

**THE MINUTES OF THE 763RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 MARCH 2026, 9:00 A.M.
REMOTE MEETING ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Prior to the start of the meeting, Krystle Baker, the City of Philadelphia's deputy chief integrity officer, spoke to the Commissioners about the financial disclosure submission process.

Mr. Frankel, the Chair, called the meeting to order at 9:08 a.m. and announced the presence of a quorum. The following Commissioners joined him:

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

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

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner II
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Leonard Reuter, Esq., Law Department
- Josh Schroeder, Historic Preservation Planner I
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the meeting on Zoom:

Allison Weiss, SoLo Germantown
Alex Bruno, Leake Engineering
Brendan Illis
Brenden Garza
Carrie Kingsbury
David Traub, Save Our Sites
Elizabeth Milroy
Gabriel Gottlieb
Hanna Stark, Preservation Alliance
Hsing-Yuan Chen
Jay Farrell
John Cunningham
Justin Cook
Kimberly Haas, Hidden City Philadelphia
Krista Gebbia, Chestnut Hill Conservancy
Lauren Thomsen, Lauren Thomsen Design
Michael Phillips, Esq., Klehr Harrison
Patrick Duffy
Paul Kingsbury
Roy Aharonovich
Sara Pochedly, Toner Architects
Sherman Aronson
Stephanie Magagna, Esq., Klehr Harrison
Stephanie Pennypacker
Stephen Perzan
Trevor Cordivari
Yevgeny Desyatnik
Zamir Garcia, M Architects

ADOPTION OF MINUTES, 762ND STATED MEETING, 13 FEBRUARY 2026

START TIME IN ZOOM RECORDING: 00:04:37

DISCUSSION:

- Mr. Frankel asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 762nd Stated Meeting, held 13 February 2026. No comments were offered.

ACTION: Mr. McCoubrey moved to adopt the minutes of the 762nd Stated Meeting of the Philadelphia Historical Commission, held 13 February 2026. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 762nd Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

REPORT OF THE ARCHITECTURAL COMMITTEE, 24 FEBRUARY 2026

CONSENT AGENDA

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

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Ms. Cooperman moved to adopt the recommendation of the Architectural Committee for the application for 1823 Delancey Place. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Adopt Architectural Committee recommendation for Consent Agenda item					
MOVED BY: Cooperman					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

AGENDA

ADDRESS: 321-23 CHESTNUT ST

Proposal: Install mural

Review Requested: Final Approval

Owner: National Liberty Museum

Applicant: Brenden Garza, National Liberty Museum

History: E.W. Clark Bank, National Liberty Museum

Individual Designation: 6/30/1970

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

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

OVERVIEW: This application proposes to install five rectangular murals on the east facade of the National Liberty Museum as part of an institutional revival and in preparation for the America 250th celebration. The murals would symbolize and highlight the museum's mission and values and activate this walkway that leads to the Ben Franklin Museum.

The five rectangular spaces where the murals would be installed were originally windows when the building was the E.W. Clark Bank. Those windows were infilled with brick at some point after 1959. The murals would be placed on the brick infill panels. The National Liberty Museum has chosen the mural artist Carrie Kingsbury of Promiseland Murals. The artist is proposing to use the parachute cloth method, painting with Nova Color Acrylic paint with an anti-graffiti coating and adhering the mural panels to the wall with a gel adhesive.

SCOPE OF WORK:

- Install five rectangular mural panels.

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 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.*

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the alternative method of attachment is presented to the Historical Commission, with the staff to review details, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:06:49

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Brenden Garza of the National Liberty Museum represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in support of the murals, but stated his concern that an approval might set a precedent for murals on other museums in

- historic buildings.
- Allison Weiss of SoLo Germantown Civic Association expressed her opposition to the murals.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Parachute cloth murals can only be removed using mechanical means such as sandblasting.
- To avoid problems with the removal of the murals in the future, they could be painted on aluminum panels that could be installed over the brick infill. The panels could later be removed easily.

