

**THE MINUTES OF THE 711TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 NOVEMBER 2021
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

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

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Department of Planning & Development)	X		
Kelly Edwards, MUP	X		
Patrick O'Donnell (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
Vacant (Department of Licenses & Inspections)			vacant
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Stephanie Michel (Community Organization)	X		
Jessica Sánchez, Esq. (City Council President)		X	
Kimberly Washington, Esq.	X		

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

The following staff members were present:

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

The following persons attended the online meeting:

Deborah Ballard
Margaret Oshaughnessy
Konstantinos Nikoloutsos
Harrison Haas
Jody Connolly
Stephen J. Maffei
Brett Feldman, Esq, Klehr Harrison
Amanda Calabrese
Nelly Rosario
Plato Marinakos
Jeffrey Scafaria, Esq.
AJ Reilly
Mary Giampietro
Deborah Gary
Sonia Burroughs
Nick Kraus, Heritage Consulting Group
Celeste Oliveri
Jim Marino
Suzanne Edinger
Louise Prinski
Gina Hall
Margaret Welsh
Janet Dunst-Clark
Fon Wang
Justin Detwiler
Jane Adams
Mary Corkery Larson
Gilberto Wilson
Donah Beale
Loretta Nass
Irena Wight
Katie Sacchetta
Duncan Grant
Michael Brahler
Richard Cavalli
Bella Amichetti
Ellen M. Friel
Mary Littel Farrell
Zhanna Fast
Paul Herron
Nancy Pontone
Lauren Trimbur
Alex Balloon
Marie Germain
Sean Narcum
David Traub
Eileen Tepper
Eileen Lafferty
Sam Katz
Jennifer Harrell

Joseph Bernstein
Colleen McLaughlin
Dolores Lukomski
Clare McAneny
Kelly Mahon
Jackie Kelly
Joan Seamus Kearney
Caitlin Siemien
Jana Monaco
Avery Mathews
Kevin Chun
Agnes Cavalcante
Andrew Goltzman
Heather M. McLaughlin
Francine Tajfel
Lisa Kahuila
Libbie Hawes
Anna Marie Beech
Lillian Walker Shelton
Barbara Geiger
H.W. Fox
Vivian Brady Jones
Marlene Pryor
Rich Leimbach
Meredith Trego
Mary Giampietro
Michael LaFlash
Doug Mooney
Tom Beck
Jan Bullard
Christine Crutchley
Amy Lambert
Dennis Carlisle
Steven Peitzman
Niki Green
Marybeth Baranosky
William Kerr
Joe Walsh
Emily Campbell
Jay Farrell
Lisa Mallon
Oscar Beisert
Nathaly Delapaz
Mason Carter
J. Egrich
Colby Cauchon
Adrian Trevisan
Danielle Giangreco
Flora Cruz Morales
Rick Sudall
Lorraine Rocci

Maryann Fox
Sharon Schepise
M. Malizia
Khyro Rayne
Kathy Russell
Larry Bard
Scot Lutte
Patrick Grossi
Allison Weiss
Krystal Whalin
Holly Scally
Sara-Ann Logan
Mike Simone
Denise Kaplan
Paul Steinke
Dany El Kai
Chris Gibbons
J. M. Duffin
Denise Baron

ADOPTION OF MINUTES, 710TH STATED MEETING, 8 OCTOBER 2021

START TIME IN ZOOM RECORDING: 00:05:40

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 710th Stated Meeting, held 8 October 2021. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 710th Stated Meeting of the Philadelphia Historical Commission, held 8 October 2021. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 710th Meeting					
MOTION: Adoption of minutes					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				

REQUEST FOR CONTINUANCE

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 OF DISCUSSION IN ZOOM RECORDING: 00:06:05

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission and

explained that request was made too close to the meeting date for the staff to grant it, and therefore had to be considered by the Historical Commission.

- Attorney Meredith Trego represented the property owner and stated that her client is seeking additional time to consider the designation.
- Paul Steinke represented the nominator and stated that the Preservation Alliance has no objection to the continuance.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the review of the nomination for 2301 Fairmount Avenue to the Committee on Historic Designation's January 2022 meeting. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 2301 Fairmount Ave. MOTION: Continue review of nomination to January 2022 CHD meeting MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

REPORT OF THE ARCHITECTURAL COMMITTEE, 26 OCTOBER 2021

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:15

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the applications for 1148-62 Frankford Avenue and 1816 Delancey Place. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda MOTION: Approval MOVED BY: Thomas SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

AGENDA

ADDRESS: 201 W JOHNSON ST

Proposal: Construct five-story residential building
Review Requested: Final Approval
Owner: Philadelphia Preservation Group, LP
Applicant: Niki Green, VBC Studio
History: 1895; Nugent Home for Baptists
Individual Designation: 10/8/2004
District Designation: None
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW:

This application proposes to construct a five-story detached apartment building between the historically designated Presser Home for Retired Musicians and Nugent Home for Retired Baptists. At its 8 October 2021 meeting, the Historical Commission reviewed the revised application and voted to remand it back to the Architectural Committee for review of the revisions. The Historical Commission approved the location and footprint of the new building in-concept in 2007, and then approved the new building as part of a final review which included the rehabilitation of the Nugent Home for Baptists in 2011. This is Phase 3 of the larger development project, with Phases 1 and 2 being the restoration and reuse of the historic buildings. The revised application incorporates feedback from last month's review by the Architectural Committee, specifically as it relates to the top floor and material colors. The new building will not connect to either historic building.

SCOPE OF WORK:

- Construct residential building.

STANDARDS FOR REVIEW:

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

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

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9, by a vote of 5 to 1 with 1 abstention.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:11:50

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The applicant has revised the design several times according to recommendations from the Architectural Committee.
- The Historical Commission approved the location and footprint of the new building in concept in 2007, and then as part of a final review which included the extensive rehabilitation of the Nugent Home for Baptists in 2011.
- The proposed building is completely detached from both historic buildings.
- The existing carriage house on the site is not part of the scope of this application.

