existing or historic. The replacement should most closely resemble the historic appearance as possible.
- The application proposes to replace the sash only; there will be no work to the

- frames or jambs which were panned in a prior replacement, nor to the transoms.
- Simulated-divided-lite windows should be used on all visible elevations.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details including the muntin profile and width and any visibility of windows that use between-the-lite grilles, pursuant to Standard 6. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 211-25 S 4TH St MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 300 N CHRIS COLUMBUS BLVD

Proposal: Construct 25-story mixed-use building

Review Requested: Final Approval

Owner: 300 Columbus LLC

Applicant: Gary Handel, Handel Architects LLP

History: 1675; West Ship Yard Archaeological Site

Individual Designation: 8/26/1987

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

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

OVERVIEW: This application proposes to construct a 25-story mixed-use building at a site that was individually designated for its archaeological resources and is also located at the northeast corner of the Old City Historic District. No structures stand on the site at this time. The building will include 360 apartments, 10,000 square feet of retail space, and parking.

The Delaware River Waterfront Corporation, which owned the site until 2020, and the current owner have been working to ensure that archaeological resources at the site are protected

during any redevelopment. A report on the due diligence archaeological investigations that have been conducted at the site as well as an archaeological data recovery plan are included with the application materials and have already been approved by the staff. The new building will be located on the southern half of the site to protect significant archaeological resources located at the northern half. Where new construction has the potential to disturb archaeological resources, the data from those resources will be recovered before construction begins. Also, archaeologists will be on site to monitor construction activities that have the potential to disturb archaeological resources.

The new building will consist of a residential tower on a podium that will house lobby and retail space, parking, loading dock facilities, and other storage and support spaces. The building will be contemporary in style and will be clad in curtain-wall, metal-panel, and storefront systems. The northern section of the tower will be supported on exposed concrete columns. The northern section of the site will be landscaped and include recreational facilities. The occupied spaces in the building are raised above the flood plain.

The building currently proposed is 291'-10" to the parapet and 322'-8" to the highest point. The building to the south, at 250 S. Christopher Columbus Boulevard, which the Historical Commission approved in 2012, is 171'-5" and 16 stories tall. In 2005, the Historical Commission approved a 345-foot-tall, 30-story building for that site, but it was not constructed.

SCOPE OF WORK:

- Conduct archaeological data recovery and monitoring where construction will disturb subsurface resources.
- Construct 25-story mixed-use building.

STANDARDS FOR REVIEW:

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

- *Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
 - o The proposal satisfies Standard 8, provided the archaeological data recovery and monitoring activities are undertaken as proposed. The staff has already approved the data recovery plan.
- *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 proposed building is differentiated from but compatible in massing, size, scale, and architectural features with its environment. The environment in this section of the historic district, east of I-95, is very different from that of the central section of the district to the west. The environment to the east of the highway is defined by the size and scale of the highway, Ben Franklin Bridge, pier buildings, other large buildings, and the Delaware River.

STAFF RECOMMENDATION: Approval, provided the archaeological data recovery and monitoring activities are undertaken as proposed, with the staff to review archaeological details, pursuant to Standards 8 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the archaeological data recovery and monitoring activities are undertaken as proposed, and with the suggestions that the base and mechanical penthouse of the tower are made less boxy, the height of the mechanical penthouse is reduced, archaeological artifacts are displayed onsite, and interpretive signage about the archaeology is included in the park space, with the staff to review details, pursuant to Standards 8 and 9.

ACTION: See Consent Agenda.

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 30 AUGUST 2021

ADDRESS: 1801 MEADOW ST

Name of Resource: The Free Burying Ground of Frankford

Proposed Action: Designation

Property Owner: City of Philadelphia, Wilmot Park Playground

Nominator: Joseph J. Menkevich

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

OVERVIEW: This nomination proposes to designate the property at 1801 Meadow Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the site, now known as Wilmot Park Playground, is the location of the Free Burying Ground of Frankford, opened in 1811, and satisfies Criteria for Designation A, G, I, and J. Under Criteria A and J, the nomination argues that the site is associated with the lives of persons significant in the past, including the soldiers of the United States Colored Troops, and William Chippy, a prominent African American politician of Frankford who was buried there, and exemplifies the cultural, political, economic, social, and historical heritage of the Black community of Frankford. Under Criteria G and I, the nomination contends that the site is significant as part of a square, park, or other distinctive area which should be preserved, being a Free Public Burying Ground which has yielded and may continue to yield information important in history. The nomination also includes information on the property at 1736 Meadow Street, the Wilmot Public School, which was listed on the Philadelphia Register of Historic Places in 2016 and for which Criterion I was included owing to the property being part of the same Public Burial Ground.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1801 Meadow Street satisfies Criteria for Designation A, G, I, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1801 Meadow Street satisfies Criteria for Designation A, G, I, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:05:55

PRESENTERS:

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

PUBLIC COMMENT:

- Oscar Beisert supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Free Burying Ground of Frankford opened in 1811.

