

**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION
PHILADELPHIA HISTORICAL COMMISSION**

**20 JULY 2022, 9:30 A.M.
REMOTE MEETING ON ZOOM
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

The Chair called the meeting to order at 9:32 a.m. The following Committee members joined her:

Committee Member	Present	Absent	Comment
Emily Cooperman, Ph.D., chair	X		
Suzanna Barucco	X		
Jeff Cohen, Ph.D.	X		
Bruce Lavery		X	
Debbie Miller		X	
Elizabeth Milroy, Ph.D.	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jon Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Nika Faulkner, Historical Commission Intern
Shannon Garrison, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II

The following persons attended the online meeting:

Matthew McClure, Esq., Ballard Spahr
Cheryl Feldman
Meredith Trego, Esq., Ballard Spahr
Celeste Morello
Kevin McMahon
Nick Kraus, Heritage Consulting Group
Michael LaFlash
Justino Navarro
Aaron Holly
Katelyn Lucas
Marlene Schleifer
Patrick Grossi, Preservation Alliance
Patricia Freeland
Jay Farrell
Steven Peitzman
Kamia McDaniels

Hal Schirmer
Maya Hogarth
Robert Powers
David Landskroner
Paul Steinke, Preservation Alliance
Oscar Beisert
David Traub, Save Our Sites
Holly Scally
Michael Phillips, Esq., Klehr Harrison
Brian Bishara
Alina Macneal
Khan Shibly
Zachary Goldberg

ADDRESS: 2301 FAIRMOUNT AVE

Name of Resource: Rothacker-Orth Brewery and Lager Beer Saloon
Proposed Action: Designation
Property Owner: Fairmount LG Holdings LLC
Nominator: Preservation Alliance for Greater Philadelphia
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the property at 2301 Fairmount Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A and J. Under Criterion A, the nomination argues that the property has significant interest or value as part of the development, heritage, and cultural characteristics of the City, Commonwealth, or Nation, as a survivor of the early stage in the development of the city's lager brewing industry, for which Philadelphia was nationally known by the late-nineteenth century. Under Criterion J, the nomination contends that the corner building, constructed in 1845, exemplifies the cultural, political, economic, social or historical heritage of the community, serving as the first location of what eventually became two of the largest lager beer breweries in the adjacent Brewerytown neighborhood of Philadelphia during the late-nineteenth century.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2301 Fairmount Avenue satisfies Criteria for Designation A and J.

START TIME IN ZOOM RECORDING: 00:05:45

PRESENTERS:

- Ms. Chantry presented the nomination to the Committee on Historic Designation.
- Patrick Grossi of the Preservation Alliance for Greater Philadelphia represented the nomination.
- Attorney Meredith Trego and preservation consultant Nick Kraus represented the property owner.

DISCUSSION:

- Mr. Grossi summarized the historic significance of the property as it related to German lager beer brewing and its continuous use as a saloon.

- Ms. Trego agreed that the three-story main block and one-story brick rear addition satisfy Criteria for Designation A and J. She requested excluding the later rear additions from the designation or classifying them as non-contributing.
- Mr. Kraus presented a series of slides, arguing for the significance of only the main block and one-story brick rear addition. He explained that the glazed greenhouse addition at the rear dates to 1986, and above that is a mechanical screen enclosure of no historic significance. He concluded that there is nothing at the rear portion of the existing site that conveys anything that may have related to a building from that period.
- Ms. Barucco asked for more information about the second-story frame addition at the rear that is currently clad in vertical metal siding. She noted that a 1947 photograph showed it as a frame addition with cornice. She asked if the frame addition remains under the cladding.
 - o Mr. Kraus responded that, during the period of significance specified in the nomination, there was a one-story brick bump out, and the frame addition above seems to have been constructed after the period of significance, which ends circa 1900.
- Ms. Milroy asked Mr. Grossi about the period of significance, which is proposed as 1859 to circa 1900. She noted the building was constructed in 1845.
 - o Mr. Grossi responded that the period of significance begins with the Rothacker ownership but added that he would support it beginning with the construction of the building.
- Ms. Milroy noted significance owing to proximity to the newly established Fairmount Park and the Schuylkill River.
- Ms. Cooperman asked about the location of lagging caves.
 - o Ms. Milroy responded that the lagging caves were near Mount Pleasant but the precise location is unknown.
- Ms. Barucco observed that the nomination describes the building as being faced in brick, but rather it should say that it is a brick building.
- Ms. Barucco returned to the question of the second-story rear addition and if it should be considered non-contributing, as proposed by Mr. Kraus. She suggested including it as contributing unless and until it is proven that it is later than the period of significance or if no historic material remains under the cladding.
 - o Ms. Trego reminded the Committee that the proposed period of significance ends circa 1900.
 - o Mr. Cohen suggested that the Committee could make a general recommendation that all additions that fall within the period of significance are contributing.