The Historical Commission concluded that:

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

ACTION: Mr. McCoubrey moved to approve the revised application showing the lighter brick color, with the staff to review details, pursuant to Standard 9. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 201 W Johnson St MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

ADDRESS: 1148-62 FRANKFORD AVE

Proposal: Construct building; renovate historic building

Review Requested: Final Approval

Owner: Wells Fargo Bank NA

Applicant: Michael Brahler, Oombra Architects, LLC

History: 1877; Kensington National Bank; Frank Furness, architect

Individual Designation: 8/7/1980

District Designation: None

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

BACKGROUND:

This application proposes to construct a five-story, mixed use building south and west of the existing Frank Furness-designed Kensington National Bank. The application also proposes to renovate the designated structure, including removing the drive-through teller canopy and an addition housing the ATM. Overall improvements to the façade of the designated structure include removing conduit, brackets, etc. and cleaning, patching, and pointing the masonry. The replacement of the signage is also proposed.

The new building would be L-shaped and would be constructed on the rear of the designated site as well as two adjacent, undesignated parcels known as 14 and 16 W. Girard Avenue. The proposed structure is compatible with the designated building in height, scale, and massing. The design and siting of the new building complement the historic structure by allowing it to remain the focal point of the block.

SCOPE OF WORK:

- Construct building;
- Remove non-historic drive-through teller canopy and ATM addition;
- Rehabilitate 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The alterations that are proposed to the designated structure involve the removal of non-historic additions; no historic fabric is proposed for demolition.
 - o The new building is compatible to the designated structure in material, size, scale and proportion, and massing.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o The new building does not propose to connect to the designated structure, and therefore complies with 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 staff to review details, pursuant to Standards 9 and 10.

ACTION: See Consent Agenda.

ADDRESS: 1816 DELANCEY PL

Proposal: Construct roof deck and pilot house

Review Requested: Final Approval

Owner: Steve and Doreen Merkt

Applicant: Christina Carter, John Milner Architects, Inc.

History: 1855

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a roofdeck and pilot house on the main block of the rowhouse at 1816 Delancey Place. An application for a similar but larger deck was approved for this property in 2014. That approval directed the staff to review a mock-up for the visibility of the deck from the street. That deck was not constructed. Owing to the property's height and position mid-block on a relatively narrow street, the application postulates that the deck will not be visible from the public right-of-way. Existing rooftop condensing units, which are located near the front edge of the roof, are not visible.

SCOPE OF WORK:

- Construct roof deck

STANDARDS FOR REVIEW:

- *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.*
 - o The proposed deck and associated construction on the flat roof will not damage or obscure character-defining features of the property. Owing to the property's height and mid-block location and the narrowness of the street, the deck is likely to be inconspicuous if not invisible from the public right-of-way. The staff can determine visibility through review of an on-site mock-up.

STAFF RECOMMENDATION: Approval, provided a mock-up determines that the deck and associated rooftop structures will be inconspicuous from the public right-of-way, pursuant to the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided a mock-up determines that the deck and associated rooftop structures, including the trellis, are inconspicuous from the public right-of-way, pursuant to the Roofs Guideline.

ACTION: See Consent Agenda.

ADDRESS: 5911 OVERBROOK AVE

Proposal: Construct building

Review Requested: Final Approval or Review and Comment

Owner: Zhanna Fast

Applicant: Paul Kreamer, ALFA Engineering Inc.

History: 1898; Schermerhorn & Reinbold; house demolished in 2005

Individual Designation: None

District Designation: Overbrook Farms Historic District, Contributing, 11/8/2019

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

BACKGROUND:

This application proposes to construct a three-story residential building at 5911 Overbrook Avenue in the Overbrook Farms Historic District. Historically, three-story masonry house and detached garage stood on the property. The house was demolished in 2005, prior to the establishment of the historic district. The garage still stands, but is in ruins. The garage was built between 1918 and 1927, according to insurance atlases.

The historic preservation ordinance limits the Historical Commission's jurisdiction to review-and-comment only on "undeveloped sites" in historic districts. The Historical Commission's jurisdiction over this site is unclear because, while the house was demolished, the garage still stands, albeit in a ruined state. Only the Historical Commission itself can decide whether 5911 Overbrook Avenue is an "undeveloped site" and therefore subject to review-and-comment jurisdiction only, or is developed and subject to plenary jurisdiction. The Historical Commission's Rules & Regulations defines an undeveloped site as:

a property within an historic district which is not individually designated, to which the inventory in the historic district nomination attributes no historical, cultural, or archaeological value, and upon which no building or structure stood at the time of the designation of the historic district. Non-historic foundations and other below-grade constructions; surface parking lots; non-historic parking kiosks and other kiosks, storage

sheds, and other impermanent constructions without foundations; and non-historic walls, fences, and gates shall not be construed as buildings or structures for the purposes of this definition.

To determine the level of jurisdiction over this review, the Historical Commission must decide whether the ruined garage qualifies as a building or structure standing on the site at the time of the designation of the historic district in 2019. The Architectural Committee should formulate a recommendation that the Historical Commission can utilize with both the review-and-comment and plenary jurisdiction scenarios.

The proposed construction is located on a block composed of residential buildings ranging from one to three stories, with the majority being three stories in height. Most of the buildings on the block are masonry construction showcasing a mix of stone, brick, and stucco on the exterior. The proposed three-story building is approximately 35 feet in height and would be clad in a combination of grey brick and vinyl siding with black vinyl slider windows.

SCOPE OF WORK:

- Construct residential building.

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.*
 - o The proposed new construction is not compatible with the materials, massing, and features of the historic district.

STAFF RECOMMENDATION: The staff finds that the proposed construction is not compatible in general materials, rhythm and fenestration with the historic district. The staff recommends denial, pursuant to Standard 9, if the Historical Commission concludes that it has plenary jurisdiction.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:27:10

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Dany El Kai represented the application.
- Owner Zhanna Fast represented the property.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Although the garage is in poor condition, its form and materials remain and it is contributing to the historic district.

- The applicant revised the design based on the Architectural Committee's comments at the 26 October 2021 meeting.

The Historical Commission concluded that:

- Although the original three-story masonry house was demolished in 2005, the garage related to the residence remains on site. Therefore, it is a developed site, and the Historical Commission maintains full jurisdiction over the property.
- The revised design in form, massing, and material is compatible with the historic district and the Commission can approve the application if the following updates are made:
 - o The new building's setback aligns with the main block of 5901 Overbrook Avenue. The setback should not align with the front porch at 5901 Overbrook Avenue but with the stone wall of the historic building's front elevation
 - o The configuration of the basement windows is revised for better symmetry.
 - o The windows may be vinyl but must have simulated divided lights and the muntins should be three-dimensional.
 - o The front façade stone veneer is carried around the corners where the front facade meets the east and west elevations.
 - o The front façade stone veneer is carried along the building base of the east and west elevations.