The Historical Commission concluded that:

- The murals will satisfy Standard 9 if they are installed on aluminum panels that can be easily removed instead of on parachute cloth.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 321-23 CHESTNUT ST MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 1823 DELANCEY PL

Proposal: Insert garage; remove additions; add roof deck with pilot house

Review Requested: Final Approval

Owner: Patrick Duffy

Applicant: Lauren Thomsen, Lauren Thomsen Design

History: 1856; rear addition 1896

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

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

OVERVIEW: This application proposes several alterations to the rear addition and rear roof at 1823 Delancey Place, a contributing property in the Rittenhouse Fidler Residential Historic District. The existing rear addition may date to an 1896 alteration by Furness & Evans, with the rear copper bay added by 1916 at the latest. The rear of the building is on Cypress Street, a service alley with many garage entrances and visible decks on this block.

SCOPE OF WORK:

- Insert garage entrance at rear
- Remove one-story bump out over man door at rear
- Remove existing non-historic rooftop addition on main block
- Construct rear deck with pilot house on rear addition

STANDARDS FOR REVIEW:

- *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.*
 - The proposed scope for the rear of the building is compatible with the historic features and environment, 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 approval, provided brick is used as infill where the kitchen bay is being removed on the side, and salvaged copper including the bracket is reused in the modification on the side, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 1601 S 13TH ST

Proposal: Rehabilitate church for residential use

Review Requested: Review In Concept

Owner: Annex Investments II

Applicant: Ian Toner, Toner Architects

History: 1892; St. John's Baptist Church; Samuel Hall Day and Charles E. Oelschlager, architects

Individual Designation: 6/12/2020

District Designation: None

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

OVERVIEW: In January 2026, the Historical Commission reviewed and approved an in-concept application to convert the former St. John's Baptist Church in South Philadelphia to residential use. That application proposed to renovate the Romanesque Revival building and insert additional floor levels inside to convert it to a 26-unit apartment building.

The overall scope of the project, which was approved in concept, has not changed. The applicants have submitted a revised in-concept application seeking clarity on the form of the dormers that the Commission would approve, as the dormers have a significant impact on the design of the interior spaces and the financial viability of the project.

The first version of this project proposed four gabled dormers on the Tasker Street elevation. The Historical Commission's staff and the Architectural Committee suggested that combining the dormers into one or more shed dormers would make the dormers less obtrusive.

At the January 2026 meeting of the Historical Commission, the applicant presented a revised proposal with two wider shed dormers on each side of the building. The Commissioners opined that these revised dormers remained obtrusive and were not compatible with the overall massing. The Commissioners also recommended that the applicants explore a variety of roofing materials to replace the slate.

The applicants have submitted a revised dormer scheme showing four shed dormers on the Tasker Street elevation and five on the opposite side. They have also submitted a roofing estimate with various materials.

SCOPE OF WORK:

- Install new roof dormers
- Replace roofing

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.*
 - The proposed new dormers have a significant impact on the building. During a previous review, a variety of suggestions were offered about the form and number of dormers which would best mitigate this impact, but no consensus was found.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers,*

decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.

- As stated above, the proposed dormers will have a significant visual impact. Careful design may mitigate this impact and meet the Standards.

STAFF RECOMMENDATION: Approval in concept, provided the proposed dormers are redesigned to be smaller and better blend with the existing historic roof structure, pursuant to Standards 9 and the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the dormer design, pursuant to Standard 9 and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:18:10

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- Architect Sara Shonk Pochedly represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised dormer design addresses the concerns of the Architectural Committee by increasing the number of windows in the dormers and decreasing the window height.
- While maintaining or replacing the slate roof would be preferable for meeting historic preservation standards, an asphalt roof that attempts to replicate the appearance of the slate is an acceptable compromise, owing to the significant costs of real slate.

The Historical Commission concluded that:

- The proposed dormer scheme balances the interior space needs of the adaptive reuse project with the impact to the spatial relationships of the historic roof and therefore meets Standard 9 and the Roofs Guideline.

ACTION: Mr. McCoubrey moved to approve the revised application in concept, pursuant to Standard 9. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 1601 S 13TH ST MOTION: Approval in concept MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 8226 GERMANTOWN AVE

Proposal: Construct multi-unit residential building

Review Requested: Review In Concept

Owner: Vich Properties LLC and VP 8226 Germantown LLC

Applicant: Stephanie Boggs Magagna, Klehr, Harrison, Harvey, Bransburg LLP

History: 1760; Detweiler House; new façade, 1800

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

OVERVIEW: This application seeks in-concept approval for the construction of a four-story mixed-use building and parking spaces at 8226 Germantown Avenue. The “Detweiler House,” an eighteenth-century stone house, occupies the southeast portion of the lot. No exterior alterations or additions are proposed for the historic building. The new building will occupy the northeastern portion of the lot with new parking at the property’s rear. The new building’s size and massing has been reduced compared to previous proposals. The new building’s exterior is largely clad in off-white stucco and will have a slate mansard roof with dormers. Portions of the ground floor’s public facing façade will feature stone similar in appearance to the historic building.

