

**THE MINUTES OF THE 712TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 DECEMBER 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 and Development)	X		
Kelly Edwards, MUP	X		
Patrick O'Donnell (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	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:

Audrey Hampton
David Witt
Jim Duffin
Rich Mulcahey
Allison Weiss, SoLo Germantown Civic Association

Michelle Sahl
Oscar Beisert, Keeping Society
Sister Mary Scullion, Project Home
Joseph Zadlo
David Lockard
Russell Fulton
Justin Detwiler
Juliet Fajardo
Ben Estepani
Khyro Rayne
Gussie O'Neill, Esq., Klehr Harrison
Sean Sneed
Steven Peitzman
Paul Steinke, Preservation Alliance
Janice Woodcock
Maggy White, Esq., Law Department
Nancy Pontone
Brett Feldman, Esq., Klehr Harrison
Steve Stoughton
May Narisaranukul
Craig Schelter
Jeff McFadden
Lee Hyden
Michael Gary, Friends Select School
Oliver Halton Ingram
Dave Tanenbaum
Dennis Carlisle
Hal Schirmer
Jared Klein, Esq.
Richard DeMarco, Esq.
Jim Bradberry
Sister Marie Edward Deutsch
Matthew Rosen
Hai Tran
Susan Wetherill
Milton Lau
Sherman Aronson
Patrick Grossi, Preservation Alliance
Mike Simone
Marlene Pryor
Peter Primavera
Francesca Crivelli
Celeste Morello
Aaron Osgood
David Traub
Christopher Stromberg
Jay Farrell

ADOPTION OF MINUTES, 711TH STATED MEETING, 12 NOVEMBER 2021

START TIME IN ZOOM RECORDING: 00:04:57

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 711th Stated Meeting, held 12 November 2021. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 711th Stated Meeting of the Philadelphia Historical Commission, held 12 November 2021. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 711th 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				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

RECOGNITION OF THE SERVICE OF HERBERT LEVY TO THE HISTORICAL COMMISSION

START TIME IN ZOOM RECORDING: 00:05:20

DISCUSSION:

- Mr. Thomas reported that Herbert Levy passed away on 26 November 2021 at the age of 96. Mr. Levy served in various capacities on the Historical Commission and Architectural Committee from September 1975 to January 2008. For many years, Mr. Levy was the chair of the Architectural Committee and a member of the Historical Commission. He later served on the Architectural Committee. His 33 years with the Historical Commission may be the longest tenure of any appointed member in the Commission's history. In addition to his service to the Historical Commission, he worked as an architect and volunteered for numerous architectural and preservation organizations and agencies. On behalf of the Historical Commission and the City of

Philadelphia, Mr. Thomas wholeheartedly thanked Mr. Levy for his generous service and offer his deepest condolences to Mr. Levy's family and friends.

REQUEST FOR CONTINUANCE

ADDRESS: 4501 POPLAR ST

Name of Resource: Stephen Smith Home

Proposed Action: Designation

Property Owner: Miron Poplar Realty LP

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 4501 Poplar Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the Stephen Smith Home, formerly the Home for the Aged and Infirm Colored Persons, satisfies Criteria for Designation A and J. Under Criteria A and J, the nomination argues that the property housed an important Philadelphia institution that was among the earliest in the United States to provide residential care to elderly African Americans. Additionally, under Criterion A, the nomination contends that the property is significant for its association with Hobart Calvin Jackson, the longtime administrator of the Home for the Aged and Infirm Colored Persons and a national leader in the administration of elderly care.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4501 Poplar Street satisfies Criteria for Designation A and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:06:20

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- Attorney Richard DiMarco represented the property owner and stated that his client is seeking additional time to consider the designation and asked for a 60- or 90-day continuance rather than the 30-day continuance that was originally requested.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the review of the nomination for 4501 Poplar Street to the Committee on Historic Designation's 16 March 2022 meeting. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 4501 Poplar St.

MOTION: Continue review of nomination to March 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				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

REPORT OF THE ARCHITECTURAL COMMITTEE, 23 NOVEMBER 2021

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:09:20

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 8330 Millman Street, 1900 S. 16th Street and 2000 Wallace Street. 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 (DHCD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

AGENDA

ADDRESS: 8330 MILLMAN ST

Proposal: Construct building for accessory dwelling unit

Review Requested: Review In Concept

Owner: David L. Lockard

Applicant: Donna Lisle, Donna Lisle, Architecture and Design

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

Individual Designation: 11/10/2016

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@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 approval in-concept, provided further reducing the footprint of the new structure is considered, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ACTION: See Consent Agenda.

