

**THE MINUTES OF THE 733RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 SEPTEMBER 2023, 9:00 A.M.
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 9:02 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Donna Carney (Philadelphia City Planning Commission)		X	.
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Matthew Treat (Department of Planning and Development)	X		
Erin Kindt (Department of Public Property)	X		
Sara Lepori (Commerce Department)		X	
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)	X		

The meeting was held 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 III
Shannon Garrison, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner I
Ted Maust, Historic Preservation Planner I
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Law Department
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner I

The following persons attended the online meeting:

Alex Goldberg
Allison Weiss, SoLo Germantown
Bruce Bohri, Department of Planning and Development

Chris Stigler
Dan Lu
Daniel Saldana
Dave Nepley, Byberry Meeting
David Fecteau, Philadelphia City Planning Commission
David Hollenberg, University of Pennsylvania
Dennis Carlisle
Eileen Javers, Chestnut Hill Conservancy
Hanna Stark, Preservation Alliance
Isaac Elmakis
Janice Woodcock
Jay Farrell
Jesse Stricof
Judith Robinson, 32nd Ward RCO
Kevin McMahon, Powers & Co.
Khayla Saunders
Kimberly Haas, Hidden City Philadelphia
Logan Ferguson, Powers & Co.
Lori Salganicoff, Chestnut Hill Conservancy
Megan Schmitt
Meredith Trego, Esq., Ballard Spahr
Michael McIlhinney
Michael Phillips, Esq., Klehr Harrison
Mike Merkam
Nancy Pontone
Olivia Brogan
Paridhi Goel
Paul Steinke, Preservation Alliance
Richard DeMarco, Esq.
Robert Killins
Sophia Chihlas
Stephanie Pennypacker
Thom Tahop
Tom Beck
Yuzheng Wu

ADOPTION OF MINUTES, 732ND STATED MEETING, 11 AUGUST 2023

START TIME IN ZOOM RECORDING: 00:02:17

DISCUSSION:

- Mr. Thomas 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 732nd Stated Meeting, held 11 August 2023. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 732nd Stated Meeting of the Philadelphia Historical Commission, held 11 August 2023. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 732nd Stated Meeting of the PHC 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				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

REQUESTS FOR CONTINUANCES

ADDRESS: 1424-26 CHESTNUT ST

Name of Resource: Jacob Reed's Sons' Store, Main Sales Floor

Review: Reconsider Designation on Remand

Property Owner: Sunny Spring LLC

Appellant: Michael Phillips, Esq., Klehr Harrison

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

OVERVIEW: The Historical Commission designated the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob Reed's Sons' Store, on 13 May 2022. The owner of the property appealed the interior designation to the Court of Common Pleas, which has remanded the matter to the Historical Commission for reconsideration. That reconsideration will take place at the meeting of the Committee on Historic Designation on 30 November 2022 and the meeting of the Historical Commission on 13 January 2023. The Historical Commission designated the exterior of the building in 1966.

During its review of the nomination in May 2022, the Historical Commission found that the interior satisfied Criteria C, D, E, and F. The nomination argued under Criterion E that the Main Sales Floor of the Jacob Reed's Sons' Store is the primary public interior space in this landmark building designed by prominent Philadelphia architect William L. Price for Alan H. Reed, successor to one of the leading menswear merchants of the nineteenth century in Philadelphia. Under Criteria C and D, the nomination contended that the store, constructed between 1904 and 1905, was the first commercial building in Philadelphia constructed of reinforced concrete, a structural system which is most expressed by the public interior space of the Main Sales Floor. The nomination also argued that the Main Sales Floor is also the only major Arts and Crafts style commercial interior in Philadelphia, serving as a significant early example of Price's influential ideas on the appropriate expression of materials, structure, and labor. Finally, under Criterion F, the nomination asserted that the interior space features craftsmanship and artistry in

the form of tilework from Henry Chapman Mercer's Moravian Pottery and murals by local artist Gertrude Monaghan, which reflect Price's thinking on architecture and its relationship with ornamentation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the interior main floor of 1424-26 Chestnut Street satisfies Criteria for Designation C, D, E and F.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob Reed's Sons' Store, satisfies Criteria for Designation C, D, E, and F and should be designated as historic and listed on the Philadelphia Register of Historic Places.

ACTION: SEE BELOW.

ADDRESS: 724 LOCUST AVE

Name of Resource: Heartsease

Proposed Action: Designate

Property Owner: Kosa Properties Inc.