The Historical Commission concluded that:

- The site is associated with the lives of persons significant in the past, including the soldiers of the United States Colored Troops, and William Chippy, a prominent African-American politician of Frankford who was buried there, satisfying Criterion A.
- The site is significant as part of a square, park, or other distinctive area which should be preserved, satisfying Criterion G.
- The Free Public Burying Ground has yielded and may continue to yield information important in history, satisfying Criterion I.
- The site exemplifies the cultural, political, economic, social, and historical heritage of the Black community of Frankford, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the property at 1801 Meadow Street satisfies Criteria for Designation A, G, I, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 1801 Meadow St MOTION: Designate, Criteria A, G, I & J MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 5115-39 BELFIELD AVE

Name of Resource: "Sleepy Hollow" Mill Complex and Site

Proposed Action: Designation

Property Owner: Belfield Lofts LLC

Nominator: Keeping Society

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

OVERVIEW: This nomination proposes to designate the property at 5115-39 Belfield Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A, I, and J. From c.1736–44 to 1983, the site was home to a variety of manufactories including a paper mill, a grist mill, chocolate and mustard mills, woolen and worsted yarn mills, a tenanted textile mill, and a surgical instruments factory. Under Criteria A and J, the nomination argues that the former mill complex speaks to two and a half centuries of commercial and industrial development and heritage, and represents the cultural, economic, and social history of the community, city, and state. Under Criterion I, the nomination contends that the site may be likely to yield archaeological information important in the history of the colonial and industrial age economies in Germantown.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5115-39 Belfield Avenue satisfies Criteria for Designation A, I, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5115-39 Belfield Avenue satisfies Criteria for Designation A, I, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:09:40

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- Jim Duffin supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The site was home to a variety of manufactories beginning in the mid-1700s and ending in 1983.

The Historical Commission concluded that:

- The former mill complex speaks to two and a half centuries of commercial and industrial development and heritage, and represents the cultural, economic, and social history of the community, city, and state, satisfying Criteria A and J.
- The site may be likely to yield archaeological information important in the history of the colonial and industrial age economies in Germantown, satisfying Criterion I.

ACTION: Ms. Cooperman moved to find that the property at 5115-39 Belfield Avenue satisfies Criteria for Designation A, I, and J, and to designate it as historic, listing it on the Philadelphia

Register of Historic Places. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 5115-39 Belfield Ave MOTION: Designate, Criteria A, I & J MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	12				1

DISSTON-TACONY INDUSTRIAL WATERFRONT HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Various

Nominator: Tacony Community Development Corporation

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

OVERVIEW: This nomination proposes to designate the Disston-Tacony Industrial Waterfront Historic District and list it on the Philadelphia Register of Historic Places. The proposed historic district is in the Tacony neighborhood and includes 16 tax parcels containing 45 historic resources. The proposed historic district is the location of the Henry Disston & Sons Keystone Saw Works which resided there from 1872 to 1955. The company transformed the saw making and tool making industry not only in Philadelphia but throughout the United States in the late nineteenth and early twentieth centuries. The company was founded by English immigrant Henry Disston in the 1840s in the Northern Liberties neighborhood. With plans for expansion, he began developing the Tacony property for his company in 1872 with plans to move all operations to this waterfront location.

Under Criterion A, the nomination contends that the historic district comprises the buildings, structures, and other physical features that historically represent, the formative and most important industrial complex in the Tacony neighborhood, as well as one of the most significant in Philadelphia. The firm and its manufacturing plant also satisfy Criterion A in the area the development of saw and tool manufacturing in Philadelphia and throughout the United States.

Under Criterion G, the nomination asserts that the district is a distinctive industrial area which should be preserved for its ties to Philadelphia's manufacturing history, and as an intact industrial plant that exemplifies the economic heritage of Tacony and Philadelphia. Finally, the nomination argues that the Keystone Saw Works and its manufacturing plant satisfy Criterion J in the areas of cultural, economic, and social heritage, as related to the Tacony neighborhood, and economic and social trends in the larger City of Philadelphia.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Disston-Tacony Industrial Waterfront Historic District satisfies Criteria for Designation A, G, and J. For the purposes of this nomination, staff recommends that all vacant land more than 20 feet from a resource identified in the inventory as contributing or significant shall be considered non-contributing.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Disston-Tacony Historic District satisfies Criteria for Designation A, G, and J. The Committee also recommended that all vacant land more than 20 feet from a resource identified in the inventory as contributing or significant should be considered non-contributing.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:15:55

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- No one represented property owners at the meeting. Ms. Mehley noted that, prior to the meeting, David G. Wolf, who was representing the ownership of three properties, 6801 New State Road, Units A, B, and C, sent letters to the Historical Commission opposing the nomination.

PUBLIC COMMENT:

- David Traub, representing Save Our Sites, supported the nomination.
- Patrick Grossi, representing the Preservation Alliance for Greater Philadelphia, supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Disston Saw Works are significant to the history of the Philadelphia and foundational to the Tacony neighborhood.
- The proposed historic district is a complex property, and the nomination identifies and explains its history and resources in a manner that is both readable and comprehensive.
- The proposed boundary of the historic district is pulled back slightly from the waterfront to account for the creation of the Delaware River Greenway project. The boundary of the proposed historic district will not overlap with the Greenway area but will run adjacent to the city-owned waterfront trail.

