

**THE MINUTES OF THE 729TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 MAY 2023, 9:00 A.M.
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, ACTING CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. McCoubrey, the Acting 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		
Mark Dodds (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
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:

Michelle Kleschick
Stuart Rosenberg
Modesto Bigas-Valedon
Lincoln Strehle
Jackie Gusic

Steve Bartlett
Linda Brown
David Traub
Aissia Richardson
Sarvesh Patil
Ola Alkudsi
Kimberly Haas
Harrison Haas
Dennis Carlisle
Beulah Jenkins
Coretta Brooks
Paul Steinke, Preservation Alliance
Aaron Moselle
Michael Koonce
Judith Robinson, 32nd Ward RCO
Christopher Strom, Esq., Eckert Seamans
William Morris
Alex Balloon
Shirley Spencer
Justin Detwiler
Jay Farrell
David Lockard
Nancy Pontone
Elena Laskin
Kendall Eberhardt
Juliet Fajardo
Oscar Beisert, Keeping Society
Darrell Clarke, Philadelphia City Council
Stuart Rosenberg
Jacqueline Wiggins
Donna Lisle
Pedro Pinto
Mary McGettigan
Valerie Bergman
Lynette Hazelton
Ruth I. Birchett
Nathan Farris, Esq., Ballard Spahr
Lincoln Strehle
Steven Peitzman
Michael Phillips, Esq., Klehr Harrison
Donell Deans
Deborah Gary, Society to Preserve Philadelphia African American Assets
Amy Lambert

ADOPTION OF MINUTES, 728TH STATED MEETING, 14 APRIL 2023

START TIME IN ZOOM RECORDING: 00:04:40

DISCUSSION:

- Mr. McCoubrey 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 728th Stated Meeting, held 14 April 2023. Mr. Mattioni noted an error in the minute for 244-58 N. 2nd Street.

ACTION: Mr. McCoubrey moved to adopt the minutes of the 728th Stated Meeting of the Philadelphia Historical Commission, held 14 April 2023. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 728th Stated Meeting of the PHC					
MOTION: Adoption of minutes with edit					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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

CONTINUANCE REQUESTS

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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:05:55

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- Attorney Nathan Farris represented the continuance request.

ACTION: Mr. McCoubrey moved to continue the review of the nomination for 8835 Germantown Avenue to the June 2023 meeting of the Historical Commission. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 8835 Germantown Ave. Continuance Request MOTION: Continue to June 2023 PHC meeting MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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: 1424-26 CHESTNUT ST

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

Proposed Action: Interior Designation

Property Owner: Sunny Spring LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the first-floor interior of 1424-26 Chestnut Street historically known as the Main Sales Floor of the Jacob Reed's Sons' Store, and list it on the Philadelphia Register of Historic Places. The exterior of the building has been designated since 1966, when it was added to the Philadelphia Register of Historic Places.

The nomination argues 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 contends 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 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 asserts 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.

This Main Sales Floor maintains a high degree of architectural integrity and has undergone few major alterations since its completion in 1905. The proposed period of significance is 1905 to

1983. This date span reflects the period it was operated as a men's clothier by Jacob Reed's Sons'.

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 interior main floor, historically known as the Main Sales Floor, of 1424-26 Chestnut Street satisfies Criteria for Designation C, D, E and F.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:55

PRESENTERS:

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

ACTION: Mr. McCoubrey moved to continue the review of the nomination for 1424-26 Chestnut Street to the July 2023 meeting of the Historical Commission. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 1424-26 Chestnut St. Continuance Request					
MOTION: Continue to July 2023 PHC meeting					
Moved BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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: 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.

COMMITTEE ON FINANCIAL HARDSHIP RECOMMENDATION: The Committee on Financial Hardship voted to recommend that the Historical Commission table the matter to allow for the submission of additional materials and to remand the matter to the Committee on Financial Hardship for additional review.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:15:57

PRESENTERS:

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

- Attorney Michael Phillips represented the continuance request and stated that his team members will study other options for the redevelopment of the site, even if they are not required to do so by the preservation ordinance to prove their hardship case.