Nominator: Keeping Society

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

OVERVIEW: This nomination proposes to designate the property at 724 Locust Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the property with its Gothic Revival style cottage, constructed in 1866, satisfies Criteria for Designation A, I, and J. This quaint cottage was home to Miss Hannah Ann Zell from its construction in 1866 until her death in 1911. Miss Zell was a "Prominent Germantown Woman," who devoted her life to charity, civic affairs, historic preservation, libraries, and various advocacy and fundraising efforts of all causes, satisfying Criterion for Designation A. As a single woman, she attained a position of prominence in her community and city, despite the challenges faced by female leaders during the nineteenth century. Miss Zell's remarkable societal contributions had a direct impact on the cultural, political, economic, social, and historical heritage of the community, satisfying Criterion for Designation J. The nomination also argues for designation of the property under Criterion I, for its potential to contain intact archaeological resources associated with the 1777 Battle of Germantown, which could include sensitive human remains.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 724 Locust 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 724 Locust Avenue satisfies Criteria for Designation A, I, and J and should be listed on the Philadelphia Register of Historic Places.

ACTION: SEE BELOW.

ADDRESS: 208-12 VINE ST

Proposal: Demolish buildings

Review Requested: Final Approval

Owner: John Charles Stortz

Applicant: Michael Phillips, Klehr Harrison Harvey Branzburg LLP

History: 1780; John Stortz and Son Store; Building at 210 Vine St, c. 1870. Rear building added at 207 New St, 1948. Older buildings cut down at 211 New St, 1941, and 209 New St, 1943.

Individual Designation: 12/31/1984

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

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

OVERVIEW: This application proposes to demolish completely a complex of interconnected buildings at 208-12 Vine Street, on the south side of Vine west of 2nd Street in the Old City Historic District. The application claims that the buildings cannot be reasonably adaptively reused and therefore requests that the Historical Commission approve the demolition pursuant to the financial hardship exception in the historic preservation ordinance.

The complex consists of three buildings facing Vine Street (208, 210, and 212) and three buildings facing New Street (207, 209, 211), all of which are internally connected. The buildings at 208 and 212 Vine Street were constructed about 1780. The building at 210 Vine Street was constructed about 1870. The one-story garage building at 207 New Street was constructed in 1948. The one-story buildings at 211 and 209 New St were created by cutting down and altering older buildings in 1941 and 1943 respectively.

The Historical Commission individually designated the property at an undocumented date prior to the adoption of the current preservation ordinance in 1984, hence the 31 December 1984 individual designation date. The Historical Commission classified five components of the property separately in the inventory for the Old City Historic District when it designated the district on 12 December 2003. It classified the structures at 208, 210, and 212 Vine Street and at 209-11 New Street as contributing and the structure at 209 New Street as non-contributing.

Philadelphia's historic preservation ordinance expressly prohibits the Historical Commission from approving demolitions of historic buildings unless it determines that:

- the demolition is necessary in the public interest; and/or,
- the building cannot be used for any purpose for which it is or may be reasonably adapted.

In the first instance, the ordinance authorizes the Historical Commission to approve demolitions for public policy reasons, when the public interest advanced by the demolition greatly outweighs the public interest in the preservation of the building. In the second instance, the ordinance authorizes the Commission to approve demolitions when preservation regulation of the property denies all economically viable use of it and thereby inflicts a financial hardship on the owner. This application asks the Historical Commission to approve the demolition because the complex of buildings cannot be used for any purpose for which it is or may be reasonably adapted.

The application includes:

1. Affidavit of Thomas S. Bond, Real Estate Broker
2. Appraisal Report
3. Condition Assessment Reports from O'Donnell & Naccarato
 - A. Supplemental Condition Assessment, 2/27/2023
 - B. Supplemental Field Invest Report, 1/12/2018

- C. Visual Condition Assessment, 11/3/2017
4. Construction Cost Estimates, Becker & Frondorf
 5. Conceptual Approval Submission, 2014
 6. Developer Letters
 7. Photographs of Property
 8. Photographs of Surrounding Neighborhood
 9. Aerials and Maps
 10. Zoning File for 244-58 N 2nd Street
 11. Articles on John Stortz & Son Inc

The application details efforts to market the property for adaptive reuse since 2014. In 2014, the Historical Commission approved an application in concept to rehabilitate the buildings on Vine Street and construct a large addition on the buildings on New Street for residential use. Several developers sequentially entered into sales agreements for the property and evaluated residential conversions during their due diligence periods. In the end, all the developers who considered purchasing the property determined that adaptive reuse was infeasible and abandoned the projects.