The Historical Commission concluded that:

- The historic district comprises the buildings, structures, and other physical features that historically represent the formative and most important industrial complex in the Tacony neighborhood, as well as one of the most significant in Philadelphia,

satisfying Criterion A. In addition, the firm and its manufacturing plant were significant in the area the development of saw and tool manufacturing in Philadelphia and throughout the United States, also satisfying Criterion A.

- The historic district is a distinctive industrial area that should be preserved for its ties to Philadelphia's manufacturing history, and as an intact industrial plant that exemplifies the economic heritage of Tacony and Philadelphia, satisfying Criterion G.
- The historic district satisfies Criterion J in the areas of cultural, economic, and social heritage, as related to the Tacony neighborhood, and economic and social trends in the larger City of Philadelphia.
- All vacant land more than 20 feet from a resource identified in the inventory as contributing or significant should be considered non-contributing.

ACTION: Ms. Cooperman moved to find that the Disston-Tacony Industrial Waterfront Historic District satisfies Criteria for Designation A, G, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Lippert seconded the motion, which passed by unanimous consent.

ITEM: Disston-Tacony Industrial Waterfront Historic District					
MOTION: Designate, Criteria A, G and J					
MOVED BY: Cooperman					
SECONDED BY: Lippert					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	12				1

OLD BUSINESS

ADDRESS: 6901 GERMANTOWN AVE

Proposal: Construct multifamily building in side yard

Review Requested: Final Approval

Owner: Adam Deeves and Tim Keene

Applicant: Lea Litvin, LO Design

History: 1798; Joseph Gorgas House; porch added, 1860

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

BACKGROUND: The property at 6901 Germantown Avenue includes a late-eighteenth-century stone structure, the Joseph Gorgas House, located at the corner of Germantown Avenue and Gorgas Lane, and a large parking lot at the side and rear. The property's large open space historically functioned as a side and rear yard. Aside from a wood-frame shed or stable building at the rear of the stone house, historic maps show that no other structures existed on the site. This application proposes new construction on the site of the parking lot.

The application originally proposed one large, multi-unit building that was to be clad in stone and blackened cedar siding with large dormers and a standing seam metal roof. The Architectural Committee commented that the massing was not compatible with the historic structure; the design details such as the dormers and cladding were incompatible; and the relationship of the building to the ground was inappropriate, owing to the lack of fenestration on the front façade.

The application has since been revised to address the Committee's concerns. The massing of the proposed building has been reduced significantly in both height and width. The large, single building has been separated into three smaller structures. Fenestration has been added to the Germantown Avenue façade. The large dormer has been removed from the front elevation. Finally, the cladding has been changed from blackened cedar to a light linear brick to complement the historic stone structure.

SCOPE OF WORK:

- Construct building in location of existing parking lot.

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 proposed three-story building would be differentiated from the historic building, though it would not be compatible. While the standing seam metal roof and stone cladding reflect the materials of the historic building and surrounding context, the blackened cedar siding, the dominant material of the new construction, would not be compatible. The proposed building is too large in massing, size, and scale and should be reduced to more closely match the massing of the historic building.

- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:*
 - o *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - o *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - o *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - The first-story wall fronting Germantown Avenue, the primary façade of the building, would be clad in stone with one door centered on the elevation. It would include no other fenestration. The lack of fenestration at this façade would adversely impact the historic streetscape, a main commercial corridor through Northwest Philadelphia, and should be modified to include punched window openings.
 - Owing to the massing, size, and scale of the new construction and its siting around the building, the new construction would result in the diminution of the historic character of the building.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:27:40

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Architects Lea and Evan Litvin of LO Design represented the application.

PUBLIC COMMENT:

- Oscar Beisert opposed the application.
- Nancy Pontone asked a question.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 6901 Germantown Avenue was individually designated in 1957, owing to its significance as an eighteenth-century stone residence along Germantown Avenue, the historic corridor of Northwest Philadelphia.
- The application has been significantly revised from the initial proposal reviewed by the Architectural Committee. During its review of the initial application, the Committee found that the proposed new construction was incompatible in massing, scale, size, and architectural features.
- The application has been significantly revised to reduce the height and width of the proposed new construction. The single building has been divided into three smaller masses. Fenestration has been added to the Germantown Avenue elevation, and the large dormer has been removed from the front elevation. The cladding has also been

changed from blackened cedar to a light brick.

The Historical Commission concluded that:

- As revised, the proposed new construction is appropriate in massing, scale, size, and architectural features. The work complies with Standard 9.
- As revised, the proposed new construction would not result in the diminution of the historic character of the existing building, nor would it have an adverse impact on the historic streetscape. The work complies with the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 6901 Germantown Ave					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington					X
Total	11				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:51:08

ACTION: At 12:54 p.m., Mr. Mattioni moved to adjourn. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Mattioni					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington					X
Total	11				2

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission 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.