

**THE MINUTES OF THE 762ND STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 FEBRUARY 2026, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET, WITH REMOTE OPTION ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

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

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

The meeting was held in person at 1515 Arch Street, with the option for applicants and the public to participate via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Dan Shachar-Krasnoff, Historic Preservation Planner II
Josh Schroeder, Historic Preservation Planner I

The following persons attended the meeting in person:

Christopher Stromberg, S2 Design
William Vessal

The following persons attended the meeting on Zoom:

Aaron Moselle, WHYY News

Amy Krulik
Ashley's Circleback
Brandon McNeice
Brendan Illis
C Law
Carey Jackson Yonce, CANNObegin
Carlo DiSilvestro
Carmen Bushong
Chris Josten
Chrissy Clawson, Chestnut Hill Conservancy
Craig Morton
David Fecteau, Philadelphia City Planning Commission
David Traub, Save Our Sites
Dennis Carlisle
Ellie Devyatkin, Frankford CDC
Gabe Procaccino
Gabe Robinson
Hanna Stark, Preservation Alliance
Haoyi Shang, PCDC
Harvey Robbins
Jay Farrell
Jim Kelly, Esq., Law Department
Jingyi Emma Luo
Josh Simpson
Kathryn Maschhoff
Kevin Blackney
Kevin McMahon, Powers & Co.
Kimberly Haas
Lance Rothstein
Leonard Reuter, Esq., Law Department
Lynn Nichols
Michael Phillips, Esq., Klehr Harrison
Michaelle Bond
Nancy Pontone
Oliver Burckhardt
Oscar Beisert, Keeping Society
Patricia Freeland
Rachel Kerlander
Ralph Luongo
Rustin Ohler, Harman Deutsch Ohler Architecture
Ryan Solimeo, Harman Deutsch Ohler Architecture
Sherman Aronson
Steve Masters, Esq.
Susan Santalucia
Suzanne Ponsen
Virgil Procaccino
Wen Lin

ADOPTION OF MINUTES, 761ST STATED MEETING, 9 JANUARY 2026

START TIME IN ZOOM RECORDING: 00:03:20

DISCUSSION:

- Mr. Frankel asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 761st Stated Meeting, held 9 January 2026. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 761st Stated Meeting of the Philadelphia Historical Commission, held 9 January 2026. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 761st Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

APPOINTMENT OF SAM WEINER TO THE ARCHITECTURAL COMMITTEE

ACTION: Mr. McCoubrey moved to appoint Sam Weiner to the Architectural Committee. Mr. Frankel seconded the motion, which was adopted by unanimous consent.

ITEM: Appointment of Sam Weiner to the Architectural Committee					
MOTION: Appoint Sam Weiner					
MOVED BY: McCoubrey					
SECONDED BY: Frankel					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

REPORT OF THE ARCHITECTURAL COMMITTEE, 27 JANUARY 2026

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:05:33

DISCUSSION:

- Mr. Frankel 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 application for 425 S. 42nd Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

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

AGENDA

ADDRESS: 25 S VAN PELT ST

Proposal: Alter facades; construct four-story addition

Review Requested: Final Approval

Owner: 25 Van Pelt Real Estate Advisors, LLC

Applicant: Christopher Stromberg, S2 Design

History: 1894; Evening Home and Library Association; Westray Ladd, architect; Addition, 1939, Big Brothers Association, Magaziner & Eberhard, architects

Individual Designation: None

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

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

OVERVIEW: Located between Ludlow and Chestnut Streets in the Rittenhouse Fidler Historic District, the property at 25 S. Van Pelt Street features two notable buildings: a Renaissance Revival portion to the south, designed by Westray Ladd and constructed in 1894; and a modern section, designed by Magaziner & Eberhard and constructed in 1939. The 1939 project entailed the rehabilitation of the entire complex, including exterior modifications to and partial demolition of the 1894 building, which was originally twice as wide. The 1939 addition included a large gymnasium, lecture rooms, basement workshops, and a caged-in roof court.

In February 2020, the Historical Commission granted final approval to the conversion of the 1939 addition into three attached townhouses with a one-story addition on the gymnasium roof. The plans did not propose any changes to the 1894 building. That plan was not implemented.