ACTION: Mr. McCoubrey moved that, based on the presence of the historic garage building on site, the site is not undeveloped and therefore the Historical Commission has full jurisdiction over new construction at 5911 Overbrook Avenue. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: 5911 Overbrook Ave MOTION: 5911 Overbrook Avenue is not an undeveloped site MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

ACTION: Mr. McCoubrey moved to approve the application, provided the house is set back from the street so that the front façade aligns with that of the house at 5901 Overbrook Avenue, the stone veneer wraps from the front façade around onto the west façade, and a stone base is

added to the east and west facades, with the staff to review details, pursuant to Standard 9. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 5911 Overbrook Ave MOTION: Approval with conditions MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

ADDRESS: 150 S INDEPENDENCE W ML

Proposal: Construct rooftop addition

Review Requested: Final Approval

Owner: Andrew Goltzman

Applicant: Plato Marinakos, Plato Studio

History: 1923; Public Ledger Building; Horace Trumbauer, architect

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a two-story rooftop addition with a roof deck and penthouse on the Public Ledger Building, which is located across S. 6th Street from Independence Hall. The addition would be clad in a sandstone veneer with frosted white spandrel glass between the windows on the east and south elevations.

The addition is similar to the two-story addition recently constructed at the Curtis Building at 170 S. Independence West Mall, to the south of the Public Ledger Building. The Historical Commission approved the addition at its 12 December 2014 meeting. Like the Curtis Building addition, the Public Ledger addition would have a 10-foot setback on the S. Independence Mall elevation. However, the addition at the Curtis building includes an additional setback at the second story. The massing, size, and scale of the proposed addition would be comparable to the Curtis Building addition on the S. Independence Mall side. The addition proposed at the Public Ledger Building would be L-shaped and would extend along the south elevation, though this portion would not be visible from a public right-of-way.

SCOPE OF WORK:

- Construct two-story rooftop addition with mechanical penthouse.

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 rooftop addition would incorporate appropriate materials and would be compatible in massing, size, scale, and architectural features. The application satisfies Standard 9.
- *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.*
 - o Owing to the location of the Public Ledger Building along Independence Mall and its visibility from Market Street, the proposed addition would be visible; however, the staff contends that the addition would be inconspicuous and would not damage or obscure character-defining historic features. The comparable addition at 170 S. Independence West Mall is similarly visible but inconspicuous from the public right-of-way. The work complies with the Roofs Guideline.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:59:00

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Architects Plato Marinakos and Avery Mathews represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application has been revised to include updated renderings from various perspectives around the building. Other revisions include:
 - o reducing the size of the mechanical penthouse;
 - o adding a limestone cornice to the roofline;
 - o regularizing the window openings to correspond to the historic building;
 - o changing the material of the mechanical penthouse to red brick; and
 - o changing the color of the spandrel glass to create the appearance of more verticality.

The Historical Commission concluded that:

- The inclusion of the cornice raised the height of the parapet. The cornice should be lowered to reduce the addition's overall height.
- The brick cladding of the mechanical penthouse should be a light color to match the color of the limestone panels.
- The massing, size, scale, and architectural features would be compatible with the historic building. As revised, and with a few additional modifications, the work complies with Standard 9.
- As revised, the proposed addition would be inconspicuous from the public right-of-way. The work complies with the Roofs Guideline.

ACTION: Mr. McCoubrey moved to approve the application, provided the cornice is lowered and the color of the mechanical penthouse brick is changed to match the limestone panels, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 150 S Independence W ML MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

ADDRESS: 2141 ST JAMES ST

Proposal: Legalize demolition of stone site wall; construct stairs and fencing

Review Requested: Final Approval

Owner: Ben Sabagh

Applicant: Ben Sabagh

History: 1923; English Village; Spencer Roberts, architect

Individual Designation: None

District Designation: Rittenhouse Fitler Residential Historic District, Significant 2/8/1995

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

OVERVIEW: The property at 2141 St. James Street is significant in the Rittenhouse Fitler Historic District as a prominent corner building of the 1920s English Village development. The building

fronts St. James Street; its west elevation extends along 22nd Street, and its rear is highly visible from both S. 22nd Street and Chancellor Street, the latter of which dead ends behind the English Village properties.

At its 9 December 2016 meeting, the Historical Commission approved an application to construct a rear addition “with a revised, sloped and lowered roofline” to replace a non-historic vestibule. The application originally included a rear deck, which was removed from the scope by the applicant prior to the Historical Commission meeting. No work was proposed to the rear stone site wall.

Following the Historical Commission approval, the property owner obtained an EZ Permit from the Department of Licenses and Inspections without the required review and approval by the Historical Commission for an expanded scope which included removal of the historic masonry site wall at the rear of the property, which was not part of the scope approved by the Historical Commission during its 2016 review. Acknowledging its error in issuing the permit without Historical Commission approval, the Department of Licenses and Inspections revoked the permit and issued a violation for the demolition of the wall on 7 March 2019. The rear exterior of the property remains unchanged since the date the violation was issued; the stone wall has not been reconstructed, the addition has not been built, and thus a raised rear door lacks steps down to grade.

The Streets Department is currently installing an ADA ramp in the sidewalk at the southeast corner of 22nd and Chancellor Streets, which includes the area where the wall was removed.

This application proposes to legalize the demolition of the stone site wall and to construct two wrought iron staircases and to enclose the rear courtyard area with metal fencing and a gate.

SCOPE OF WORK:

- Legalize removal of historic stone site wall;
- Construct two wrought iron staircases to basement and first-story; and
- Enclose rear courtyard with metal fencing and gate.

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 demolition of the stone site wall destroyed historic materials that characterize the property and the English Village development. The work does not comply with Standard 9, and the site wall should be reconstructed to its original appearance.
 - o The proposed wrought iron staircases and fencing along Chancellor Street are compatible with the property and would not impact its historic integrity. The work satisfies Standard 9.

STAFF RECOMMENDATION: Denial of the legalization of the demolition of the stone site wall; approval of the wrought iron staircases and fencing along Chancellor Street but not along 22nd Street, where the stone wall was located, with the staff to review details, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:08:40

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- No one represented the application.