Two previous versions of this project have undergone in-concept review by the Architectural Committee, most recently in November 2024. At that meeting the Committee recommended denial, stating that the new construction’s massing, size, and architectural features were not compatible with the historic property. The application was withdrawn before review by the Historical Commission.

SCOPE OF WORK:

- Construct four-story building with parking.
- Interior renovation of historic 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.*
 - The proposed new construction does not alter the historic building's exterior appearance nor any historic features. The proposed massing, size, and scale does not overwhelm the existing building. The proposal satisfies Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed new construction does not connect to the historic building nor does this proposal contain any exterior alterations to the historic building. Therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Approval in concept, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in concept, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:25:52

PRESENTERS:

- Mr. Schroeder presented the application to the Historical Commission.
- Attorney Stephanie Magagna and owner Roy Aharonovich represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites spoke in support of the application.
- Krista Gebbia of the Chestnut Hill Conservancy spoke in support of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The current proposal has benefited from the applicants' willingness to incorporate the recommendations of the Architectural Committee and community groups.
- The Detwiler House is the only historic building on the property.
- Archeological resources are likely present at the property.

The Historical Commission concluded that:

- The proposed structure is compatible with the historic Detwiler House and does not detract from the house's historic appearance, satisfying Standard 9.
- None of the proposed work will alter the historic Detwiler House's exterior, satisfying Standard 10.

ACTION: Mr. McCoubrey moved to approve the application in concept, pursuant to Standards 9 and 10. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 8226 GERMANTOWN AVE MOTION: Approval in concept MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 5416-26 LENA ST

Proposal: Convert three-story garage building for residential use

Review Requested: Final Approval

Owner: John A. Cunningham, Birdtalon LLC

Applicant: Hsing-Yuan Chen, HYC Architect PC

History: c. 1914-30

Individual Designation: None

District Designation: Germantown Urban Village Historic District, Contributing, 2/9/2024

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

OVERVIEW: This application proposes to convert a currently unused industrial building in the Germantown Urban Village Historic District into apartments. The building was constructed between 1914 and 1930 and is three stories tall with a fieldstone façade and faces Lena Street. To accomplish the conversion, the application proposes to install new windows and storefronts in existing openings on the front façade of the building and insert a series of new window openings in a side façade that faces the adjacent Earlham Street. The application also proposes to re-stucco the side façade and install a lightwell on the roof. In addition, an existing paved storage area surrounded by a CMU wall will be repurposed into a parking lot with an added egress door. The new windows and window openings will be visible from the adjacent Lena and Earlham Streets.

SCOPE OF WORK:

- Install new windows and storefronts
- Insert new window openings

- Install new stucco
- Install a lightwell

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.*
 - The proposed new windows, storefronts, window openings, and lightwell satisfy Standard 9 provided that the materials used are compatible. They will be differentiated from old features and are compatible with the massing, size, scale and architectural features of the property.
 - The proposed new stucco will satisfy Standard 9 provided that it is toned down to better blend with the historic character of the building.

STAFF RECOMMENDATION: Approval, provided that the new windows and storefronts are made with compatible materials and the new stucco is revised to a darker color that is more compatible with the historic materials of the building, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial as submitted, but approval if the suggested revisions are implemented, with the staff to review details, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:36:51

PRESENTERS:

- Mr. Till presented the application to the Historical Commission.
- Architect Hsing-Yuen Chen and owner John Cunningham represented the application.