The current proposal, which calls for a four-story addition on the gymnasium with eight apartments, was first submitted for review at the November 2025 Architectural Committee meeting. In response to the staff recommendation, that proposal was withdrawn and has been

resubmitted for the January 2026 Architectural Committee meeting. The revised proposal still includes four stories above the former gymnasium. The overbuild is significantly differentiated from the gymnasium with a contemporary glass curtain wall. The revised submission leaves the cornice line of the gymnasium intact. The proposal amends the fenestration pattern on the east and west facades to accommodate the change in program while referencing the previous approval by the Historical Commission. The balconies no longer project, and two garage doors have been added to the west facade. The rooftop would include a common penthouse space and deck. The application proposes the rehabilitation of the 1894 building.

SCOPE OF WORK:

- Cut down/enlarge window openings to create garages and a pedestrian entrance;
- Remove brick to create second-floor windows at the front and rear;
- Alter banded gymnasium windows; and,
- Construct four-story addition with roof deck.

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.*
 - The application, echoing the previous Historical Commission approval, proposes to remove substantial portions of existing brick, altering the materials and features that characterize the property, and therefore does not comply with Standard 2.
- *Windows Guideline | Not Recommended: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building; Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features; Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.*
 - This application, like the plans previously approved by the Historical Commission, proposes to alter the number, location, and size of windows on the primary elevation of the former gymnasium.
 - The Historical Commission previously approved a garage opening and entry doors on the primary first-floor façade; however, the additional garage opening further obscures the original design of the gymnasium addition.
 - The application does not comply with the Windows Guideline.
- *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.*
 - Although the proposed addition is differentiated from the historic building it is incompatible in material and scale.
 - The application does not comply with Standard 9.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2 and 9 and the Windows Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to

recommend denial, pursuant to Standards 2 and 9 and the Windows Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 7:25

PRESENTERS:

- Dan Shachar-Krasnoff presented the application to the Historical Commission.
- Architect Christopher Stromberg and developer William Vessel represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 25 S. Van Pelt Street is contributing to the Rittenhouse Fittler Historic District.
- The building includes a Renaissance Revival portion designed by Westray Ladd and constructed in 1894; and a modern section, designed by Magaziner & Eberhard and constructed in 1939.
- In 2020, the Historical Commission approved the rehabilitation of the 1939 gymnasium to three townhouses with a one-story addition on the roof.
- The proposal revised since the Architectural Committee meeting would retain the banded second story windows, construct two garage doors on the first story, an entry flush with the facade on the first story and a 5-story glass curtain wall addition.

The Historical Commission concluded that:

- The rehabilitation of the 1939 portion maintains the two-story appearance by retaining second-story banded windows and removing additional second-story window openings, meeting Standard 2.
- By differentiating the addition with a glass curtain wall and separating it from the 1939 portion with a wide horizontal plane break, the addition meets Standard 9.

ACTION: Mr. Thomas moved to approve the revised application, provided the comments of the Architectural Committee are taken into consideration, with the staff to review details, pursuant to Standards 2 and 9. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 25 S Van Pelt St MOTION: Approval MOVED BY: Thomas SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 124 S 16TH ST

Proposal: Legalize signage

Review Requested: Final Approval

Owner: Leelo Inc.

Applicant: Hamza Ayaydah, HMA Consulting & Contracting Company

History: 1882, Henry C. Gibson Development House, G.W. & H.D. Hewitt, architects; 1921, storefront

Individual Designation: 4/13/1994

District Designation: None

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

OVERVIEW: This application proposes legalizing signage installed without a permit at 124 S. 16th Street. At the request of the Historical Commission's staff, the Department of Licenses and Inspections issued a violation for the signage installed without a building permit, prompting this request for legalization. The new signage includes a small projecting sign by the doorway and a large acrylic channel letter wall sign at the storefront transom. The storefront was installed in 1921, when the building transitioned from residential to mixed use. The Historical Commission previously approved an awning open at the sides and bottom as signage over the transom at this storefront.

SCOPE OF WORK:

- Legalize signage.