The application includes several assessments of the condition of the property by a structural engineer. It also includes construction cost estimates for four scenarios: to stabilize the buildings; to stabilize the buildings and convert the space to a “vanilla box,” presumably unfinished but code-compliant interior space; stabilization and residential fit-out in the existing buildings; and stabilization and residential fit-out in the existing buildings plus the addition approved in concept in 2014. The application includes letters from two real estate developers asserting that they have reviewed the in-concept redevelopment scheme, conditions assessments, construction cost estimates, and other materials and have concluded that the property cannot be developed in a way that provides a reasonable return on investment.

SCOPE OF WORK:

- Demolish all structures.

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.*
- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - o The complete demolition of the structures fails to satisfy Standards 2 and 5.
- *Section 14-1005(6)(d) of the City's historic preservation ordinance: No building permit shall be issued for the demolition of a historic building, structure, site, or object, or of a building, structure, site, or object located within a historic district that contributes, in the Historical Commission's opinion, to the character of the district, 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, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted, the owner must demonstrate that the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed.*
 - o The application seeks to prove that the buildings at 208-12 Vine Street cannot be used for any purpose for which they are or may be reasonably adapted.

- *Section 14-1005(5)(b)(.7) of the historic preservation ordinance: The Historical Commission may further require the owner to conduct, at the owner's expense, evaluations or studies, as are reasonably necessary in the opinion of the Historical Commission, to determine whether the building ... has or may have alternate uses consistent with preservation.*
- *Section 9.2.b of the Rules and Regulations: As provided by Section 141005(5)(b)(.7) of the Philadelphia Code, the Commission may also require the owner to conduct, at the owner's expense, evaluations and studies, as are reasonably necessary in the opinion of the Commission, to determine whether the building ... has or may have alternative uses consistent with preservation. If the Commission requires an owner to conduct additional evaluations and studies, these shall, at a minimum, include:*
 1. *identification of reasonable uses or reuses for the property within the context of the property and its location;*
 2. *rehabilitation cost estimates for the identified reasonable uses or reuses, including the basis for the cost estimates;*
 3. *a ten-year pro forma of projected revenues and expenses for the reasonable uses or reuses that takes into consideration the utilization of tax incentives and other incentive programs;*
 4. *estimates of the current value of the property based upon the ten-year projection of income and expenses and the sale of the property at the end of that period, and*
 5. *estimates of the required equity investment including a calculation of the Internal Rate of Return based on the actual cash equity required to be invested by the owner.*
 - o The application identifies and provides cost estimates for a reuse and then offers the opinions of experts contending that the reuse is not viable, but it does not provide a 10-year pro forma that documents all the assumptions regarding hard and soft costs, incentives, expenses, and revenues and then estimates the net present value of the development project. Such a pro forma should be provided because it would allow all assumptions to be interrogated. For example, a pro forma would allow the assumptions to be tested with sensitivity analyses.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission require the submission of a 10-year pro forma that will allow the assumptions behind expenses, revenues, and incentives for the residential rehabilitation project to be tested and confirmed.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial.

ACTION: SEE BELOW.

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden House

Review: Designation

Property Owner: Chestnut Hill Hospital LLC

Nominator: Chestnut Hill Conservancy

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

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J.

Under Criteria C and D, the nomination argues that the house and stable are representative examples of the Colonial Revival “country houses” that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia. Under Criterion E, the nomination contends that the buildings were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen. Under Criterion J, the nomination argues that the residence and stable contributed to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

Temple University Health System, Redeemer Health, and Philadelphia College of Osteopathic Medicine have formed a consortium and are attempting to purchase Chestnut Hill Hospital from Tower Health, the current owner. Tower Health and the hospital have faced significant financial challenges in recent years and the sale may prevent the closure of the facility, which provides essential services to the community.

The nominator, the Chestnut Hill Conservancy, and the property owner’s attorney have been discussing a possible compromise that would reduce the extent of the designation, allowing the non-profit hospital to expand in the future with fewer constraints. Correspondence between the nominator and the hospital is included.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the site at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J. The staff also recommends that the Historical Commission seek a compromise designation that would allow the not-for-profit health care provider, which provides essential services to the community, to reuse the site effectively while protecting and preserving the most important historic resources at the site.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Julia Hebard Marsden House at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J and should be designated as historic and listed on the Philadelphia Register of Historic Places, with the boundary amended to exclude the large non-historic parking garage structure.