ADDRESS: 1900 S 16TH ST

Proposal: Convert church complex to multi-family residential use; construct detached building

Review Requested: Final Approval

Owner: True Gospel Tabernacle Family Church

Applicant: Janice Woodcock, Woodcock Design Inc.

History: St Elizabeth's Episcopal Church; Bailey & Truscott, architects; Chapel, 1889; Church and Parish House, 1897; Campanile, 1902

Individual Designation: 7/25/1967

District Designation: None

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

OVERVIEW:

This application proposes to convert the former St. Elizabeth's Protestant Episcopal Church to multi-family residential use. The chapel fronting on S. 16th Street dates to 1889 and is the earliest building of the complex. The church facing S. Bancroft Street and the parish hall along Mifflin Street were constructed in 1897. The 110-foot-tall free-standing campanile at the corner of 16th and Mifflin Streets was constructed in 1902 and was allegedly the first such tower to be erected in the United States. The church, parish hall, and tower were designed by Baily & Truscott.

SCOPE OF WORK:

- Convert church complex to multi-family residential use:
 - o Remove, replace, cut down, and/or add new windows in multiple locations
 - o Construct small connector additions for circulation
 - o Construct dormer additions
 - o Construct detached three-story residential building fronting Bancroft Street

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 alterations for this adaptive reuse are largely compatible with the massing, size, scale, and architectural features of the historic property, satisfying Standard 9. However, the design, features, materials, and massing of the proposed three-story detached building are incompatible with the historic property and should be reconsidered in order to satisfy Standard 9.

STAFF RECOMMENDATION: Approval, provided the removed stained glass windows are stored in a secure location, the siding material proposed for the historic buildings is reconsidered, and the overall design of the new detached building is thoroughly reconsidered, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the removed stained glass windows are stored in a secure location on site, the siding material proposed for the historic buildings is reconsidered, the overall design of the new detached building is reconsidered to be more contextual, new window openings on the church are added rather than enlarging the existing windows, the spandrels are treated with panels rather than siding, the proposed wide dormers on the chapel are changed to two single dormers, and the connector to the tower is reconsidered, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 2000 WALLACE ST

Proposal: Construct three-story building

Review Requested: Final Approval

Owner: Sandra Feldman

Applicant: Christopher Stromberg, S2 Design

History: 1947

Individual Designation: 7/6/1972

District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000

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

OVERVIEW:

This application proposes to construct a three-story building at 2000 Wallace Street, located within the Spring Garden Historic District. Currently, a one-story, non-contributing structure stands on the site. Because the existing structure is non-contributing, the staff may approve the demolition permit application. However, the Historical Commission and its advisory Architectural Committee must review the proposed new construction for approval.

The new three-story, multi-family building would be located at the southwest corner of Wallace and 20th Streets. A red, running-bond brick is proposed at both the Wallace Street (front) façade and at the 20th Street façade, which is in keeping with the context of the Spring Garden Historic District. The fenestration proposed for the front facade is also seen throughout the district; however, most of the buildings included on the “Context and Precedents” sheets in the application have slightly arched window openings and lintels rather than the flat-topped window openings proposed for the new construction. The proposed windows are double-hung

composite throughout, with the exception of one bay of casement windows and one bay of picture windows on the 20th Street facade. A decorative cornice is proposed at the top of both sides of the building. Details such as cast stone lintels, sills and stairs, and a wood paneled door facing Wallace Street, fit into the context of the historic district.

At the center of the 20th Street façade, a decorative feature clad in fiber cement is proposed to extend the height of the building at what appears to be the main entrance to the apartments. A picture window is proposed at each floor at this location. Overall, the fenestration along the 20th Street façade appears random and driven by the interior program.

A pilot house clad in fiber cement is proposed to allow the upper unit access to a roof deck. It is difficult to evaluate the visibility of the pilot house from the application materials.