DISCUSSION:

- Ms. Keller stated that the staff received a late request to withdraw the application from an individual who is neither the owner nor the attorney.
- Mr. Farnham noted that there is an appeal pending the Board of Licenses and Inspections Review. He also commented that the staff was hesitant to accept the email withdrawing the application from the contractor or draftsman, because the staff has been working with the owner and attorney representing the owner. He added that they were not included in the correspondence and wanted to confirm that they concurred with the request.
- Mr. Reuter advised the Commission to continue the matter, adding that while the contractor or draftsman requested that the application be withdrawn, he needed the property owner's attorney to confirm their intention. He stated that this application was a condition of continuing the Board of License and Inspection Review matter that involved violations for the removal of the wall. He asked the Commission to continue the review of the application to its December meeting so that he can speak to the owner's attorney. He noted that the Streets Department repaved the sidewalk and installed a curb cut, which may prevent the wall from being reconstructed.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- A request to withdraw the application was made by a contractor or draftsman to the staff without confirmation from the owner or the attorney representing the owner.
- A related matter is pending at the Board of License and Inspection Review.

The Historical Commission concluded that:

- Owing to the related matter pending the Board of License and Inspection Review, the application should be continued for one month to the Historical Commission's December 2021 meeting rather than withdrawn.

ACTION: Ms. Cooperman moved to continue the review of the application for 2141 St. James Street to the Historical Commission's 10 December 2021 meeting. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 2141 St. James St MOTION: Continue to December 2021 PHC meeting MOVED BY: Cooperman SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 20 OCTOBER 2021

ADDRESS: 122 S 19TH ST

Name of Resource: Sophy Curson

Proposed Action: Designation

Property Owner: Susan J. Schwartz

Nominator: Keeping Society

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

OVERVIEW: This nomination proposes to designate the property at 122 S. 19th Street, known as the Sophy Curson building, as historic and list it on the Philadelphia Register of Historic Places. Located in the Rittenhouse Square neighborhood, the building was constructed in 1951. Under Criterion C, the nomination argues that the building, commissioned to serve retailer Sophy Curson's growing clothing business, was a purpose-built shop that personified Mid-twentieth century Modernism and stood out among more traditional architecture of the Rittenhouse Square neighborhood. Under Criterion D, the nomination contends the Sophy Curson building is a significant local example of a Mid-century Modern commercial building, which exhibits "sleek new materials" and "glassy open storefronts." The period of significance focuses on the building's design and construction phases, 1950 to 1951.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 122 S. 19th Street satisfies Criteria C and D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that property at 122 S. 19th Street satisfies Criteria for Designation C and D. The Committee recommended removing the word "vernacular" from the nomination and replacing it with a more appropriate style term such as Regional Modernism or Philadelphia Modernism.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:13:15

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission. Ms. Mehley explained that David Schwartz, representing the Sophy Curson family, had attended the 20 October 2021 Committee on Historic Designation meeting. Mr. Schwartz stated at that time that the owners did not contest the nomination.
- Oscar Beisert represented the nomination.
- No one represented the property.

PUBLIC COMMENT:

- Jim Duffin supported the nomination.
- David Traub supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- There was not enough documentation in the nomination to support the inclusion of Criterion E for architect Beryl Price.
- The word “vernacular” should be removed from the nomination and replaced with a more appropriate style term such as Regional Modernism or Philadelphia Modernism.

The Historical Commission concluded that:

- The building, commissioned to serve retailer Sophy Curson’s growing clothing business, was a purpose-built shop that personified Mid Twentieth-Century Modernism and stood out among the more traditional buildings of the Rittenhouse Square neighborhood, satisfying Criterion C.
- The building is a significant local example of a Mid-Century Modern commercial building, which at the time of construction in 1951 exhibited “sleek new materials” and “glassy open storefronts,” satisfying Criterion D.

ACTION: Ms. Edwards moved to find that the property at 122 S. 19th Street satisfies Criteria for Designation C and D, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: 122 S 19th St MOTION: Designation under Criteria C and D MOVED BY: Edwards SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

ADDRESS: 915-23 N BROAD ST

Proposed Action: Remove property from Historic District

Property Owner: Z Realty LLC

Applicant: Jeff Scafaria, Esq., Arangio & George, LLP

District Designation: Automobile Row Thematic Historic District, Contributing, 7/9/2021

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

OVERVIEW: This application proposes to amend the inventory of the Automobile Row Thematic Historic District and remove the entry for the property at 915-23 N. Broad Street. At the time that the district was nominated, three buildings stood on the property, all of which were classified as contributing to the district. However, all three buildings have since been demolished pursuant to a valid demolition permit over which the Historical Commission had no authority to approve or deny.

The property owner's attorney has submitted a cover letter requesting the removal of the property from the historic district, a current photograph showing that the buildings have been demolished and the site has been cleared, and a copy of the demolition permit.

In the spring of 2021, the property owner applied to the Historical Commission requesting the removal of the property from the pending historic district, which the Historical Commission reviewed and denied at its 14 May 2021 meeting. At that time, the Historical Commission was aware of the valid demolition permit but decided that it should not remove the property from the district while the buildings were still standing and the district nomination was still pending. The Historical Commission designated the district on 9 July 2021. The buildings were demolished under the valid demolition permit in August 2021.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission amend the inventory of the Automobile Row Thematic Historic District and remove the entry for the property

at 915-23 N. Broad Street, pursuant to Section 5.14.a of the Rules and Regulations. The historical significance of the site was derived solely from the buildings, not the site or any site or landscape features or subsurface resources. The district is a thematic, not a geographic district. With the legal demolition of the buildings, there is no longer a basis for including the property in the district.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission amend the inventory of the Automobile Row Thematic Historic District and remove the entry for the property at 915-23 N. Broad Street, pursuant to Section 5.14.a of the Rules and Regulations.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:23:45

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Attorney Jeff Scafaria represented the property owner.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The buildings at 915-23 N. Broad Street were demolished completely pursuant to a valid demolition permit.
- The site has been cleared of all above-ground structures.
- The Automobile Row Thematic Historic District is a thematic district, not a geographic district.
- The Historical Commission designated the Automobile Row Thematic Historic District under Criteria for Designation A, C, D, E, and J, all of which related to the structures and the activities that took place in the structures. The property was not included in the historic district because of the site itself or any subsurface resources.

The Historical Commission concluded that:

- With the legal demolition of the buildings, there is no basis for maintaining the inclusion of the property at 915-23 N. Broad Street in the Automobile Row Thematic Historic District.