ACTION: SEE BELOW.

ADDRESS: 704-10 S 6TH ST

Name of Resource: Coroneos Brothers

Review: Designation

Property Owner: Multiple condominium owners

Nominator: Bella Vista Neighbors Association

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

OVERVIEW: This nomination proposes to designate the four-story building at 704-08 S. 6th Street as historic and list it on the Philadelphia Register of Historic Places. The proposed boundary excludes the non-historic former garage on the parcel formerly known as 710 S. 6th Street. The nomination contends that the Coroneos Brothers building, constructed in 1920, satisfies Criteria for Designation C and J. Under Criterion C, the nomination contends that the building reflects the environment in an era characterized by the Classical Revival style of architecture with Beaux Arts influence. Under Criterion J, the nomination argues that the Coroneos Brothers building exemplifies the cultural, economic, social, and historical heritage of the community, as a purpose-built store and warehouse for the Coroneos brothers, who brought their grocery import/export business to an area of South Philadelphia that welcomed numerous immigrants and their businesses in the early 1900s.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Coroneos Brothers building on the parcel at 704-10 S. 6th Street satisfies Criteria for Designation C and J.

START TIME IN ZOOM RECORDING: 00:05:26

PRESENTERS:

- Mr. Farnham presented all of the continuance requests to the Historical Commission.

PUBLIC COMMENT:

- None.
-

ACTION: SEE BELOW.

ACTION: Mr. Lech moved to continue the review of 8835 Germantown Avenue to the November 2023 meeting of the Historical Commission, provided a status update is provided at that time. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Continuance for 8835 Germantown Ave MOTION: Approve continuance with condition MOVED BY: Lech SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

ACTION: Mr. Thomas moved to continue the review of 1424-26 Chestnut Street, 724 Locust Avenue to the November 2023 meeting of the Historical Commission; 208-12 Vine Street to the October 2023 meeting of the Historical Commission; and 704-10 S. 6th Street to the first meeting of the Committee on Historic Designation in 2024. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Continuances MOTION: Approve continuances MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

REPORT OF THE ARCHITECTURAL COMMITTEE, 22 AUGUST 2023

CONSENT AGENDA

ADDRESS: 2033 CHESTNUT ST

Proposal: Construct four-story building on rear of parcel

Review Requested: Final Approval

Owner: George and Tassia Tahopoulos

Applicant: John Hayes, Blackney Hayes Architects

History: 1915

Individual Designation: None

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

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application seeks final approval for the construction of a four-story multi-unit building at the rear of 2033 Chestnut Street in the Rittenhouse Fidler Historic District. No work is proposed to the existing building at 2033 Chestnut Street that faces onto Chestnut Street. The new building will face Ranstead Street at the rear, which is the edge of the historic district boundary. The building will not be visible from Chestnut Street but will be visible from S. 21st Street to the west. The building's design is contemporary and technically lacks compatibility with the historic district; however, the location of the proposed building is limited in terms of immediate surrounding historic context, therefore its highly differentiated design will not impact the character of the Rittenhouse Fidler Historic District. The majority of this block of Ranstead Street is not located within the historic district boundary, and the overall context of the block is three- and four-story red brick buildings.

SCOPE OF WORK:

- Construct four-story building on rear of parcel.

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 generally lacks compatibility with the historic district. However, it will not be visible from Chestnut Street. The lack of historic context on Ranstead Street, much of which is not within the district, means that the design will not have an adverse impact. The proposed application meets 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.*
 - o The proposed new construction on Ranstead Street is not attached to the contributing building at 2033 Chestnut Street; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the condition that architectural drawings of the side elevations are provided, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:08:52

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and public for comments on the Consent Agenda, which includes only one application, that for 2033 Chestnut Street. None were offered.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the application for 2033 Chestnut Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda MOTION: Approval of the Consent Agenda MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