ACTION: Mr. McCoubrey moved to continue the review of the application for 208-12 Vine Street to the June 2023 meeting of the Historical Commission. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 208-12 Vine St. Continuance Request MOTION: Continue to June 2023 PHC meeting MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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: 3101 W PASSYUNK AVE

Name of Resource: Point Breeze Gas Works

Proposed Action: Designation

Property Owner: City of Philadelphia, Philadelphia Gas Works

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes the designation of the property at 3101 W. Passyunk Avenue. The Committee on Historic Designation reviewed the nomination on 3 March 2021. The matter has been continued since that time, awaiting the outcome of litigation in a related matter regarding the authority of local land use agencies to regulate utilities.

The nomination contends that the Point Breeze Gas Works satisfies Criteria for Designation A, C, D, E, and J, although some Criteria are not applied to all resources listed in the nomination. The site is inaccessible to the general public and subject to significant safety and security restrictions; therefore, aerial imagery was utilized to identify and catalog the resources. Under Criteria A and J, the nomination contends that the Point Breeze Gas Works, which expanded as the city's population grew, was one of the city's largest employers in the mid-to-late nineteenth century and is one of the oldest surviving gasworks. Under Criteria C and D, the nomination argues that many of the structures embody characteristics of the Gothic Revival style. It also notes that later structures were designed in the Jacobean Revival style. Under Criterion E, the

nomination contends that the earliest buildings of the Point Breeze Gas Works were built under the leadership of John Chapman Cresson, an influential figure.

The site is very large and most of the land is vacant. Most of the buildings associated with the historic gasworks have been demolished. The site is currently used by the Philadelphia Gas Works (PGW) for the storage and distribution of liquefied natural gas. Access to the site is strictly controlled and visitors are not permitted. Persons with business at the site must be accompanied by PGW staff and wear protective gear including flame-retardant suits. The nominated buildings are primarily unused or used for storage.

STAFF RECOMMENDATION: The staff initially offered a compromise recommendation that sought to protect the most important buildings from demolition while limiting the impact on PGW, but, in light of the Mayor's letter, the staff must recognize the significant safety and security concerns associated with the site and recommend against any designation.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: Mr. Cohen moved to recommend that the nomination demonstrates that the property at 3101 W. Passyunk Avenue satisfies Criteria for Designation A, C, D, E, and J, and to limit the designation to buildings 1a, 1b, 1c, 2, 5a, 5b, 6, 7, 8, and 9a, with a period of significance of 1855-1929. Ms. Barucco seconded the motion, which passed unanimously.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:19:35

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- Attorney Christopher Strom represented the continuance request.

ACTION: Mr. McCoubrey moved to continue the review of the nomination for 3101 W. Passyunk Avenue to the June 2023 meeting of the Historical Commission. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 3101 W. Passyunk Ave. Continuance Request					
MOTION: Continue to June 2023 PHC meeting					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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, 25 APRIL 2023

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:22:17

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the applications for 127-29 Spruce Street and 8330 Millman Street. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Approval of the Consent Agenda					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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

AGENDA

ADDRESS: 127-29 SPRUCE ST

Proposal: Remove wall; construct addition; replace wood shingle roof

Review Requested: Final Approval

Owner: Pea Vine Properties

Applicant: William Morris, John Milner Architects

History: 1760; Man Full of Trouble Tavern; Restored c. 1963-65, Nelson Anderson, architect

Individual Designation: 2/15/1963

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

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

OVERVIEW: This application proposes to restore and add a small addition to the “Man Full of Trouble Tavern” at 127-29 Spruce Street, a three-story brick masonry building with a half gambrel roof that is both individually designated and classified as a significant resource to the Society Hill Historic District. The building was constructed in 1760 as a tavern and proceeded to be used for a variety of commercial purposes through the eighteenth, nineteenth, and twentieth centuries. It was restored to its original appearance between 1963 and 1965. The project proposes to construct a new one-story shed addition on the east façade of the building to accommodate an accessible restroom. The application demonstrates the existence of a similar shed addition at this same location in the past. As part of the construction of the addition, a small length of deteriorated brick wall, likely a remnant of a neighboring twentieth-century structure, will be demolished. A small portion of a bulkhead door on the east side of the building will also be modified to accommodate the new addition. In addition, several repairs will be performed including replacing the wood shingle roof with shakes, repairing or replacing an existing pole gutter, repairing the existing second-floor balcony, repointing the existing masonry, repairing existing damaged exterior woodwork, and repairing a deteriorated first-floor window frame and replacing the sash.