PUBLIC COMMENT:

- Allison Weiss of SoLo Germantown Civic Association thanked the applicants and the Committee members for working to improve the project.
- David Traub of Save Our Sites commented in support of the application. He also suggested that the stucco on the side façade be pulled back slightly from the front corner to expose some additional stone.
- Justin Cook commented on his concerns with parking in the area owing to the recent construction of multiple apartments.
 - Mr. Thomas pointed out that the Historical Commission has jurisdiction over the exterior appearance of the building but has no jurisdiction over the use of the building or parking at it. He suggested that Mr. Cook participate in the zoning process to express parking concerns.
 - Mr. Cook further commented in support of the aesthetic changes to the building.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application has been revised in response to comments from the Architectural

Committee. Revisions include changing the size and shape of the proposed side façade windows, showing the proposed rooftop mechanical equipment with sightlines on the plans, changing the design of the front façade storefronts, and changing the color of the proposed new stucco. The revisions adequately respond to the Architectural Committee's concerns.

The Historical Commission concluded that:

- The application satisfies Standard 9. The proposed new windows, storefronts, stucco, and other alterations will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features of the building.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 5416-26 LENA ST MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

OLD BUSINESS

ADDRESS: 123 S BROAD ST, UNIT 1

Name of Resource: Main Banking Room, Fidelity-Philadelphia Trust Building

Proposed Action: Designation

Property Owner: Unit 1 Partners LP

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the Main Banking Room of the Fidelity–Philadelphia Trust Company Building, located at 123 S. Broad Street, and list it on the Philadelphia Register of Historic Places. The nomination asserts that the Main Banking Room meets Criteria for Designation C, D, and E. Under Criteria C and D, the Main Banking Room is identified as a significant example of Classical Revival architecture, with its design reflecting early twentieth-century banking institutions’ efforts to restore public trust by evoking classical ideals and employing materials that conveyed restraint, stability, and permanence. Under Criterion E, the nomination emphasizes the importance of the room’s three influential designers and artisans. These include the Philadelphia architectural firm Simon & Simon, responsible for the overall design of the building and the Main Banking Room; the sculptural elements attributed to the renowned Piccirilli Brothers; and the monumental stained-glass window, *History of Philadelphia*, created by D’Ascenzo Studios, one of the most successful and influential stained-glass firms in the United States during the early twentieth century.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Main Banking Room of the Fidelity-Philadelphia Trust Company Building at 123 S Broad satisfies Criteria for Designation C, D, and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Main Banking Room at 123 S. Broad Street satisfies Criteria for Designation C, D, and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:49:28

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- Attorney Michael Phillips represented the property owner.

PUBLIC COMMENT:

- Gabriel Gottlieb spoke in favor of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The original teller stations and marble knee walls are contributing rather than non-contributing elements of the interior. However, the Historical Commission can allow their alteration or removal at some point in the future if necessary to rehabilitate the interior space for a new use other than banking. The Historical Commission should provide the necessary flexibility to adapt the space for future tenants, ensuring that the property remains economically viable while simultaneously guaranteeing the

longterm preservation of its historic character.

- Should the teller stations and marble knee walls ever need to be removed, the owner should be required to document the elements and submit that documentation to the Historical Commission for its files.

The Historical Commission concluded that:

- 123 S. Broad Street, Unit 1 satisfies Criteria for Designation C, D, and E. Under Criteria C and D, the Main Banking Room is a significant example of Classical Revival architecture. Under Criterion E, the interior was created by three influential designers and artisans, the architectural firm Simon & Simon, the renowned Piccirilli Brothers sculptors; and the D'Ascenzo Studios, one of the most successful and influential stained-glass firms in the United States during the early twentieth century.

ACTION: Mr. Thomas moved to find that the nomination demonstrates that the public interior at 123 S. Broad Street, Unit 1 satisfies Criteria for Designation C, D, and E, and to designate it as a historic interior, listing it on the Philadelphia Register of Historic Places, with the finding that the teller stations and knee walls are contributing features, but their future removal will not be considered a demolition, provided they are documented and salvaged before removal. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 123 S BROAD ST, UNIT 1					
MOTION: Designate					
MOVED BY: Thomas					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:09:30

ACTION: At 10:18 a.m., Mr. Thomas moved to adjourn to executive session to discuss litigation. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Thomas					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Kelly Fleming (Commerce)	X				
Carney (PCPC)					X
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

PLEASE NOTE:

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

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

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

- (a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation or is associated with the life of a person significant in the past;
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (e) Is the work of a designer, architect, landscape architect or designer, or professional

engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;

(f) Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;

(g) Is part of or related to a square, park, or other distinctive area that should be preserved according to a historic, cultural, or architectural motif;

(h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City;

(i) Has yielded, or may be likely to yield, information important in pre-history or history; or

(j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.