SCOPE OF WORK:

- Demolish non-contributing structure
- Construct three-story 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 building is largely compatible with the massing, size, scale, and materials of the historic district, satisfying Standard 9. However, the fenestration and the fiber cement design feature on the 20th Street facade are incompatible with the district and should be reconsidered to satisfy Standard 9.
 - o The visibility of the pilot house from the right-of-way should be minimized to the greatest extent possible. However, it should be noted that the Standards and Guidelines require rooftop additions on historic buildings like pilot houses to be inconspicuous, but do not require rooftop elements on new, non-historic buildings to be inconspicuous. New buildings must be compatible with historic districts, and rooftop elements on new buildings must not detract from historic districts, but rooftop elements on new buildings do not necessarily have to be inconspicuous or invisible to comply with the Standards and Guidelines. The Roofs Guideline requiring rooftop additions to historic buildings to be inconspicuous is designed to protect historic buildings, not to limit new construction.

STAFF RECOMMENDATION: Approval, provided the fenestration and the fiber cement bay on the 20th Street façade are revised to be more compatible with the context of the district, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the applicant rework the fenestration pattern on the 20th Street façade, change the existing stair tower to be more recessed or a bay, and change the proposed casement windows to double-hung windows, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 1508-20 RACE ST

Proposal: Replace windows and doors; install ADA ramp, window wells, and solar panels

Review Requested: Final Approval

Owner: Trustee of Central Philadelphia Monthly Meeting

Applicant: May Narisaranukul, Anchor Management Group

History: Race Street Meeting House, 1856; 1520 Race Street rowhouse, 1840, added onto 1880 and 1915

Individual Designation: 7/31/1961

District Designation: None

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

OVERVIEW: This application proposes to make modifications to the rowhouse and library additions at the northwest corner of the Race Street Friends Meeting House and Friends Central School complex at 1508-20 Race Street. The circa 1840 townhouse at 1520 Race Street was acquired by the Meeting in the 1860s, with additions constructed about 1880 and 1915. No work is proposed to the meetinghouse itself.

The application proposes to replace the windows on the townhouse and additions with aluminum-clad windows, as well as to install a four-panel wood door in the main entrance of the townhouse. With the exception of the first-floor front windows of the townhouse, which are currently two-over-two, the windows on the townhouse and additions are six-over-six and nine-over-nine divided lite wood windows. Following the Architectural Committee review, the applicants revised the window application to propose wood windows with a clamshell brickmold on the front façade of the rowhouse and aluminum clad windows with an ogee brickmold on the remainder of the property. The application also proposes to install a large louver in the front dormer window opening of the townhouse. The staff recommends that the dormer be restored, and if a louver is necessary, it be set behind the window sash with the glazing removed.

To the east of the front façade of the townhouse, the application proposes to remove the existing non-historic brick wall and install a new vertical metal picket fence and gate. Behind the fence would be a new ADA ramp, which would lead to a new aluminum storefront system within an existing doorway. The existing strap-hinge doors, which open out, would be pinned open. A low-profile metal awning would be installed over the doorway.

On the east side of the 1880 library addition, flanking its primary entrance, the application proposes to cut down four basement windows and install two large window wells. Following the Architectural Committee review, the wells were revised so that the curbs are flush with the existing stone stoop.

The application also proposes to install solar panels and a rooftop intake louver on the pitched standing-seam metal roofs of the rear additions and rear roof slope of the townhouse. The panels would be flush-mounted to the ridges of the roof and sit approximately eight inches off the lowest portion of the standing-seam metal roofs. Some of the panels would be visible from a distance, particularly from 16th Street, but would be inconspicuous or invisible from Race Street. Following the Architectural Committee meeting, the applicants provided supplemental photos and a few renderings showing that a portion of the roof where panels would be located is visible from Race Street, and some would be visible but inconspicuous at a distance from the rear along 16th Street.

SCOPE OF WORK:

- Replace wood windows; install aluminum-clad windows,

- Install louver in place of dormer window,
- Replace brick site wall with vertical metal picket fence and gate,
- Install ADA ramp,
- Install storefront door system; pin open existing doors,
- Install metal awning,
- Cut large window wells with curbed grates, and
- Install solar panels and rooftop intake louver.