SCOPE OF WORK:

- Construct a one-story shed roof addition on the east façade of the building.
- Alter the east bulkhead door framing to accommodate the addition.
- Remove a deteriorated one-story brick wall from the east end of the building.
- Replace wood shingle roof, repair or replace gutters, repair a second-story balcony, repoint masonry, repair woodwork, and repair a first-floor window.

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - o The proposed repair and restoration work meets Standard 6. The work aims to repair historic features and retain materials where possible and replace deteriorated pieces with appropriate new material that matches the old in design, color, and texture.
- *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 but 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 shed addition meets Standard 9. It will not destroy any historic fabric that characterizes the property and will be differentiated from the old and be compatibly sized.
- *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 shed addition meets Standard 10. It will be easily removed if needed in the future without impairing the historic integrity of the property.

STAFF RECOMMENDATION: The staff recommends approval, pursuant to Standards 6, 9, and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standards 6, 9, and 10.

ACTION: See Consent Agenda.

ADDRESS: 2120 PINE ST

Proposal: Construct rooftop addition and deck

Review Requested: Final Approval

Owner: Elena Laskin & James Wilcoxson

Applicant: Jackie Gusic, inHabit, inc

History: 1865

Individual Designation: None

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

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

OVERVIEW: This application seeks approval to remove the existing deck at 2120 Pine Street and construct a new roof deck and fourth-floor addition. The three-story historic building is adjacent to four-story buildings to the east and west along Pine Street. The existing deck and pilot house were legally permitted and constructed in 2014. The existing deck railing setback from the front façade is five feet, four inches and is not visible from the public right-of-way along Pine Street. The rear corner of the new addition would be visible from Van Pelt Street.

SCOPE OF WORK:

- Remove existing deck and construct new deck.

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 massing and scale of the fourth-floor addition appears large for the historic property, but this can primarily be attributed to its gable roof, which is mostly hidden by the surrounding properties. Hardie plank siding is proposed for the addition's cladding and is compatible with the historic district. Since the rear wall will be the one area visible from the public right-of-way, the placement and size of the rear windows

should be reviewed for better compatibility with the historic building and its environment. With minor revisions to the architectural features to the rear wall, the application can meet 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 If the fourth-story addition is removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired; therefore, the application meets Standard 10.
- *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 fourth-floor addition and roof deck will not be visible along Pine Street and will be minimally visible from S. Van Pelt Street; therefore, the application meets the Roofs Guideline.

STAFF RECOMMENDATION: The staff recommends approval, provided that the design of the rear wall of the addition that is visible from the street is improved, 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: 00:23:30

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Jackie Gusic represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application addresses the primary concerns of the Architectural Committee.
- The visibility of the four-story addition will be limited from the public right-of-way. The rear of the addition will be visible from a short stretch of S. Van Pelt Street.
- The choice of cladding for the pediment area of the gable of the addition should be revised from beadboard to a more appropriate exterior material such as shingle or board and batten siding.

The Historical Commission concluded that:

- The revised design of the fourth-story addition is compatible with the massing, size, scale, and architectural features protect the historic integrity of the adjacent buildings and surrounding environment of the historic district; therefore, the application meets Standard 9.

- If the fourth-story addition is removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired; therefore, the application meets Standard 10.
- The addition will be compatible and inconspicuous from the public right-of-way; therefore, the revised application meets the Roofs Guideline.

ACTION: Ms. Cooperman moved to approve the revised application, provided the cladding material in the pediment is revised, with staff to review details, pursuant to Standard 9, 10, and the Roofs Guideline. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 2120 Pine St. MOTION: Approval MOVED BY: Cooperman SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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: 2022 N BROAD ST

Proposal: Demolish ell; construct four-story rear addition

Review Requested: Final Approval

Owner: 2022 N Broad Street, LLC

Applicant: Stuart Rosenberg, Stuart G. Rosenberg Architects

History: 1880

Individual Designation: None

District Designation: Conwell House Block Historic District, Contributing, 4/8/2022

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

OVERVIEW: This application proposes to restore the front façade and demolish the entire rear ell and side bay window of the Contributing building at 2022 N. Broad Street in the Conwell House Block Historic District. The other half of the twin, at 2020 N. Broad Street, is classified as Significant owing to it being the former residence of Temple University founder Russell Herman Conwell. Construction of a four-story addition is proposed in place of the existing three-story rear ell. The main block of the building is four stories in height with a mansard roof. Restoration of the front façade is proposed, including removal of paint, which brings the appearance closer to its original red brick appearance. The rear of this property is not visible from any public right-of-way, as there is no street or service alley that extends behind this row.