ACTION: Ms. Cooperman moved to amend the inventory of the Automobile Row Thematic Historic District and remove the entry for the property at 915-23 N. Broad Street, pursuant to Section 5.14.a of the Rules and Regulations. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 915-23 N. Broad St MOTION: Remove 915-23 N. Broad Street from Auto Row Thematic Historic District MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

FRENCH VILLAGE HISTORIC DISTRICT

Proposed Action: Designation

Nominator: Historical Commission staff

Number of properties: 24

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

OVERVIEW: This nomination proposes to designate a historic district comprised of 24 properties along Emlen and Huron Streets and Gate, Elbow, and E. Allens Lanes in the West Mount Airy section of Philadelphia. The district also includes six gas streetlights, three masonry gates, and a stone plaque. All 24 properties are classified as contributing. The nomination argues that the district satisfies Criteria for Designation A, C, D, E, and J. Under Criterion A, the nomination contends that the district is significant for its connection to the Henry Houston estate and for George S. Woodward's Philadelphia contribution to the national trend in developing utopian planned suburbs. Under Criteria C and D, the nomination argues that the development of French Village reflects the environment of the 1920s and '30s era of suburban planning and European Revival architecture and, more specifically, the French Normal Revival style. Under Criterion E, the nomination notes that significant Philadelphia architects, including Robert Rhodes McGoodwin, H. Louis Duhring, Willing, Sims & Talbutt, Mellor & Meigs, and Tilden, Register & Pepper, designed the district's buildings. Under Criterion J, the nomination contends that the French Village suburban plan intersects with the wider developing Mount Airy community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the proposed district satisfies Criteria for Designation A, C, D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the French Village Historic District satisfies Criteria for Designation A, C, D, E, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:41:00

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Libbie Hawes and the staff of the Historical Commission represented the nomination.
- Sam Katz and Howard Langer represented their ownership interests.

DISCUSSION:

- The Commission discussed the letters submitted by Mr. Langer opposing the inclusion of the properties on the east side of Emlen Street and raising concerns about George Woodward's discriminatory practices.
- Mr. Katz commended the nominators for the well-written and well-documented nomination and thanked the staff for their interactions with the French Village property owners. He then argued that the legacy of Woodward's exclusion appears through the design of the district's streets, which he noted the Woodward family still owns. He stated that the City of Philadelphia does not recognize the streets in the district. He commented that trash is collected, but there is no street lighting, no snow removal, and no street maintenance. He stated that it does not diminish the architecture of the homes and the neighborhood's historic significance, but a contradiction arises in that the City will now impose restrictions on property owners and require regulatory review of changes to the buildings' exteriors, though those buildings are located on streets the City does not recognize.

PUBLIC COMMENT:

- Jim Duffin supported the nomination.
- Oscar Beisert supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The district's boundary includes the properties originally identified in plans and a model owned by the George Woodward Company; however, the boundary has been increased from the initial development to include several additional Woodward-developed properties east of Emlen Street. These properties include the same deed restrictions, reflect the same Norman Revival style of architecture, and were designed by the same group of prominent architects.
- The inclusion of the properties on the east side of Emlen Street is justified through the abundant documentation provided in the nomination.
- The Secretary of the Interior's Standards does not provide guidance on the practice of establishing historic districts comprised of properties located on privately-owned streets.
- The land was part of Henry Houston's estate and was developed into a French Normal Revival suburban community by George S. Woodward in the 1920s and '30s.
- In addition to the Norman Revival style buildings, the landscape and masonry walls are essential contributors to the district.

The Historical Commission concluded that:

- The district is associated with Henry Houston's estate and developer George S. Woodward, Houston's son-in-law, who contributed significantly to the national trend of developing planned communities. The nomination satisfies Criterion A.

- French Village is a significant representation of 1920s and '30s suburban planning and European Revival architecture, representing the French Normal Revival style. The nomination satisfies Criteria C and D.
- Woodward limited the design of the buildings to several prominent Philadelphia architectural firms, including Robert Rhodes McGoodwin, H. Louis Duhring, Willing, Sims & Talbutt, Mellor & Meigs, and Tilden, Register & Pepper. The nomination satisfies Criterion E.
- The district is representative of the wider developing Mount Airy community, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the French Village Historic District satisfies Criteria for Designation A, C, D, E, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: French Village Historic District MOTION: Designate; Criteria A, C, D, E, J MOVED BY: Cooperman SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

MANHEIM SQUARE HISTORIC DISTRICT

Proposed Action: Designation

Nominator: Keeping Society

Number of Properties: 6

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

OVERVIEW: This nomination proposes to designate a small historic district comprised of six properties at 32-42 Manheim Street in the Germantown section of Philadelphia. Five of the properties are classified as contributing and one, a vacant lot, is identified as non-contributing. The nomination argues that the district satisfies Criterion for Designation J, as exemplifying the economic, social, and historical heritage of the community as an early rowhouse development in southwest Germantown, "as it transformed from a linear community along one major street to a

larger town or suburban setting.” The period of significance spans from 1834 to 1861, when the houses comprising the historic district were built and occupied by members of the Roset family.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the proposed historic district satisfies Criterion for Designation J. However, the staff recommends removing the property at 32 Manheim Street from the district. It is a vacant lot on the boundary of the proposed district. Historic preservation best practices advise against including non-contributing properties on district boundaries, especially vacant lots.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Manheim Square historic district satisfies Criterion for Designation J, as well as Criterion I, the archaeological criterion, which is not proposed by the nomination.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:03:35

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- Khyro Rayne represented herself as being “in contact with the owner of 32 Manheim” and asked for a continuance, stating that the community has not had enough time to be involved with this matter.

PUBLIC COMMENT:

- Jim Duffin commented in support of the designation and continuance request.
- Mason Carter commented in support of the designation and continuance request.
- Steven Peitzman commented in support of the designation and continuance request.
- Allison Weiss commented in support of the designation.
- Mike Simone, a resident directly across the street from the district, commented in support of the designation and listed numerous addresses of other nearby residents who support the designation.
- Deborah Gary commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Continuing the review of the matter for one month will allow time for the community to be more involved.
- The Historical Commission will maintain jurisdiction over the review of building permit applications for the properties during the continuance period.

ACTION: Ms. Cooperman moved to continue the review of the Manheim Square historic district one month, to the 10 December 2021 meeting of the Historical Commission. Mr. Dodds seconded the motion, which passed by unanimous consent.