PUBLIC COMMENT:

- Ms. Chantry noted that the Committee was provided with a packet of public comment in advance of the meeting, all from near neighbors or community groups, and all in support of the designation.
- David Traub, representing Save Our Sites, commented in support of designation. He stated that the building is handsome.
- Bob Powers, a resident of the Spring Garden neighborhood, commented in support of the designation.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The building was constructed in 1845 but the proposed period of significance begins in 1859. The proposed period of significance ends circa 1900.
- The rearmost greenhouse addition and clad addition are later additions and should be considered non-contributing.
- The second-floor rear addition atop the first-floor rear brick addition may be an earlier frame addition, but its provenance is unknown based on the information provided.

The Committee on Historic Designation concluded that:

- The property has significant interest or value as part of the development, heritage, and cultural characteristics of the City, Commonwealth, or Nation, as a survivor of the early stage in the development of the city's lager brewing industry, for which Philadelphia was nationally known by the late-nineteenth century, satisfying Criterion A.
- The property exemplifies the cultural, political, economic, social or historical heritage of the community, serving as the first location of what eventually became two of the largest lager beer breweries in the adjacent Brewerytown neighborhood of Philadelphia during the late-nineteenth century, satisfying Criterion J.
- The period of significance should begin with the construction date of the building, being 1845.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2301 Fairmount Avenue satisfies Criteria for Designation A and J and should be designated as historic and listed on the Philadelphia Register of Historic Places, with the recommendation to amend the period of significance to 1845 through circa 1900, and to classify any post circa 1900 rear additions as non-contributing.

ITEM: 2301 Fairmount Ave.

MOTION: Designate, Criteria A and J; period of significance to be 1845 to c. 1900 with later additions classified as non-contributing

MOVED BY: Cohen

SECONDED BY: Milroy

VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty					X
Debbie Miller					X
Elizabeth Milroy	X				
Total	4				2

ADDRESS: 920-22 N 19TH ST

Name of Resource: Bishop Ida B. Robinson House

Proposed Action: Designation

Property Owner: Center City Real Estate Group LLC

Nominator: Nika Faulker, Historical Commission intern

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

OVERVIEW: This nomination proposes to designate the property at 920-22 N. 19th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property is significant under Criterion for Designation A for its association with Bishop Ida B. Robinson, founder of the Mount Sinai Holy Church of America and an influential figure in the history of Black churches in Philadelphia, as well as Father Divine, founder of the International Peace Mission Movement. Ida B. Robinson owned the property from 1923 to 1946. The International Peace Mission Movement owned the property from 1948 to 1991.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 920-22 N. 19th Street satisfies Criterion for Designation A.

START TIME IN ZOOM RECORDING: 00:40:30

PRESENTERS:

- Ms. Chantry presented the nomination to the Committee on Historic Designation.
- Ms. Faulkner represented the nomination.
- No one represented the property owner. Ms. Chantry noted that the Historical Commission's staff mailed the requisite notice letters but has not been contacted by the property owner.

DISCUSSION:

- Ms. Faulkner summarized the historic significance of Ida B. Robinson. She stated that the later association with Father Divine and the International Peace Mission Movement was uncovered while researching the property for its significance with Bishop Robinson.
- Ms. Barucco asked whether Ms. Faulkner found additional information about the other properties that Bishop Robinson was involved with in Philadelphia and the surrounding area.
 - o Ms. Faulkner responded that she did find much additional information about other properties associated with Bishop Robinson.
- Ms. Milroy and Mr. Cohen pointed out several typographical errors that the staff could correct.
- Mr. Cohen commented that the nomination was well-researched and made the argument for designation.
 - o Ms. Milroy agreed.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- Ida B. Robinson owned this property from 1923 to 1946. The International Peace Mission Movement owned this property from 1948 to 1991.