STANDARDS FOR REVIEW:

- *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 The application does not remove historic materials or alter features that characterize the property. The application complies with this Standard.
- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - o The proposed windows generally match the historic windows in design and other visual qualities, if not materials. The application partially complies with this Standard.
- *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 As proposed, the large, curbed window wells alter the spatial relationship of the library addition to the meetinghouse site. This portion of the application does not currently comply with this Standard.
- *Accessibility (Code-Required Work) Guideline | Recommended: Finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration for accessibility on the historic building, its site, or setting, such as compatible ramps, paths, and lifts; Minimizing the visual impact of accessibility ramps by installing them on secondary elevations when it does not compromise accessibility or by screening them with plantings.*
 - o The proposed ramp would be tucked along the secondary elevations of the townhouse and library additions, behind a new fence. It would utilize an existing door opening and not require modifications to character-defining features of the property, thus minimizing the impact of the alteration on the building and its site. The application complies with this Guideline.
- *Roofs Guideline | Recommended: Installing mechanical and service equipment on the roof (such as heating and air-conditioning units, elevator housing, or solar panels) when required for a new use so that they are inconspicuous on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - o The proposed solar panels and equipment would be located on low-slope roofs, and would be relatively inconspicuous from the public right-of-way.

STAFF RECOMMENDATION: Approval of the proposed window replacement, provided the windows on the front façade of the rowhouse are wood with a clamshell brickmold, and a simulated-divided-lite window is installed in the front dormer opening; approval of the fencing, ADA ramp,

storefront system and awning, and solar panels, provided they are inconspicuous from the public right-of-way; and approval of the window wells, provided they are kept to the minimum size required by code, and are flush with the brick paving with no curb; pursuant to Standards 2, 6, and 9, and the Accessibility and Roofs Guidelines.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the window replacement and installation of a louver in lieu of the dormer window; denial of the installation of solar panels until it can be proven that they are not visible from the public right-of-way; approval of the ramp and window wells, provided the wells do not extend past the existing stoop; approval of the storefront system, provided it is a darker color, not anodized aluminum; and approval of light fixtures not mounted to the building; with the staff to review details, pursuant to Standards 2, 6, 9, and the Roofs and Accessibility Guidelines.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:11:40

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Michael Gary, the head of Friends Select School, property owner's representative Matt Rosen, project manager May Narisaranukul, architect James Bradberry, and solar power contractor Oliver Ingram represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance for Greater Philadelphia supported the revised application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application largely addresses the concerns of the Architectural Committee.
- The front dormer is highly visible. Installation of a louver in lieu of a window is inappropriate.
- Alternatives to the installation of a louver in place of the dormer window may include the installation of a louver behind a sash with glazing removed, installation of a louver in the rear dormer, or the installation of a mushroom vent on the rear roof of the townhouse.
- The existing windows are in poor condition and many are inoperable. The revised application proposes wood windows with a clamshell brickmold on the front façade of the townhouse, and aluminum-clad windows with an ogee brickmold on the additions. The applicants have agreed to work with the staff on the details of window proposal.
- The proposed solar panels are flush with the low-slope roofs, are easily reversible, and will be inconspicuous from the public right-of-way.
- The Historical Commission should encourage the use of sustainable practices such as the installation of solar arrays where they are easily reversible, inconspicuous, and do not damage historic material.
- The installation of the ADA ramp and new door system in a dark color are appropriate, reversible, and necessary for accessibility purposes.

The Historical Commission concluded that:

- The application does not remove historic materials or alter features that characterize the property, satisfying Standard 2.

- The revised and supplemented application demonstrates that the windows cannot be repaired rather than replaced, and that, excepting the proposed louver in the front dormer window, the proposed details will closely approximate the details of the historic windows, satisfying Standard 6.
- The application demonstrates that the solar panels will be inconspicuous from the public right-of-way, satisfying the Roofs Guideline.
- The proposed ADA ramp and entrance are located on a secondary façade and do not remove substantial historic fabric that characterizes the property, satisfying Standard 9 and the Accessibility Guideline.

ACTION: Mr. McCoubrey moved to approve the revised application, provided an alternative to venting through the front dormer is achieved, with the staff to review details, pursuant to Standards 2, 6, 9, and the Roofs and Accessibility Guidelines. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 1508-20 RACE ST MOTION: Approval with conditions 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				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 140 S BROAD ST

Proposal: Construct rooftop addition

Review Requested: Final Approval

Owner: Union League of Philadelphia

Applicant: Lee Hyden, The H. Chambers Co.

History: 1865; Union League; John Fraser, architect; Addition, 1911, Horace Trumbauer, architect

Individual Designation: 5/28/1957

District Designation: None

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

OVERVIEW:

This application proposes to construct a rooftop dining addition with terrace at the Union League building. The addition is proposed for the rooftop of the 1910 Horace Trumbauer annex building, at the western half of the property, fronting on S. 15th Street. A terrace with railing and no setback is proposed for the edge of the roof, with the addition starting approximately 15 feet back from the edge of the terrace. Proposed materials for the cladding of the addition and railing are not specified. The new work will be visible from various vantage points as documented in the application.