ITEM: Manheim Square Historic District MOTION: Continue to December 2021 PHC meeting MOVED BY: Cooperman SECONDED BY: Dodds					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

CHESTNUT STREET EAST COMMERCIAL HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Various

Nominator: Keeping Society

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

OVERVIEW: This nomination proposes to designate a district along the 600, 700, and 800 blocks of Chestnut Street in Center City as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Chestnut Street East Commercial Historic District, which is comprised of 56 properties, including condo units, primarily dating from the 1840s through 1920s with a few dating into the mid-twentieth century, is significant under Criteria for Designation A, C, G, and J. The nomination argues that the district represents the architectural and historical timeline of Philadelphia's commercial heritage on Chestnut Street, covering numerous phases of commercial development along one of the city's most fashionable streets.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Chestnut Street East Commercial Historic District satisfies Criteria for Designation A, C, and J, but not Criterion G, and that the period of significance should be amended to end in 1929, with the north side of the 600 block of Chestnut Street being excluded from the district boundary.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Chestnut Street East Commercial historic district satisfies Criteria for Designation A, C, G, and J, and to amend the nomination to include Criterion I and classify all properties as contributing for archaeological potential; to amend the period of significance to 1700 to 1965; to retain the classification of contributing for 130 S. Independence Mall West; to classify 727-35 Chestnut Street as contributing; and for the staff to conduct additional research into the alterations to 705 Chestnut Street.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:32:10

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- Attorney Brett Feldman and consultant Nick Kraus represented the property owners of 130 S Independence Mall West, also known as 601 Chestnut Street.
- Attorney Paul Heron and Hai (Jim) Tran represented the properties at 703 and 705 Chestnut Street.

DISCUSSION:

- Ms. Cooperman explained the Committee on Historic Designation recommendations for 130 S. Independence Mall West, 703 and 705 Chestnut Street, and 727-35 Chestnut Street. For 130 S. Independence Mall West, she noted the Committee felt it was important to recognize the evolving commercial history of the district that stretches into the post-World War II period. She stated that the Committee learned that the building dates to 1951 not 1965, as claimed in the nomination. She explained the building relates to Independence Mall but also represents the historic trends of the district as a whole. For 703 and 705 Chestnut Street, the Committee requested additional information from the staff on the alterations over time to the property. The staff produced a memorandum that corroborates the inventory listings. She argued that 727-35 Chestnut Street is an early garage by a known architect that reflects the changing character of transportation into the commercial district in the period beginning around WWII and automobile usage and retains Moderne style details that are not obvious on first look.
- Mr. Beisert commented that this is an intact section of Chestnut Street that tells the story of the nineteenth and early twentieth century commercial evolution of the street. He noted that it is remarkable that, while there are earlier buildings, the core of the district is an unusual row of late Victorian facades that resulted from the widening of Chestnut Street in the late nineteenth century, resulting in an interesting streetscape. The district also features distinctive larger buildings such as the Public Ledger, Gimbels, and Benjamin Franklin Hotel that create entrances to the district.
- Mr. Feldman and Mr. Kraus explained the owner's opposition to the inclusion of 130 S. Independence Mall West in the district. They presented a slideshow and referenced a report submitted to the Commission. They argued that the Colonial Revival building is not in keeping with the spirit of the district, is out of character, massing, and scale with the rest of the district, and is physically separated from the rest of the district on the north side of the block by a non-contributing building.
 - o Mr. Thomas took issue with the argument that the building is physically separate from the district, noting that it is located directly across the street from the Public Ledger building, which is contributing to the district.
 - o Mr. Feldman asked Mr. Farnham to explain the staff recommendation.
 - o Mr. Farnham responded that the staff had originally and independently recommended that the north side of the 600 block of Chestnut Street, including 130 S. Independence Mall West, be excluded from the district, because it represents a different part of the history of the area than was told in the nomination about the commercial buildings to the west. The building at 130 S. Independence Mall West is historically associated with and oriented towards

- Independence Mall rather than Chestnut Street. He noted that the Committee on Historic Designation disagreed with the staff recommendation.
- o Mr. Beisert disagreed that the property at 130 S. Independence Mall West is unrelated to the other properties in the district.
 - o Mr. Thomas commented that the building at 130 S. Independence Mall West was constructed in the 1950s, during a time when the area was in flux. Given its position on Independence Mall, the bank was making a statement, he opined.
 - o Ms. Cooperman noted that the building was not designed by an anonymous no-one architect, but by Sydney Errington Martin, an architect with one of the longest careers in Philadelphia and one of the most important Revivalists working in that period.
 - Mr. Heron explained that his client believes the properties at 703 and 705 Chestnut Street should be excluded or considered non-contributing to the district owing to the extensive alterations to the properties over time. Mr. Tran explained that he has conducted extensive renovations of the properties since he purchased them.
 - o Mr. Farnham explained that the buildings were historically five stories in height, and had their upper floors removed in the early twentieth century. The façade of 705 Chestnut Street was reclad in 1942 for a bank.
 - Ms. Carney noted that she is delighted to see nomination move forward and does not want to hold up the overall designation, but agreed with the staff recommendation that the north side of the 600 block of Chestnut Street should be excluded from the nomination. She asked to hear from other Commissioners.
 - Ms. Cooperman moved to add the district to the Philadelphia Register under Criteria for Designation A, C, G, I, and J, as written and based on the CHD recommendation, with only change being to classify the building at 727-35 Chestnut St as contributing, and with a period of significance extending to 1965.
 - o The motion was not seconded.
 - Mr. Thomas noted that there are open questions about the classifications of 130 S. Independence Mall West, 703 and 705 Chestnut, and 727-35 Chestnut Street.
 - o Ms. Carney reiterated that she agrees with the changes suggested by the Committee on Historic Designation, except that she wants to exclude north side of 600 block of Chestnut Street and wants to hear from other Commissioners.
 - o Mr. Dodds responded that his concerns focus more around the contributing classifications for 703 and 705 Chestnut and 727-35 Chestnut Street, which he would like to see classified as non-contributing.
 - o Ms. Washington agreed with Mr. Dodds.
 - o Ms. Cooperman opined that the photograph of 727-35 Chestnut Street in the meeting's presentation materials does not do the building justice. She opined that, based on a PhD in architectural history and 30 years of professional experience in Philadelphia's history and architecture, it is a notable building. She acknowledged that it is not in perfect condition but argued that it is absolutely significant as part of the evolution of commercial history in the proposed district, which has a period of significance to 1965 in the nomination. She asked if the district is solely about Victorian buildings. Absolutely not, she responded. If it were, why would it include the Public Ledger building? She noted that the Commission could also recommend that the nomination cover much more territory. She agreed that the argument that 703 and 705 Chestnut Street have sufficient alterations to have lost their historic character might be valid. The commercial history of Chestnut Street continued on through the construction of 130 S. Independence Mall West, she explained, and she and the other members