The Committee on Historic Designation concluded that:

- The property is significant under Criterion for Designation A for its association with Bishop Ida B. Robinson, founder of the Mount Sinai Holy Church of America and an influential figure in the history of Black churches in Philadelphia, as well as Father Divine, founder of the International Peace Mission Movement.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 920-22 N. 19th Street satisfies Criterion for Designation A and should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 920-22 N 19th St.					
MOTION: Designate, Criterion A					
MOVED BY: Milroy					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty					X
Debbie Miller					X
Elizabeth Milroy	X				
Total	4				2

ADDRESS: 2095 AND 2100 E WILLARD ST

Name of Resource: Amber Mills/C.H. Masland & Sons/Masland Duraleather Company

Proposed Action: Designation

Property Owner: Richmond Mills LP

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the properties at 2095 and 2100 E. Willard Street and list them on the Philadelphia Register of Historic Places. The nomination contends that the properties, which are currently jointly owned and historically associated with one another, are significant under Criterion for Designation J as part of the industrial heritage of the Kensington neighborhood. The complex was constructed in phases between 1886 and 1925 for C.H. Masland & Sons' Amber Mills, a carpet manufacturer, which operated at the site from 1886 to 1928. Between 1914 and 1928, the Amber Mills recalibrated to serve a new Masland family enterprise, the Masland Duraleather Company, which operated out of the properties from 1914 to 1978.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 2095 and 2100 E. Willard Street satisfy Criterion for Designation J.

START TIME IN ZOOM RECORDING: 00:48:40

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Committee on Historic Designation.
- Oscar Beisert represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Mr. Beisert noted that he enjoyed working on the nomination. He explained that he believes the owner is aware of the nomination and is not opposed, but that he does not represent the owner. He opined that the complex is an incredible survivor of impressive industrial blocks that once were abundant in the area, with many of the surrounding blocks occupied by related industries.
- Ms. Milroy opined that the history presented in the nomination was fascinating. She commented that she would have loved to learn more about the architecture, but that the nomination as written lays out the significance of the properties. She noted that the size of facility is impressive, and it is wonderful that it survives as part of Kensington's history.
- Ms. Barucco agreed, noting that it is interesting that this was one of the mill companies that made a successful transition to another industry.
- Ms. Barucco opined that the nomination was hard to follow in some places, noting that some of the figure captions do not match up, and that it would be helpful if the photographs and aerials of the site followed the geography.
- Ms. Milroy suggested that nominators label aerial photographs and figures with cardinal directions, rather than just including the directions in the captions.
- Mr. Cohen commented that a great amount of research went into the nomination. He noted that he found some typographical errors that he could provide to the staff to fix.
 - o Ms. Cooperman clarified that the typographical errors do not detract from the overall significance of the nomination or property.
- Mr. Beisert responded that he did not object to the criticism but asked for explicit directions for improvement.
 - o Ms. Cooperman responded that the Committee suggests that any plans or aerial views of the property include a north arrow on the image itself, not just in the caption.
 - o Ms. Cooperman also suggested for all nominations that they include a locator map to show the location in the city.
 - o Mr. Cohen suggested that citations include more detailed sources than just the repository.

PUBLIC COMMENT:

- David Traub of Save Our Sites supported the nomination, opining that it is a significant, handsome complex of buildings and that architectural significance should have been cited in the nomination as well.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The properties at 2095 and 2100 E. Willard Street are currently jointly owned and historically associated with one another.

- The complex was constructed in phases between 1886 and 1925 for C.H. Masland & Sons' Amber Mills, a carpet manufacturer, which operated at the site from 1886 to 1928. Between 1914 and 1928, the Amber Mills recalibrated to serve a new Masland family enterprise, the Masland Duraleather Company, which operated out of the properties from 1914 to 1978.