OLD BUSINESS

ADDRESS: 12965 TOWNSEND RD

Name of Resource: Byberry Store

Proposed Action: Designation

Property Owner: Universal Loan Company LLC

Nominator: David Nepley, Byberry Monthly Meeting

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

OVERVIEW: This nomination proposes to designate the property at 12965 Townsend Road as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criterion for Designation J. The nomination explains that the property, constructed circa 1810, is situated at the juncture of old roads that historically formed the crossroads community of Byberry, and, in its multi-functional use as a store, post office, blacksmith shop, and dwelling, the property operated alongside the neighboring Byberry Meeting (1808) and Byberry Hall (1847) as the core of the Byberry community and played a central role in the lives of residents of the rural community, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 12965 Townsend Road satisfies Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 12965 Townsend Road satisfies Criteria for Designation J and I.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:26

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Nominator Dave Nepley represented the nomination.
- Attorney Richard DeMarco and consultant Janice Woodcock represented the property owner. Mr. DeMarco noted that the owner does not oppose the designation under Criterion J but does oppose the inclusion of Criterion I.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building at 12965 Townsend Road was constructed circa 1810 at a historic crossroads that formed the center of the rural Byberry community, which played a critical role in the abolition movement.
- The property served a multi-purpose function, as a residence, store, and post office, among other uses, and played host to and was surrounded by abolitionist activity.
- The property historically had larger frame additions and other outbuildings extending to the southwest and southeast of the existing building.
- The existing frame additions at the side and rear are not historic, having been constructed in the 1980s, after the end of the period of significance.
- The property may contain remains of building foundations and other archaeological artifacts such as bottles and farming implements, but the nomination does not make

an explicit argument for Criterion I, so it would be inappropriate to impose additional requirements on the owner without proper notice.

The Historical Commission concluded that:

- The nomination demonstrates that the property satisfies Criterion J.

ACTION: Mr. Mattioni moved to find that the nomination demonstrates that the property at 12965 Townsend Road satisfies Criterion for Designation J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Sanchez seconded the motion, which passed by a vote of 7 to 2.

ITEM: 12965 Townsend Rd					
MOTION: Designate; Criterion J					
MOVED BY: Mattioni					
SECONDED BY: Sanchez					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman		X			
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey		X			
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	7	2			3

COMMENT ON NATIONAL REGISTER NOMINATIONS

ADDRESS: 3711-15 GERMANTOWN AVE

Name of Resource: North Philadelphia Trust Company

Proposed Action: National Register Comment

Owner: SPP Citizens Net Lease RE

Nominator: Kevin McMahon, Powers & Co., Inc.

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

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 3711-15 Germantown Avenue located in North Philadelphia and historically known as the North Philadelphia Trust Company. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation

matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

The nomination for 3711-15 Germantown Avenue proposes significance under Criterion C in the Area of Architecture. The North Philadelphia Trust Company building was originally constructed in 1904 to a design by architect Carl P. Berger. Owing to rapid business growth, the bank was significantly altered and enlarged between 1919 and 1920 based on a design by architect Philipp Merz. The three-story, Classical Revival-style limestone bank on a granite foundation stands at the intersection of Germantown Avenue, N. Broad Street, and W. Airdrie Street in North Philadelphia and its main entrance faces N. Broad Street. Although some elements of Berger's 1904 design remain, the building today retains its 1920 appearance and is largely attributed to Merz. The North Philadelphia Trust Company building exemplifies architectural trends that strongly favored the Classical Revival style for bank buildings between 1900 and 1930. The period of significance is 1904-1920, beginning with the year the original bank was completed and ending with the year the enlargement of the building was completed. The property is not listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:05:56

PRESENTERS:

- Ms. Mehley presented the National Register nomination to the Historical Commission for comments.
- Kevin McMahon of Powers & Co. represented the nomination.

PUBLIC COMMENT:

- None.

DISCUSSION:

- The Commissioners supported the nomination for listing 3711-15 Germantown Avenue on the National Register of Historic Places.

ACTION: Ms. Cooperman moved to support the nomination of 3711-15 Germantown Avenue, under Criterion C in the Area of Architecture, and recommend that the property should be listed on the National Register of Historic Places. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 3711-15 Germantown Ave**MOTION: Support listing on National Register of Historic Places****MOVED BY: Cooperman****SECONDED BY: Lech**

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

ADDRESS: 1906-12 N 6TH ST

Name of Resource: Pringle Electrical Manufacturing Company

Proposed Action: National Register Comment

Owner: North 6th Street LP

Nominator: Kevin McMahon, Powers & Co., Inc.