SCOPE OF WORK:

- Demolish three-story rear ell and bay window on side of main block.
- Construct four-story addition at rear.
- Restore front façade.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - o Restoration of the front façade, including removal of paint, brings the primary façade closer to its historic appearance and complies with Standard 2.
 - o Details including window replacement and masonry repair need further refinement. As proposed, the windows do not replicate the historic appearance.
 - o Demolition of the north elevation bay window and rear ell does not meet Standard 2, as it is removal of historic materials.
 - o The proposed four-story rear addition does not meet Standard 2, as it cuts into the rear of the mansard. A more compatible solution would be to disengage the rear addition from the historic mansard.
- *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 rear ell and north elevation bay window does not meet Standard 9. The rear ell is an original part of the building.
 - o Cladding of the rear addition with vinyl siding is incompatible with the historic main block of the building; however, this siding will not be visible from the public right-of-way.

STAFF RECOMMENDATION: Approval, with the staff to review details, provided the front façade restoration details are revised to show windows that replicate the historic appearance, the north side bay window is retained, and the fourth story of the rear addition is disengaged from the historic mansard, pursuant to Standards 2 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in-concept, provided character-defining features of the main block are retained and the rear addition is redesigned per the Architectural Committee suggestions, pursuant to Standards 2 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:29:50

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Historical Commission.
- Architect Stuart Rosenberg represented the application.

PUBLIC COMMENT:

- Paul Steinke commented that the Alliance is very pleased to see the investment in 2022 N. Broad Street, in the Conwell Block Historic District. He noted that the

Preservation Alliance has initiated discussion with Temple University regarding the desire to see the attached “twin” at 2020 N. Broad Street rehabilitated. That house was the residence of Temple University founder Russell H. Conwell for 30myears.

- Judith Robinson of the 32nd Ward RCO thanked the Preservation Alliance for nominating the Conwell Block Historic District. She stated that she would support an effort to rehabilitate the Russel H. Conwell House.
- Oscar Beisert commented that he is glad to see the renovation of the property but expressed regret regarding the rear demolition. He also expressed concern regarding the design of the front door.
- David Traub expressed support for the project and complimented the quality of the drawings.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The street facing façade has been altered from the original appearance.
- The bay window on the north façade is a character-defining feature.
- The rear ell is not visible from any public right-of-way.

The Historical Commission concluded that:

- Restoration of the front façade, including the bay window on the north facade, brings the primary façade closer to its historic appearance and complies with Standard 2.
- The design of the new front door will replicate the appearance of the original double doors, per Standard 2.
- Demolition of the rear ell and its replacement with a four-story addition clad in cementitious panels is acceptable because it will not be visible from a public right-of-way, per Standard 9.

ACTION: Ms. Carney moved to approve the revised in-concept application, pursuant to Standards 2 and 9. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 2022 N. Broad St. MOTION: Approval in-concept MOVED BY: Carney SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				X
Sánchez (Council)	X				
Washington					X
Total	9				3

ADDRESS: 213-17 N 4TH ST

Proposal: Install banners over windows

Review Requested: Final Approval

Owner: Philadelphia Veterans Multi-Service & Education Center, Inc.

Applicant: Ruth Brown, Brown Expediting Services

History: 1840

Individual Designation: 12/31/1984

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

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

OVERVIEW: This application proposes to install digitally printed mesh signs over three bays of sixth-floor windows on both the 4th Street and Florist Street elevations of this six-story circa 1840 building in the Old City Historic District. The banners would be approximately 6.5 feet tall by 21.5 feet wide and would each require 26 concrete anchors into the brick. They would be highly visible from the Benjamin Franklin Bridge, as well as other vantages throughout the district.