A previous application for this project was reviewed at the September 2021 Architectural Committee meeting. This application incorporates feedback from that meeting into the updated design. The revised design includes the following changes:

- Reduced mass by minimizing the overall proposed rooftop dining footprint within the existing parapet,
- Reduced visibility from Sansom & Moravian Streets and elimination of all visibility from 15th Street,
- Refined architectural design to be compatible with the historic building,
- Refined roofline details and reduced overall height,
- Refined architectural scale, details, and proportion of the exterior elevations, and
- Updated color and material palette.

SCOPE OF WORK:

- Demolish various rooftop features,
- Construct rooftop addition,
- Extend elevators to roof, and
- Replace windows in light well.

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 rooftop addition's design is more compatible in architectural features and materials than the previous application but remains incompatible in overall massing, size, and scale. This work does not satisfy 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 The proposed addition with terrace would be highly conspicuous from the public right-of-way. Change in setbacks from earlier application are minimal. The application does not satisfy the Roofs Guideline.

STAFF RECOMMENDATION: Denial, 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: 00:46:10

RECUSALS:

- Ms. Edwards recused owing to her membership in the Union League.

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Lee Hyden, attorney Jared Klein, Union League CEO Jeff McFadden, and planning consultant Craig Schelter represented the application.

DISCUSSION:

- Mr. Farnham and Ms. Mehley reported that they visited the site on 6 December 2021 to review the potential visibility of the proposed addition from various locations on the surrounding streets. The site visit was approximately 90 minutes in length. Two maintenance workers on the roof held up a pole with a flag on the end of it and moved it to specific points on the roof to demonstrate visibility of the proposed addition. Mr. Farnham provided the following observations:
 - o The addition will not be visible when standing directly in front of the Union League building on 15th Street.
 - o The addition will not be visible from the 1400 blocks of Sansom and Moravian Streets adjacent to the Union League building.
 - o The addition will be minimally visible from the west side of 15th Street for a short stretch north of Sansom Street and south of Moravian Street.
 - o Moravian Street between 15th and 16th Streets is a service alley that is not generally used by vehicles or pedestrians.
 - o The addition will be most visible along Sansom Street between 15th and 16th Streets. The addition's proposed exterior materials will blend in with the surrounding high-rise buildings and likely mitigate the impact of the addition.
- Mr. McCoubrey and Ms. Cooperman expressed concern that the proposed railing appeared too similar to existing historic details and may provide a false sense of history. They recommended the railing be modified to a simpler design. Mr. McCoubrey and Ms. Cooperman also expressed concern about the potential visibility of the corner balusters and railings.
- Ms. Carney stated that the proposed addition was sensitive to the historic building.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance for Greater Philadelphia, stated that his organization does not oppose the application.
- Steven Peitzman commented in support of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposed addition would be invisible or minimally visible from most locations on the surrounding streets.
- The proposed addition would be visible from the 1600 block of Sansom Street but the visibility would be mitigated by the appearance of the addition against the facades of the high-rise buildings in the background.
- The proposed railings would be based on a historic design but would not be confused with historic features.
- The design of the proposed addition was differentiated from but compatible with the historic building.

The Historical Commission concluded that:

- The rooftop addition's design is generally compatible in architectural features, materials, massing, size, and scale, satisfying Standard 9.
- The proposed addition would be minimally visible from the public right-of-way and would not damage or obscure character-defining historic features, satisfying the Roofs Guideline.

ACTION: Mr. Mattioni moved to approve the application, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline. Ms. Washington seconded the motion, which passed by a vote of 11 to 1. Mr. McCoubrey dissented.