The Committee on Historic Designation concluded that:

- The properties at 2095 and 2100 E. Willard Street are significant under Criterion for Designation J as part of the industrial heritage of the Kensington neighborhood.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 2095 and 2100 E. Willard Street satisfy Criterion for Designation J and should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 2095 and 2100 E Willard St					
MOTION: Designate; Criterion J					
MOVED BY: Milroy					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty					X
Debbie Miller					X
Elizabeth Milroy	X				
Total	4				2

ADDRESS: 3001 W SCHOOL HOUSE LN

Name of Resource: Woodside Stable and Carriage House

Proposed Action: Designation

Property Owner: William Penn Charter School

Nominator: East Falls Historical Society

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

OVERVIEW: This nomination proposes to designate a building on the property at 3001 W. School House Lane. The nomination contends that the carriage house/stable of the former Woodside estate of Edward T. Steel, constructed circa 1889, is significant under Criteria for Designation A and E. Under Criterion A, the nomination contends that the building is significant as part of the development of country seats along School House Lane in the nineteenth century. Under Criterion E, the nomination explains that the building is the work of prestigious Victorian-era architect Addison Hutton, who redesigned the Woodside mansion as well as Steel's city residence at 1334 Walnut Street.

The Historical Commission designated the property at 3001 W. School House Lane in 1984. At the time, the property, a large estate, was known as Woodside. It included a large house,

carriage house, cow shed, log tool shed, and gardener's cottage. In 1985, the property owner applied to demolish the buildings to construct sports playing fields. The Historical Commission delayed but did not have the authority at the time to prevent the demolition. The house and three outbuildings were demolished in 1986. The carriage house, the currently nominated building, was retained, not demolished, and incorporated into a building with athletic facilities. After the demolition, the Historical Commission rescinded the designation of the entire property. This nomination proposes to redesignate the carriage house, but not the remainder of the property.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the building satisfies Criterion for Designation E but not Criterion A. The staff contends that an altered, decontextualized carriage house does not have the capacity to represent the development of country seats along School House Lane in the nineteenth century.

START TIME IN ZOOM RECORDING: 01:06:15

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Committee on Historic Designation.
- Steven Peitzman represented the nomination.
- No one represented the property owner. Mr. Farnham noted that the Historical Commission's staff sent the requisite notice letters.

DISCUSSION:

- Mr. Peitzman commented that there was at one time a range of estates along School House Lane in what was then thought of more as part of Germantown. He challenged the staff's recommendation against the inclusion of Criterion A, opining that it is unfortunate that only a gatehouse or carriage house here and there remain to tell the history of country estates along School House Lane. He noted that most of the old houses are gone, removed for development or institutional growth. He argued that Criterion A does not say it has to be representative, but just that there is interest as part of the development of the city. He opined that the building was likely important to Mr. Steel, who was an equestrian and for whom riding would have been an important part of country living for a gentleman of that period. He noted that, although the building is now connected to a non-historic building housing squash courts, the exterior remains largely unaltered.
- Ms. Milroy commented that the Sedgely Porter's House might be a worthy comparison to this building. She questioned under what Criteria it was designated.
 - o Mr. Cohen responded that the designation likely pre-dates the Historical Commission's adoption of nominations and Criteria for Designation.
- Ms. Cooperman suggested that the argument made in the nomination under Criterion A may be more applicable to Criterion J, as the argument is for the significance of the community, rather than the city as a whole. She noted that there are some remaining main houses of the historic estates in the area, including what is now the Spector Library on Jefferson's East Falls campus.
- Mr. Cohen noted that the building was constructed during a period in which carriages allowed a certain class of people the option of relatively easy travel to estates outside of the city proper. Carriages are what made these estates accessible, so carriage houses such as this one would have been necessary pieces of equipment. He noted, however, that that does not mean that every carriage house or house with a carriage house is automatically significant.

- Ms. Cooperman agreed, noting that it is impressive and significant that the carriage house was designed by Addison Hutton, but that carriage houses served a dependent function rather than an independent one. The carriage house would not be there if the house had not been there. She noted that in the hierarchical scheme of things, a carriage house is not the most important component of an estate, but it is an important one.
- Mr. Cohen commented that, if there was an exemplar for building type, this is a truly remarkable carriage house. He lauded the strong design of the building, which is not ostentatious. He also noted that he felt that the argument for significance under Criterion A in the nomination is more appropriate for Criterion J.
 - o Ms. Cooperman agreed, noting that the significance ascribed to the estates along School House Lane speak more to the community-level than city-wide level.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society supported the nomination and the inclusion of Criterion A but noted that there are a number of historic mansions remaining along the street.
- David Traub of Save Our Sites supported the nomination and inclusion of Criterion A in addition to architectural qualities. He stated that it is a handsome building.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The existing carriage house/stable at 3001 W. School House Lane was constructed circa 1889 on the Woodside estate of Edward T. Steel.
- The Woodside estate, which included at the time a large house, the existing carriage house, a cow shed, log tool shed, and gardener's cottage, was designated and listed on the Philadelphia Register in 1984.
- In 1985, the property owner applied to demolish the buildings on the Woodside estate to construct sports playing fields. All but the carriage house was demolished. The Historical Commission subsequently rescinded the designation of the property.
- The nomination proposes to redesignate the carriage house, but not the remainder of the property.