SCOPE OF WORK:

- Install large banners.

STANDARDS FOR REVIEW:

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

- *Storefronts Guideline—Not Recommended: Using new, over-scaled, or internally-lit signs unless there is historic precedent for them or using other types of signs that obscure, damage, or destroy character-defining features of the storefront and building.*
 - o The proposed banners are out of scale with the building, and obscure six windows of the property, one of whose character-defining features is its consistent fenestration pattern.

STAFF RECOMMENDATION: Denial, pursuant to the Storefronts Guideline.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:47:15

RECUSAL:

- Mr. Lech recused.

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- Property representative Lincoln Strehle and expediter Ruth Brown represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance noted that this building is in a historic district and signage like this could set a dangerous precedent. He wondered if this same money be put into more targeted marketing without having this impact on a historic building.

- Judith Robinson of the 32nd Ward RCO suggested the organization reach out to veterans as ambassadors for their cause and inquire about purchasing the billboard above the building.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- A sign that projected from the exterior would have less impact on the historic fabric of the building.
- Obscuring the windows would have a significant negative impact on the historic façade.
- The proposed signage could cause damage to the façade beyond the anchoring sites, with wear to the portions which are covered.

The Historical Commission concluded that:

- The proposed signage would negatively impact the historic façade by obscuring significant architectural features and potentially causing damage to the brick facade.

ACTION: Ms. Cooperman moved to deny the application. Ms. Carney seconded the motion, which passed by a vote of 8 to 0.

ITEM: 213-17 N. 4th St. MOTION: Denial MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)				X	
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington					X
Total	8			1	3

ADDRESS: 8330 MILLMAN ST

Proposal: Construct garage

Review Requested: Final Approval

Owner: David L. Lockard

Applicant: Donna Lisle, Donna Lisle, Architect

History: 1963; Vanna Venturi House, Mother's House; Robert Venturi, architect

Individual Designation: 11/10/2016

District Designation: None

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

OVERVIEW: The property at 8330 Millman Street includes the significant Postmodern-style Vanna Venturi House designed by prominent Philadelphia architect Robert Venturi. The house is set back approximately 200 feet from Millman Street, centered on a long driveway running to the street. The T-shaped lot extends to the southeast and northwest, behind the neighboring properties at 8234 and 8336 Millman Street. The property is bounded by Navajo Street at the rear, though the rear of the house is not visible from that street, owing to heavy vegetation.

This application proposes to construct a garage in the location of an existing non-historic shed to the northwest of the Venturi house, on one of the arms of the T-shaped lot, behind the property at 8336 Millman Street. The proposed garage would be 35 feet in depth by 18 feet in width and 13.5 feet in height at its highest point. It would be located 48 feet from the northern corner of the historic house. The garage would be clad in vertical wood siding with a sloped standing-seam metal roof, aluminum windows, brick paving, and a schist retaining wall. The application offers two options for the roof and design of the northeast elevation of the proposed garage. Option 1 presents a continuous flat wall that extends to the full height of the roof pitch, while Option 2 creates a hipped roof, with a pitch along the northeast side in addition to the southeast and southwest.

At its January 2022 meeting, the Historical Commission approved an application for an accessory dwelling unit (ADU) of a similar design, but with a larger footprint, in the same approximate location. The ADU would have been 48 feet 8 inches in depth by 18 feet in width and positioned 37.5 feet from the historic house. At that time, the Commission found that the location, height, massing, and scale were appropriate for the site, owing to the lack of visibility from the public right-of-way. The ADU was not constructed, owing to the opposition of a neighbor to a needed zoning variance.

SCOPE OF WORK:

- Construct freestanding garage.

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 one-story garage building would be differentiated from the historic building and would be compatible in massing, size, scale, and architectural features.
 - o The proposed building's location on the site would have minimal impact on the historic integrity of the property and its environment.

- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - o The new building would be located behind the neighboring property at 8336 Millman Street and a six-foot tall privacy fence, and would have minimal visibility from the public right-of-way; it would, therefore, not obstruct views of the Vanna Venturi House. The proposed building would be located on the site of a non-historic shed, behind the current parking area.
 - o Owing to the massing, size, and scale of the new construction and its siting 48 feet from the historic building, the new construction would not result in the diminution of the historic character of the Vanna Venturi House.