ITEM: 140 S Broad St MOTION: Approval MOVED BY: Mattioni 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				
Lech (L&I)	X				
Mattioni	X				
McCoubrey		X			
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11	1		1	

OLD BUSINESS

ADDRESS: 1301 W HUNTING PARK AVE

Name of Resource: Sacred Heart Free Home for Incurable Cancer

Proposed Action: Designation

Property Owner: Servants of Relief for Incurable Cancer

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate the former Sacred Heart Free Home for Incurable Cancer at 1301 W. Hunting Park Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A, D, E, and H. Under Criterion A, the nomination contends that the property is significant for its association with Rose Hawthorne Lathrop, daughter of author Nathaniel Hawthorne who converted to Roman Catholicism and dedicated her life to helping individuals diagnosed with cancer. Under Criterion D, the nomination argues that the 1950s building follows Pennsylvania Hospital's eighteenth-century plan. Under Criterion E, the nomination contends that the building is significant for its design by architectural firm Gleeson & Mulrooney and as an example of builder John McShain's work. Under Criterion H, the nomination argues that the building is a distinguished Catholic institution in the neighborhood.

STAFF RECOMMENDATION: The staff recommends that the nomination fails to demonstrate that the property at 1301 W. Hunting Park Avenue satisfies any Criteria for Designation. While Rose Hawthorne Lathrop's work was important in establishing homes and advancing care for cancer patients, she died in 1926, several decades before the Hunting Park Avenue building was constructed and cannot be directly associated with the property. The nomination cites a connection between the plans of the original Pennsylvania Hospital building and that of this building as the basis for the satisfaction of Criterion D; any connections between the plans are superficial and do not support the satisfaction of Criterion D. While John McShain is undeniably significant for his work in Washington DC, his construction company built hundreds of buildings; McShain's prosaic connection to this building does not satisfy Criterion E. Moreover, Gleeson & Mulrooney is not a sufficiently significant architectural firm to support the inclusion of Criterion E. Finally, the nomination fails to provide evidence that the building has either a unique location or a singular physical characteristic that makes it an established and familiar visible feature; therefore, it does not satisfy Criterion H.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1301 W. Hunting Park Avenue satisfies Criterion for Designation H, as well as Criterion C, which is not discussed in the nomination.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:38:45

PRESENTERS:

- Ms. Keller presented the nomination to the Historical Commission.
- Celester Morello represented the nomination.
- Attorney Richard Mulcahey, Mother Marie Edward, Sister Mary Joseph, Sister Mary Frances, Sister Mary Scullion of Project Home, architect Joseph Zadlo, and historic preservation consultant Peter Primavera represented the property owner.

DISCUSSION:

- Mr. Mulcahey stated that the owner opposes designation and contended that neither the nomination nor the property satisfy any Criteria for Designation.
- Mr. Primavera noted that three of the Criteria selected by the nominator, Criteria A, D, and E, were not recommended as being satisfied by the Committee on Historic Designation. He then commented that one Criterion discussed in the nomination, Criterion H, was recommended as being satisfied, with the addition of Criterion C by the Committee. He argued that the Committee disagreed over the significance of the architects Gleeson & Mulrooney and whether the Criteria apply to the property.
- Mother Marie Edward, Sister Mary Joseph, Sister Mary Frances, Sister Mary Scullion, and Joseph Zadlo spoke in opposition to designation.
- Ms. Cooperman stated that all Committee members present at the meeting voted to recommend in favor of the designation of the property. She clarified that size was not a basis for significance, but that Criterion H was supported by its scale within the context and its architectural presence. The discussion under Criterion C, she continued, centered on the tradition of the Philadelphia palette of red brick and light stone or concrete and is an important element of the Philadelphia built environment. She noted that the building is a manifestation of that environment in a distinct architectural style and was the basis for the Committee's recommendation that Criterion C was applicable. She argued that the Historical Commission has a record of considering the property owner and potential future use when reviewing building permit applications and stated that she believes the Commission would take seriously the mission of the organization that occupies the building, which houses those who do not have homes, when reviewing applications in the future. She added that the courts have supported the Historical Commission's ability to find a building eligible for and list a property as satisfying Criteria other than those Criteria listed in the nomination by the nominator.

PUBLIC COMMENT:

- Oscar Beisert, Keeping Society, supported the nomination.
- David Traub, Save Our Sites, supported the nomination.
- Hal Schirmer supported the nomination.
- Allison Weiss supported the nomination.
- Steven Peitzman supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property was constructed in the Colonial Revival style of architecture in 1951.
- The nomination argues that the property is significant under Criterion A for its association with Rose Hawthorne Lathrop, who dedicated her life to helping individuals diagnosed with terminal cancer.
- The nomination does not make an argument for the property's significance under Criterion C; however, the Committee on Historic Designation recommended that the property satisfies Criterion C, owing to the building's Colonial Revival style.
- The nomination contends that the property is significant under Criterion D, because it follows Pennsylvania Hospital's eighteenth-century plan.
- The nomination assigns significance to architectural firm Gleeson & Mulrooney under Criterion E and contends that the building is the work of prolific builder John McShain.
- The nomination asserts that the property is an established Catholic institution in the

Hunting Park neighborhood.