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

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 1906-12 N. 6th Street located in North Philadelphia and historically known as the Pringle Electrical Manufacturing Company Building. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

The nomination for 1906-12 N. 6th Street proposes significance under Criterion A in the Area of Industry as the longtime home of a pioneering manufacturer of electrical equipment during the early years of electricity in the United States. Founded in 1891 by William T. Pringle, in 1895 the company was the first to mass produce and sell a recessed electrical outlet and attachment plug, known as the "Chapman Plug." Designed especially for domestic use, the Chapman Plug became nationally known as electrical appliances, not just lighting, became more common in the American home. In 1903, the company relocated from its original headquarters in Center City Philadelphia to an existing three-story brick factory building at 1906-12 N. 6th Street, where Pringle began to develop and market a wide range of innovative electrical devices. During this

period and well into the mid-twentieth century, the switches and switchboards that Pringle invented and patented, found widespread use in many of the country's largest building and transportation projects. In the early 1950s, while still in the building on N. 6th Street, the company introduced the first bolted pressure switch, now commonly known as the "Pringle Switch," which quickly became an industry standard in high current applications and remains so today. The period of significance for the Pringle Electrical Manufacturing Company Building begins in 1903, when Pringle first occupied the building, and extends to 1963, when the company relocated to suburban Fort Washington, Pennsylvania. The property is not listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:12:10

PRESENTERS:

- Ms. Mehley presented the National Register nomination to the Historical Commission for comments.
- Kevin McMahon of Powers & Co. represented the nomination.

PUBLIC COMMENT:

- None.

DISCUSSION:

- The Commissioners supported the nomination for listing 1906-12 N. 6th Street on the National Register of Historic Places.

ACTION: Ms. Cooperman moved to support the nomination of 1906-12 N. 6th Street, under Criterion A in the Area of Industry, and recommend that the property should be listed on the National Register of Historic Places. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 1906-12 N 6th St MOTION: Support listing on National Register of Historic Places MOVED BY: Cooperman SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

ADDRESS: 3800 JASPER ST

Name of Resource: Windsor Manufacturing Company

Proposed Action: National Register Comment

Owner: 3800 Jasper Partners LLC

Nominator: Logan I. Ferguson, Powers & Co., Inc.

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

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 3800 Jasper Street located in the North Kensington neighborhood of Philadelphia and historically known as the Windsor Manufacturing Company. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

The nomination for 3800 Jasper Street proposes significance under Criterion A in the Area of Industry. The Windsor Manufacturing Company was a manufacturer of finished worsted fabric, sold as either bolted cloth or as finished goods, such as suits. The original building was constructed in 1919 from a design by architect M. Ward Easby and expanded with additions over time. The company presents a unique window into the intersection of textile manufacturing, the negotiations of labor unions, and war production in Philadelphia during the 1930s and 1940s. The period of significance begins in 1919, when the company began construction on the site, and extends until 1943, the year of the last significant labor incident, when the National War Labor Board and the Quartermaster General's Office forced the end of a strike by employees of the Windsor Manufacturing Company. The property is not listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:15:12

PRESENTERS:

- Ms. Mehley presented the National Register nomination to the Historical Commission for comments.
- Logan Ferguson of Powers & Co. represented the nomination.

PUBLIC COMMENT:

- Jay Farrell stated that he is pleased whenever National Register nominations are presented at the Historical Commission meetings. He stated that the proposed nominations are often initiated by the property owners and a precursor to adaptive use of the buildings. Mr. Farrell added that it is usually a good news situation when these nominations come up for review. He commended Powers & Co. noting the high-quality work done by Bob Powers, Kevin McMahon, and Logan Ferguson and that the nominations are thorough and educational.

DISCUSSION:

- The Commissioners supported the nomination for listing 3800 Jasper Street on the National Register of Historic Places.

ACTION: Ms. Cooperman moved to support the nomination of 3800 Jasper Street, under Criterion A in the Area of Industry, and recommended that the property should be listed on the National Register of Historic Places. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 3800 Jasper St MOTION: Support listing on National Register of Historic Places MOVED BY: Ms. Cooperman SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman	X				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:25:10

ACTION: At 10:27 a.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				
Treat (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

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:

- 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;
- Is associated with an event of importance to the history of the City, Commonwealth or Nation;
- Reflects the environment in an era characterized by a distinctive architectural style;
- Embodies distinguishing characteristics of an architectural style or engineering specimen;
- 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;
- Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;
- 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.

DRAFT