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

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

ACTION: See Consent Agenda.

ADDRESS: 706 CHESTNUT ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: Dale You

Applicant: Carolina Pena, Parallel Architecture Studio, LLC

History: 1879; Quaker City National Bank

Individual Designation: None

District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021

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

OVERVIEW: This application proposes to demolish a series of rear roofs and walls to construct a two- and three-story rear addition at 706 Chestnut Street, a contributing property in the Chestnut Street East Commercial Historic District. The current property has a main block of four stories, with a stepped rear ell consisting of two stories off the main block, and one story abutting Ionic Street, the rear service alley. The proposed rear demolition with accompanying construction would fill the building to a uniform four stories from front to rear. This new addition would incorporate a lightwell which would be sided with light-colored vinyl. This addition would only be visible from Ionic Street, which is a true service alley. The applicant is proposing a stucco finish for the rear wall and would install a new rear door, repair the rear concrete steps, and add lighting. No work to the front façade of 706 Chestnut Street is proposed as part of this application.

The building at 706 Chestnut Street has been part of the Chestnut Street East Commercial landscape from as early as 1851. The current façade is the product of alterations which took place around 1892 when the building served as Quaker City National Bank. The building has operated as a number of establishments ranging from a linen manufactory in 1859, to an engraving business in 1879, and most famously as the 1892 bank. As a staff, we believed the amount of demolition to this historic property surpassed our approval authority.

SCOPE OF WORK:

- Demolish portions of rear ell to construct a two- and three-story rear addition which would be visible from the Ionic Street service alley, creating a four-story building from front to back with an installed lightwell.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction 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.*

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:08:25

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Michelle Kleschick represented the application.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society commented in support of the project if close attention is paid to the historic architectural detailing of front façade.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The applicant had submitted structural drawings as part of their revised application.
- The applicant included projected future work as part of their revised application.
- A taller building may be built at 700-02 Chestnut Street.

The Historical Commission concluded that:

- The revised application demonstrated the proposed new construction was in keeping with the historic property at 706 Chestnut Street, pursuant to Standard 9.

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

ITEM: 706 Chestnut St. MOTION: Approval with staff to review details MOVED BY: Carney SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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: 2100 DIAMOND ST

Proposal: Construct public safety facility

Review Requested: Final Approval

Owner: City of Philadelphia, Department of Public Property

Applicant: Modesto Bigas-Valedon, Ballinger

History: 1875; Buildings demolished c. 1997

Individual Designation: None

District Designation: Diamond Street Historic District, Contributing, 1/29/1986

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

OVERVIEW: This application proposes to construct a new public safety building and police facility on vacant lots within the Diamond Street Historic District. The Diamond Street Historic District was listed on the Philadelphia Register of Historic Places in 1986. At the time of the designation, buildings classified as contributing in the district inventory, which were in very poor condition, stood on these blocks. Not long after the designation of the district, the Department of Licenses & Inspections cited these buildings as “imminently dangerous” and the blocks of houses were demolished, resulting in the vacant lots that are present today. In 2001 and again in 2018, proposals were reviewed by the Commission to amend the historic district boundaries to exclude these vacant lots. Owing to community opposition, the Commission took no action in 2001, and denied the application to amend the boundary in 2018. Therefore, the Commission retains plenary jurisdiction over the review of building permit applications for these lots which have been vacant for approximately 20 years and are located at the far western edge of the historic district.

In 2020, the Historical Commission reviewed an application for a police station at this site, which was met with much opposition from the community. The Commission voted at that time to deny the application. While the exterior design of that building and this new design are not too different, this new proposal includes uses which were not part of the prior application, including a community space, a Police Athletic League (PAL) Center which will include an indoor

basketball court and after-school study and recreation rooms, and outdoor recreation spaces for the community.

SCOPE OF WORK:

- Construct two-story building and associated parking lots and public plazas.

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 proposed building is compatible with, yet differentiated from, the historic district. It is located at the far western end of the district, and as such, it is not seen within the context of the traditional red brick and brownstone rowhouses that defines the district to the east. The building façade incorporates ornamental brickwork found on residential buildings in the district. The overall massing, size, and scale appears to be appropriate for the historic district.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted 6 to 1 to recommend approval, provided the mural is reviewed under a separate application, with the staff to review details, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:17:55

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- Architects Stephen Bartlett and Modesto Bigas-Valedon represented the application.