- of the Committee on Historic Designation made that recommendation based on their professional and educational experience.
- o Mr. Thomas commented that he sees value in the remaining second floor of 703 Chestnut Street but is willing to put aside that opinion in order to move the district forward.
 - o Ms. Cooperman responded that, given that it has been reduced substantially in height, despite the two remaining windows on the second floor, the building envelope of 703 Chestnut Street has been substantially changed. She noted her opinion would be different if the building was historically two stories.
 - The Commission discussed how best to proceed. Mr. Reuter suggested that since there does not appear to be an issue with respect to rest of district, the Commission could bifurcate the decision-making and designate district apart from specific buildings, then have separate discussions and motions for the other buildings.
 - Mr. Dodds commented that he also would like to discuss the addition of Criterion I to the nomination, noting that it was not included in the nomination, and the nominator expressed concerns about its inclusion at the Committee meeting. He noted that there could be good reasons to include it, but wondered if it was possible to approve nomination with the caveat that, if a Commissioner wants to add Criterion I in the future, the addition of Criterion I is accomplished through a separate nomination or amendment.
 - o Ms. Cooperman strongly disagreed. She argued that the Commission has a responsibility to protect archaeological resources as much as above-ground resources. She observed that the Commission can make its own decisions about Criteria and is not bound by the Criteria cited in the nomination. She noted that the nomination is the basis of information for designation, but not the sole basis. She opined that Criterion I is often swept under the rug and that the Commission should be ashamed of itself for not protecting information that gives insight into the lives of people in the past, especially ordinary people.
 - o Mr. Thomas noted that the Commission routinely adds or changes or excludes Criteria from nominations.
 - o Ms. Carney responded that no one is saying that the Commission should ignore archaeological significance. She noted that it might be helpful to have more clarification about designating under Criteria I means exactly and how archaeological resources would be protected in the future.
 - o Mr. Reuter clarified that a nomination can be amended at any time, including by the staff during their initial review and that the Committee can recommend amendments and that the Commission may do so as well. He noted that the Historical Commission recently won an appeal where the property owner specifically argued they did not have notice of the additional Criteria added by the Commission, including Criterion I.

PUBLIC COMMENT:

- Doug Mooney of the Philadelphia Archaeological Forum supported the nomination and the inclusion of Criterion I, as detailed in the letter he submitted to the Commission.
- Jim Duffin supported the nomination and the Committee on Historic Designation's recommendation.
- David Traub of Save Our Sites supported the nomination.
- Steven Peitzman supported the nomination and the inclusion of 703 and 705 Chestnut as contributing structures.

- Dennis Carlisle supported the nomination and opposed the inclusion of 727-35 Chestnut Street as contributing.
- Allison Weiss supported the nomination as written.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building at 130 S. Independence Mall West was constructed in 1951, not 1965, by a significant local architect and represents the extension of the commercial history of the district; it relates to Independence Mall, but also the historic trends of the district as a whole.
- 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.
- The building at 727-35 Chestnut Street is an early garage with a known architect that reflects the changing character of transportation into the commercial district in the period beginning around WWII and automobile usage.
- Alterations to storefronts are typical along commercial corridors. The Historical Commission's Rules and Regulations allow for the staff to approve modifications to already altered storefronts.

The Historical Commission concluded that:

- The proposed district represents the architectural and historical timeline of Philadelphia's commercial heritage on Chestnut Street, covering numerous phases of commercial development along one of the city's most important streets, satisfying Criteria A, C, and J.
- The district's adjacency to Independence Mall and the position of the bank building 130 S. Independence Mall West and the Public Ledger Building at 150 S. Independence Mall West along the Mall satisfies Criterion G.
- Although not discussed in the nomination, the district encompasses land that was developed in the eighteenth century, and despite changes over time, retains the potential for archaeological resources, satisfying Criterion I.
- The properties at 703 and 705 Chestnut Street should be reclassified in the inventory from contributing to non-contributing.
- The property at 727-35 Chestnut Street should be reclassified in the inventory from non-contributing to contributing.
- No additional classification changes should be made.

ACTION: Ms. Cooperman moved to find that the Chestnut Street East Commercial Historic District satisfies Criteria for Designation A, C, G, I, and J, with changes to the classifications of 703 and 705 Chestnut Street to non-contributing and 727-35 Chestnut Street to contributing in the inventory, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Washington seconded the motion, which passed by unanimous consent.

ITEM: Chestnut Street East Commercial Historic District MOTION: Designate; Criteria A, C, G, I, J, amendments MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

OLD BUSINESS

ADDRESS: 2017 DELANCEY PL

Proposal: Construct rear addition with roof deck and pilot house

Review Requested: Final Approval

Owner: Blue Ink LLC

Applicant: Sean Narcum, Peter Zimmerman Architects

History: 1865

Individual Designation: 1/6/1972

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

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

OVERVIEW: This application proposes to remove an original or early two-story projecting bay as well as a post-1950 one-story kitchen annex at the rear of the house and construct a large, three-story rear addition. A roof deck and pilot house are proposed for the roof of the main block of the building. At the top floor of the main block, the application proposes to remove two dormer windows in the mansard and replace them with three matching dormer windows. The existing roll up metal garage door would be removed so that the masonry opening can be widened to accommodate the proposed double-width parking. A wood-panel roll-up garage door is proposed at the building facade. A metal roll-up gate is proposed at the alley.

SCOPE OF WORK:

- Construct roof deck and pilot house;
- Reconstruct rear mansard, replacing two dormer windows with three;
- Construct three-story rear addition;
- Widen garage entrance;
- Expand existing garage to fit two vehicles; expand existing parking pad to accommodate two vehicles.