The Historical Commission concluded that:

- Rose Hawthorne Lathrop had no direct connection to the property and died several decades before the building was constructed; therefore, the property does not satisfy Criterion A.
- Designed in 1951, the building may have elements representative of the postwar Colonial Revival style, but it is not distinctive enough to satisfy Criterion C.
- Pennsylvania Hospital's plan is common to any hospital with wings and does not provide a distinct model for this property. The nomination fails to satisfy Criterion D.
- The nomination does not provide sufficient information to determine the significance of Gleeson & Mulrooney and does not satisfy Criterion E.
- A builder may satisfy Criterion E with sufficient evidence provided to establish a connection between the builder and the building's design. No such connection is provided in the nomination. The nomination fails to satisfy Criterion E.
- Though large in size, the building is not an established and familiar visual feature and fails to satisfy Criterion H.

ACTION: Ms. Cooperman moved to find that the property at 1301 W. Hunting Park Avenue satisfies Criteria for Designation C and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which failed by a vote of 7 to 5. Mses. Lepori, Sánchez, and Washington, and Messrs. Thomas, Dodds, Lech, and Mattioni dissented.

ITEM: 1301 W Hunting Park Ave					
MOTION: Designate, Criteria C and H					
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			
Lech (L&I)		X			
Mattioni		X			
McCoubrey	X				
Michel	X				
Sánchez (Council)		X			
Washington		X			
Total	5	7			1

MANHEIM SQUARE HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Various

Nominator: Keeping Society

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 Criteria for Designation I and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:42:50

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- Sean Sneed represented the property at 34 Manheim Street and supported the designation.

PUBLIC COMMENT:

- Mike Simone, a near neighbor, commented in support of the designation.
- Allison Weiss, representing SoLo Germantown Civic Association, commented in support of the designation.
- Pamela Brace, representing SoLo Germantown Civic Association, commented in support of the designation.
- Jim Duffin commented in support of the designation.
- Hal Schirmer commented in support of the designation.
- Steven Peitzman commented in support of the designation.
- Celeste Morello commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The vacant lot at 32 Manheim Street, which is on the edge of the boundary, is classified as non-contributing in the nomination.
- The staff recommended that 32 Manheim Street be excluded from the designation because historic preservation best practices advise against including non-

- contributing properties on district boundaries, especially vacant lots.
- The Committee on Historic Designation voted to recommend that Criterion I for archaeological potential be included as a Criterion for Designation, despite it not being addressed in the nomination. The Committee on Historic Designation focused the archaeological potential of the rear yards of the properties.
- Notice provided to the property owner of the vacant lot at 32 Manheim Street listed the property as non-contributing to the historic district. The Law Department advises that new notice would need to be sent to the property owner if a classification is to be upgraded from non-contributing to contributing, which would change the Historical Commission's jurisdiction over review of building permit applications for the property.

The Historical Commission concluded that:

- The historic district exemplifies the economic, social, and historical heritage of the community as an early rowhouse development in southwest Germantown, satisfying Criterion J.
- The properties at 34-42 Manheim Street may be likely to yield information important in pre-history or history, satisfying Criterion I.
- The vacant lot at 32 Manheim Street shall be classified as non-contributing until such time as the classification is reconsidered.
- The staff shall send new notice informing the property owner of 32 Manheim Street that the Historical Commission will consider amending the historic district to change the classification of the property to contributing, owing to Criterion I for archaeological potential.

ACTION: Ms. Cooperman moved that the Manheim Square historic district satisfies Criteria for Designation I and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with the vacant lot at 32 Manheim Street classified as non-contributing, and to direct the staff to notify the owner of 32 Manheim Street that the Historical Commission will consider amending the classification of the property to contributing for archaeological potential at a subsequent meeting. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: Manheim Square Historic District MOTION: Designate; Criteria I and J MOVED BY: Cooperman 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				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	12				1

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:28:10

ACTION: At 12:29 p.m., Ms. Edwards moved to adjourn. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourned MOVED BY: Edwards 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				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	12				1

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.