PUBLIC COMMENT:

- Jacqueline Wiggins commented in opposition to the application. She stated that the site must be used for housing. She recommended that the matter be continued.
- Philadelphia City Council President Darrell Clarke commented in support of the application. He stated that the Historical Commission's denial of the application in 2020 allowed time for improvements to the proposal. He stated that the location was selected during the prior administration as being ideal for the intended purpose of a public safety facility.
- Judith Robinson, representing the 32nd Ward RCO, commented in opposition to the application. She stated that Council President Clarke should not participate in the discussion. Ms. Robinson was muted after using abusive language towards the Commissioners.
- Coretta Brooks, community member, commented in support of the application.
- David Traub, representing Save Our Sites, commented in support of the application.
- Shirley Spencer, community member, commented in support of the application.

- Aissia Richardson, community member, commented in support of the application. She suggested that the mural or other aspects of the property could honor fallen police officers.
- Ruth Birchett, community member, was unable to unmute in Zoom, but Commissioners acknowledged receipt of Birchett's letter of support for the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application proposes a public safety building that includes a Police Athletic League facility.
- The site where the building would be constructed is a vacant lot.

The Historical Commission concluded that:

- Satisfying Standard 9, the proposed building is compatible with, yet differentiated from, the historic district. The building façade incorporates ornamental brickwork found on residential buildings in the district. The overall massing, size, and scale is appropriate for the historic district.

ACTION: Mr. Mattioni moved to approve the application, pursuant to Standard 9. Ms. Kindt seconded the motion, which passed by unanimous consent.

ITEM: 2100 Diamond St. MOTION: Approval MOVED BY: Mattioni SECONDED BY: Kindt					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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

COMMENT ON NATIONAL REGISTER NOMINATIONS

ADDRESS: 40 E PRICE ST

Name of Resource: First Baptist Church of Germantown/Polite Temple Baptist Church

Proposed Action: National Register Comment

Property Owner: Polite Temple Baptist Church

Nominator: Anthony R.C. Hita, Archway Preservation

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 38 E. Price Street located in the Germantown neighborhood of northwest Philadelphia and historically known as both the First Baptist Church of Germantown and Polite Temple Baptist Church. The official street address recognized by the City of Philadelphia is 40 E. Price Street. 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.

This nomination proposes significance under Criterion A in the Area of Social History and Ethnic History and Criterion C in the Area of Architecture. The nomination also includes a Criteria Consideration A, which recognizes the property is owned by a religious institution or used for religious purposes. Under Criterion A, the First Baptist Church of Germantown exemplifies the cultural, political, economic, social, and historical heritage of the Germantown community through two congregations who reflected the changing demographics and economics of Germantown in the late nineteenth through the early twentieth centuries. Under Criterion C, the church is recognized as the work of Philadelphia architect Samuel Sloan. The property is significant for its architecture and as the work of a master architect, representing the distinctive characteristics of both the late Greek Revival period as well as the architectural and material innovation that was a hallmark of Sloan's architectural practice, including one of the earliest surviving uses of architectural ornamental terracotta in the United States. This property was listed on the Philadelphia Register of Historic Places in 1980.

The address used in the nomination should be updated to the official street address, 40 E. Price Street, and the Period of Significance for each Criterion should be clarified to correspond with key events in the church's history.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:03:10

PRESENTERS:

- Ms. Mehley presented the National Register nomination to the Historical Commission for comments.
- No one represented the nomination.

PUBLIC COMMENT:

- Oscar Beisert commented in support of the National Register nomination.
- Deborah Gary commented in support of the National Register nomination.
- Steven Peitzman commented in support of the National Register nomination.
- Judith Robinson commented in support of the National Register nomination.

DISCUSSION:

- The Commissioners supported the nomination for listing 40 E. Price Street on the National Register of Historic Places.