STANDARDS FOR REVIEW:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the*

- integrity of the property and its environment.*
- *Storefronts Guideline I Not Recommended: Replacing or covering a glass transom with solid material or inappropriate signage, or installing an incompatible awning over it.*
 - The large wall sign is incompatible with the historic materials, features, size, scale and proportions of the historic building, and covers over the glass transom. This application fails to satisfy Standard 9 and the Storefronts Guideline.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Storefronts Guideline.

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

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

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The signage installed without permits includes a small projecting sign by the doorway and a large acrylic channel letter wall sign at the storefront transom.
- The Department of Licenses and Inspections issued a violation for the installation of signage without a building permit.
- An awning over the storefront would be more appropriate signage.

The Historical Commission concluded that:

- The large wall sign is incompatible with the historic materials, features, size, scale and proportions of the historic building, and covers over the glass transom. This application fails to satisfy Standard 9 and the Storefronts Guideline.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 9 and the Storefronts Guideline. Mr. Rabauer seconded the motion, which was adopted by unanimous consent.

ITEM: 124 S 16th St MOTION: Denial MOVED BY: McCoubrey SECONDED BY: Rabauer					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 203 CARPENTER ST

Proposal: Construct three-story addition

Review Requested: Final Approval

Owner: Gabriel Procaccino and Rachel Kurlander

Applicant: Rustin Ohler, Harman Deutsch Ohler Architecture

History: 1837

Individual Designation: 5/31/1966

District Designation: None

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

OVERVIEW: This application proposes a three-story rear addition to the building at 203 Carpenter Street, with a small deck at the second-floor level. The proposal includes demolition of the existing two-story rear ell and the rear wall of the historic main block of the building, which survives at the second- and third-floor levels.

As proposed, the roof system of the addition would intersect the roof of the main block near the rear eave, but no details are provided showing that junction. A skylight is also proposed for the rear slope of the gable roof.

The proposed addition would be visible from various points along Hall Street, though a one-story garage at 206 Hall Street mitigates the view somewhat.

SCOPE OF WORK:

- Demolish two-story ell and rear wall of main block.
- Construct three-story addition.

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 works 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.*
 - *Recommended: Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.*
 - The application proposes demolishing the rear wall of the main block, the rear eave, and a chimney, which appear to be historic features of the building.
 - *Recommended: Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.*
 - The proposed addition would be out of scale with the main block and break the established pattern of two-story rear ell buildings.
 - An addition that retained the surviving portions of the rear wall and met the building below the rear cornice would satisfy Standard 9.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:24:28

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- Architect Rustin Ohler and property owner Gabriel Procaccino represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application responds to the Architectural Committee's concerns by retaining a greater portion of the historic rear wall and reducing the overall height of the addition.
- Some rear ells in the outlying townships which are now part of Philadelphia were of frame construction and so a clapboard cladding may be appropriate in this location.
- The fenestration pattern of the top floor of the addition does not respond to historic precedent and will be visible to the public but is driven by the use of the space as a bathroom.

The Historical Commission concluded that:

- The revised application better meets Standard 9 by reducing the amount of demolition and reducing the height of the addition.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the rear parapet on the addition is removed, with the staff to review details, pursuant to Standard 9. Mr. Holloman seconded the motion, which was adopted by unanimous consent.

ITEM: 203 CARPENTER ST MOTION: Approval, provided the rear parapet is removed MOVED BY: McCoubrey SECONDED BY: Holloman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				

ADDRESS: 2115-19 SPRING GARDEN ST

Proposal: Construct four residential townhomes

Review Requested: Review and Comment

Owner: Eclipse Development LLC

Applicant: Carey Jackson Yonce, Canno Design

History: parking lot

Individual Designation: none

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

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

OVERVIEW: This application proposes to construct four townhouses on an existing vacant parcel in the Spring Garden Historic District. This parcel was vacant at the time of district designation and is classified as “non-contributing” to the district; it is considered “undeveloped.” Therefore, the Historical Commission’s jurisdiction is limited to “review-and-comment” for this project.

The proposed new construction would be faced with flat and textured red brick and cast stone. The four townhouse units would be perpendicular to Spring Garden and parking spaces would be located below the units at ground level.