The Committee on Historic Designation concluded that:

- The carriage house was designed by prominent local architect Addison Hutton, satisfying Criterion E.
- The carriage house of the former Woodside estate of Edward T. Steel represents the development of country seats along School House Lane in the nineteenth century, satisfying Criterion J rather than Criterion A as cited in the nomination.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the carriage house building, a portion of the property at 3001 W. School House Lane, satisfies Criteria for Designation E and J and should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 3001 W. School House Ln

MOTION: Designate; Criteria E and J instead of A

MOVED BY: Cohen

SECONDED BY: Barucco

VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery					X
Debbie Miller					X
Elizabeth Milroy	X				
Total	4				

ADDRESS: 704 CHESTNUT ST

Name of Resource: Philadelphia Evening Telegraph Building/Las Vegas Lounge

Proposed Action: Reclassify

Property Owner: 700 Chestnut Street Associates

Applicant: Michael Phillips, Esq., Klehr Harrison

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

OVERVIEW: This application proposes to reclassify the property at 704 Chestnut Street from Contributing to Non-contributing in the Chestnut Street East Historic District. The application argues that the building at the site was greatly altered, resulting in a significant loss of architectural character. The top two floors and shaped parapet of the five-story building were removed between 1923 and 1959, probably in 1930s, when alterations were completed for a restaurant. The storefront area has been altered many times and retains no original features.

The application notes that the Historical Commission set a precedent when it amended the classifications of two similar buildings from Contributing to Non-contributing at the time it designated the district in November 2021. The Historical Commission changed the classifications of the properties at 703 and 705 Chestnut Street at the request of the property owner for the same reasons as cited in this request, loss of architectural character. The Historical Commission found at the time of the designation of the district, when it classified the properties at 703 and 705 Chestnut Street as Non-contributing, that:

The buildings at 703 and 705 Chestnut Street were originally five stories in height and altered to two stories in the first half of the twentieth century. The building at 705 Chestnut Street was reclad in 1942, and both properties had additional alterations to their storefronts over time. The building envelopes have been substantially altered from their historic form and are no longer able to represent their historic character.

STAFF RECOMMENDATION: The staff recommends that, in light of the precedent set by the Historical Commission's changes of the classifications of the properties at 703 and 705 Chestnut Street, where upper floors were removed and storefronts altered, the property at 704 Chestnut Street should be reclassified from Contributing to Non-contributing in the Chestnut Street East Historic District.

PRESENTERS:

- Mr. Farnham presented the reclassification request to the Committee on Historic Designation.
- Attorney Michael Phillips represented the property owner.

DISCUSSION:

- Mr. Phillips summarized the history of the subject building at 704 Chestnut Street as well as the adjacent building at 700-02 Chestnut Street, which his client also owns. He stated that his client will be seeking to demolish the building at 704 Chestnut Street and construct an addition at 700-02 Chestnut Street that will extend onto the lot at 704 Chestnut Street. He explained that the building at 704 Chestnut Street was constructed in the 1850s as a five-story, highly detailed and ornamented building for a perfume company. In the 1890s, the front façade was removed and reconstructed to the south, when Chestnut Street was widened. The building was used as the headquarters for the *Evening Telegraph*, a newspaper. The newspaper building was five stories in height with an ornamented pediment at the fifth floor. The pedimented reflected similar pediments on the buildings to the west. The building at 700-02 Chestnut Street was constructed in the 1920s. Between 1922 and 1959, the upper two floors and decorative pediment were removed from the building at 702 Chestnut Street. The storefront was replaced at that time. The storefront was replaced again in the late 1960s or early 1970s. The storefront was again replaced in 2001 for the Las Vegas Lounge. The only original portions of the building are the second and third floors, which are devoid of any architectural features.
- Mr. Phillips then discussed the buildings at 703 and 705 Chestnut Street, directly across the street. The Historical Commission reclassified them from contributing to non-contributing at the request of the property owner when it designated the historic district in 2021. Both buildings were cut down from five to two stories and both have altered storefronts.
- Mr. Phillips concluded that the alterations to the building at 702 Chestnut Street have stripped the building of its important and meaningful architectural characteristics. It should have been classified as non-contributing to the historic district.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance acknowledged that the building was cut down from five stories to three, architectural detailing was removed from the remaining floors, and the storefront has been replaced more than once. He concluded that the building was “simplified.” However, he asserted that the building “still has easily visible original aspects.” The buildings at 703 and 705 Chestnut Street, which were classified as non-contributing, were more significantly altered, he contended. He concluded that the building at 704 Chestnut Street should retain its contributing classification.
- Jay Farrell stated that the building in question “has been reduced to a virtual stump,” but its contributing classification should be retained. It is one of the last vestiges of a newspaper district. Mr. Farrell listed several newspapers located in the area in the late nineteenth century. He concluded that “it is what it is but still has historic significance.”
- Steven Peitzman stated that he agreed with Mr. Steinke.

- David Traub stated that the building “has a very handsome aspect.” He noted that some buildings are added to; this one has been “subtracted to.” He asserted that the owner wants to “declassify it for their own reasons.” He objected to reclassifying the property as non-contributing.

ADDITIONAL DISCUSSION:

- Ms. Cooperman stated that the buildings at 703 and 705 Chestnut Street have lost their original character but the building at 702 Chestnut Street has not. She stated that the building at 702 Chestnut Street retains its early twentieth-century character. She stated that the situations with the buildings are not the same.
- Mr. Cohen agreed. He stated that the photograph of 704 with 706 Chestnut Street shows the continuity of the historic buildings. He objected to changing the classification.
- Ms. Milroy agreed with Mr. Cohen. She stated that buildings on commercial streets change constantly. She stated that the “remnant” is significant.
- Ms. Barucco concurred.
- Mr. Phillips noted that someone commenting called the building “a virtual stump.” He asserted that the Historical Commission should not be requiring a property owner to retain a “stump.” Requiring the retention of a “stump” is not in the public’s interest. He stated that reclassifying this building would not set a precedent. He noted that this building and those already classified are the only buildings in the small district that have been drastically altered. “Stumps don’t grow. They don’t thrive. They are extremely difficult to adaptively reuse.” He concluded that the two remaining, simplified bays of windows are not emblematic of the district and should be reclassified as non-contributing.
- Ms. Cooperman disagreed. She stated that the building is not a stump. It is a whole building, although cut down. The building at 703 Chestnut Street is a stump. This building is not.
- Ms. Milroy stated that the period of significance of the historic district extends to 1965. The changes to this building largely occurred before 1965.
- Ms. Barucco stated that we should look at the district as a whole and not the individual building. The building at 704 Chestnut Street contributes to the district as a whole, even if it has been cut down and otherwise altered.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The building at 704 Chestnut Street was constructed in the 1850s, significantly altered in the 1890s, when the front façade was removed and a new façade was constructed to accommodate the widening of Chestnut Street, and significantly altered again between 1922 and 1959, when the top two floors were removed.
- The storefront at 704 Chestnut Street has been replaced at least five times, and perhaps more. None of the original 1850s or 1890s storefront features survive.

The Committee on Historic Designation concluded that:

- The surviving second and third-floor façade retains enough of the 1890s character of the building to warrant the retention of the Contributing classification of the property at 704 Chestnut Street in the inventory of the Chestnut Street East Historic District.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission retain the Contributing

classification of the property at 704 Chestnut Street in the inventory of the Chestnut Street East Historic District.

ITEM: 704 Chestnut St.					
MOTION: Retain Contributing classification for 704 Chestnut St					
MOVED BY: Barucco					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery					X
Debbie Miller					X
Elizabeth Milroy	X				
Total	4				2

ADJOURNMENT

The Committee on Historic Designation adjourned at 11:38 a.m.

PLEASE NOTE:

- Minutes of the Committee on Historic Designation 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.

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.