ADDRESS: 30 PELHAM RD

Name of Resource: Fairelawn

Proposed Action: National Register Comment

Property Owner: Fairelawn LLC

Nominator: Carol and Marc Pinard, Pinard Architecture and Interiors

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 30 Pelham Road located in the Pelham neighborhood of northwest Philadelphia and historically known as Fairelawn. 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 30 Pelham Road proposes significance under Criterion C in the Area of Architecture. The main house and its associated carriage house, designed by architects G.W. and W.D. Hewitt and constructed in 1902 and 1903, embody the distinctive characteristics of the Tudor Revival style. The property is representative of the establishment of the suburban Pelham neighborhood by developers Wendell & Smith, who sought to provide their upper-middle and upper-class clientele an idyllic suburban environment in close proximity to downtown Philadelphia. Influenced by the tenets espoused by art and architecture critic John Ruskin, whose work also inspired the larger Arts and Crafts movement, Wendell & Smith's neighborhoods sought to provide unique, quality-crafted homes set on large, verdant lots along wide, curving streets. The property retains a high degree of integrity as the only significant changes to the property are the addition of the 1964 garage building and a small enclosure on the main house rear porch. The Period of Significance is limited to Fairelawn's time of construction, 1902 to 1903. The property was added to the Philadelphia Register of Historic Places in 2017.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:12:25

PRESENTERS:

- Ms. Mehley presented the National Register nomination to the Historical Commission for comments.
- No one represented the nomination.

PUBLIC COMMENT:

- Oscar Beisert commented in support of the National Register nomination.

DISCUSSION:

- Ms. Cooperman noted that clear summary statements of proposed Criterion or Criteria and how they apply should be included in the Statement of Significance. She said that such a statement is missing from the draft nomination. Ms. Cooperman stated that tying part of the significance to John Ruskin is an unnecessary stretch in arguing for the significance of this property. She said that, despite some issues with the nomination itself, the building is very worthy of being listed on the National Register under Criterion C as a representative of a period style and the work of master architects G.W. and W.D. Hewitt. Ms. Cooperman also pointed out that some aspects of integrity assigned in the nomination are not relevant to Criterion C.
- The Commissioners supported the nomination for listing 30 Pelham Road on the National Register of Historic Places.

ADDRESS: 204 SUNRISE LN

Name of Resource: Margaret Esherick House

Proposed Action: National Register Comment

Property Owner: Paul J. Savidge and Daniel D. Macey

Nominator: Jeffrey L. Marshall, Open Spaces Historic Places LLC

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 204 Sunrise Lane located in the Chestnut Hill neighborhood of northwest Philadelphia and historically known as the Margaret Esherick House. 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 204 Sunrise Lane proposes significance under Criterion C in the Area of Architecture. The Margaret Esherick House, designed in the late 1950s by architect Louis I. Kahn, possesses national architectural significance as an important residential example of the International Style. The nomination contends that although Kahn is widely recognized for his monumental and institutional works, his small number of residential designs are especially important as representations of his core architectural principles applied on a smaller scale. This nomination proposes designation of the main house and garage, both of which retain a high level of architectural and material integrity. The Period of Significance is limited to the time of

construction from 1959 to 1962. The property was listed on the Philadelphia Register of Historic Places in 2009.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:19:30

PRESENTERS:

- Ms. Mehley presented the National Register nomination to the Historical Commission for comments.
No one represented the nomination.

PUBLIC COMMENT:

- David Traub commented in support of the National Register nomination.

DISCUSSION:

- Ms. Cooperman said she is pleased to see an individual National Register nomination. She continued that the nomination rightly states that the significance is at the national level rather than just at the state or local level. Ms. Cooperman stated that this is a national treasure for an internationally significant architect. She noted that, in her opinion, the property is worthy of a National Historic Landmark designation. Ms. Cooperman added that the building retains a high level of integrity that would be a prerequisite of a National Historic Landmark designation.
- The Commissioners supported the nomination for listing 204 Sunrise Lane on the National Register of Historic Places.

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:28:23

ACTION: At 11:42 a.m., Mr. Mattioni moved to adjourn. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Mattioni					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					X
Carney (PCPC)	X				
Cooperman	X				
Dodds (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:

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

- (e) Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;
- (f) Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;
- (g) Is part of or related to a square, park, or other distinctive area that should be preserved according to a historic, cultural, or architectural motif;
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City;
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- (j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.