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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o At the ground level, the new addition proposes to partially demolish and alter non-historic fabric that appears to have been constructed after 1950. However, the scope also includes the demolition of an early two-story rear bay and the existing dormers at the fourth, which does not meet Standard 9.
 - o The new construction is in keeping with the mass and scale of other rear additions on this block.
 - o The brick and wood cladding proposed for the rear addition are compatible with the original materials used.
 - o The new garage door should be finished in a manner that does not draw unnecessary attention to it. In addition, no mechanical components of the garage door should be visible from Cypress Street.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o The rear addition would alter non-historic building fabric at the ground story; however, the proposal also includes the removal of historic fabric, including a two-story bay, rear wall of the main block, and dormer windows at the rear mansard. The removal of this historic fabric would negatively impact the essential form and integrity of the property.
- *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.*
 - o The mechanical equipment zone would be located at the front of the roof. The staff has concerns about the visibility of this equipment from the public right-of-way.
 - o The new roof deck and pilot house would be located on the roof of the main block of the house. The staff typically recommends that new roof decks are located off of the main block so that the essential form of the property is not adversely impacted.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9 and 10, and the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial pursuant to Standards 9 and 10 and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:05:28

PRESENTERS:

- Ms. Schmitt presented the application to the Historical Commission.
- Architect Sean Narcum and attorney Harrison Haas represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised plans were reflective of the comments that had been made previously by the Architectural Committee.
- The revised design of the rear bay reduced the amount of proposed demolition and was more appropriate in size and scale.

The Historical Commission concluded that:

- The revised design is appropriate to its context in scale, materials, and massing, satisfying Standard 9.
- The revised design retains historic fabric at the rear bay, satisfying Standard 10.
- The proposed pilot house and roof deck will be inconspicuous from the public right-of-way, satisfying the Roofs Guideline.

ACTION: Ms. Carney moved to approve the revised application, pursuant to Standards 9 and 10 and the Roofs Guideline. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 2017 Delancey PI MOTION: Approval of revised application MOVED BY: Carney SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	11				1

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

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

Proposed Action: Designation

Property Owner: Archdiocese of Philadelphia

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the properties at 319 N. 19th Street and 312 N. 18th Street, now collectively known as John W. Hallahan Catholic Girls' High School, as historic and list them on the Philadelphia Register of Historic Places. Located in the Logan Square neighborhood, the school's buildings were constructed in 1911 and 1914. Under Criterion A, the nomination argues that John W. Hallahan Catholic Girls' High School represents the first Catholic girls' high school in the United States and played an important part in the development of the city's educational system in response to the demands of an industrializing economy. Under Criterion E, the nomination contends that the building at 319 N. 19th Street was designed by one of Philadelphia's leading architects of ecclesiastical buildings, the firm of Ballinger & Perrot. The firm designed numerous Roman Catholic and Methodist Episcopalian churches and parish schools, influencing the development of the city. The period of significance begins in 1911, the year the school began construction, and ends in 2021, when the school is scheduled to close as announced by the Archdiocese of Philadelphia in November 2020.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:13:35

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission. Ms. Mehley noted the staff had received many emails and letters in support for the nomination since February 2020. She stated that a clarification will be added to the nomination document regarding its claim as the first all-girls Catholic High School in the United States. The author of the nomination provided additional detail after the 30 August 2021 Committee on Historic Designation meeting and the nomination will be updated to state that Hallahan High School is the first Diocesan all-girls Catholic high school in the United States.
- Patrick Grossi of the Preservation Alliance for Greater Philadelphia represented the nomination.
- No one represented the property at the meeting. Mr. Farnham stated that attorney Tony Forte, representing the Archdiocese of Philadelphia, had sent a letter to the Historical Commission, dated 11 November 2021, indicating the owner is taking a position of non-opposition regarding the nomination.

PUBLIC COMMENT:

- Chris Gibbons supported the nomination.

- Lorraine Rocci supported the nomination.
- Suzanne Edinger supported the nomination.
- Jana Monaco supported the nomination.
- Mary Giampietro supported the nomination.
- Kevin Chun supported the nomination.
- Maryann Fox supported the nomination.
- Lillian Walker Shelton supported the nomination.
- Danielle Giangreco supported the nomination.
- Eileen Tepper supported the nomination.
- Anna Marie Beech supported the nomination.
- Donah Beale supported the nomination.
- Margaret O'Shaughnessy supported the nomination.
- Cheryl Carr supported the nomination on behalf of her mother Pearl Carr, a graduate of Hallahan.
- Britannia Boley supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Both 319 N. 19th Street and 312 N. 18th Street satisfy Criteria for Designation A and J as the original high school building and Parish School building were used as a single institution for an extended length of time within the proposed period of significance.
- John W. Hallahan Catholic Girls' High School is the first Diocesan all-girls Catholic high school in the United States.

The Historical Commission concluded that:

- 319 N 19th Street and 312 N 18th Street, collectively known as John W. Hallahan Catholic Girls' High School, represent the first four-year diocesan Catholic girls' high school in Philadelphia and possibly the United States. The school played an important part in the development of the city's educational system in response to the demands of an industrializing economy, satisfying Criterion A.
- The building at 319 N. 19th Street was designed by one of Philadelphia's leading architects of ecclesiastical buildings, the firm of Ballinger & Perrot. The firm designed numerous Roman Catholic and Methodist Episcopal churches and parish schools, influencing the development of the city, satisfying Criterion E.
- 319 N 19th Street and 312 N 18th Street, collectively known as John W. Hallahan Catholic Girls' High School, exemplify the cultural, social, and historical heritage of Philadelphia and the Catholic community, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the properties at 319 N. 19th Street and 312 N. 18th Street satisfy Criteria for Designation A and J, and the property at 319 N. 19th Street also satisfies Criterion E, and to designate the properties as historic, listing them on the Philadelphia Register of Historic Places. Mr. Carney seconded the motion, which passed by unanimous consent.

ITEM: 319 N. 19th St and 312 N. 18th St MOTION: MOVED BY: SECONDED BY:					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards					X
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey					X
Michel					X
Sánchez (Council)					X
Washington	X				
Total	8				4

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:52:08

ACTION: At 1:55 p.m., Mr. Mattioni moved to adjourn. Mr. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourned MOVED BY: Mattioni SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards					X
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Vacant (L&I)					
Mattioni	X				
McCoubrey					X
Michel					X
Sánchez (Council)					X
Washington	X				
Total	8				4

PLEASE NOTE:

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