SCOPE OF WORK: Construct four townhouses with roof decks.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

STAFF COMMENT: The staff comments that the proposed townhouses are not compatible in materials, features, and design with the buildings of the historic district, which generally include verticality, strong cornice lines, and slight setbacks.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:38:27

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Architect Carey Jackson Yonce represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in general support of the revised application and suggested adding dormers, reworking the cornice to be more compatible with the surroundings, and improving the garage door.
- Oscar Beisert of the Keeping Society commented in general support of the revised application and suggested adding dormers.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The project should be coordinated with the Spring Garden Street Greenway streetscape improvement.
- The revised design is generally compatible with the surroundings.
- The mansard roof is acceptable in concept but could use refinement such as the addition of dormers.
- The architectural detailing could better reflect the historic character of the district.

The Historical Commission concluded that:

- The revised design better complies with Standard 9, as the massing, mansard roof, and side gate revisions are more compatible with the Spring Garden Historic District.

ADDRESS: 229 N CAMAC ST

Proposal: Demolish rear wall; construct three-story addition with roof deck and pilot house

Review Requested: Final Approval

Owner: Fon Law Kit and Mai Yim

Applicant: Wen Lin, Liu Consulting & Construction LLC

History: 1840

Individual Designation: 5/4/1972

District Designation: None

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

OVERVIEW: This application proposes to construct a rear addition with roof deck and pilot house on a rowhouse at the individually designated property 229 N. Camac Street. The rowhouse was constructed c. 1840 and is three-and-a-half stories tall with a gabled roof, front and rear dormers, and a red brick facade. The historic rear ell is connected to the main block of the house by a narrower, slightly taller piazza. To construct the addition, the historic rear ell would be demolished and the pitched roof of the piazza would be removed. The addition would be clad in cement board siding and would be three stories tall, but its walls would extend up above the roof line to form a deck that would occupy all of the addition's roof area as well as that of the historic piazza. The deck would be accessed by a pilot house. The rear of the building is visible from surrounding Summer and N. 12th Streets, though from long viewpoints and across a parking lot and other undeveloped parcels.

SCOPE OF WORK:

- Demolish existing historic rear ell
- Construct a three-story rear addition with roof deck and pilot house

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed addition would be visible from the public right-of-way. The height of the addition and its cladding materials would be incompatible with the historic rowhouse. The application does not satisfy Standard 9, but could if the overall size, scale, and materials were revised.
 - The application proposes to demolish an existing historic rear ell. However, the ell is only partially visible from surrounding public rights-of-way and is not itself a significant feature that characterizes the property.
 - The proposed roof deck would be located on a rear ell and only be partially visible from surrounding public rights-of-way.

STAFF RECOMMENDATION: Denial as proposed, but approval of a revised addition that is smaller and clad with materials that more closely align with the historic character of the building, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:50:15

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Wen Lin and property owner C. Law represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application presents a smaller addition that leaves the full rear slope of the roof on the main block of the house intact along with minimal changes to the historic rear piazza.
- The addition will be minimally visible from the rear.
- The proposed pilot house should be moved so that it is as far away from the main block roof as possible.

The Historical Commission concluded that:

- The proposed addition would be minimally visible from the public right-of-way. The revised addition is smaller and less obtrusive, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the pilot house is shifted away from the main block of the house as far as possible, with the staff to review details, pursuant to Standard 9. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 229 N Camac Street					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 425 S 42ND ST

Proposal: Construct accessible ramp, entrance vestibule, and gate with signage

Review Requested: Final Approval

Owner: Cornerstone Christian Academy

Applicant: Carlo DiSilvestro, Blackney Hayes

History: 1879; Trinity Episcopal Church of Marylandville; Charles Burns, architect

Individual Designation: None

District Designation: Southeast Spruce Hill Historic District, Contributing, 7/12/2024

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

BACKGROUND: This application seeks final approval for alterations to the church building at 425 S. 42nd Steet. The church was designed by architect Charles Burns and constructed in 1879. Originally known as the Trinity Episcopal Church of Marylandville, the church building will be rehabilitated for Cornerstone Christian Academy. The most visible alterations will be the construction of an accessibility ramp, entrance courtyard, and addition for a vestibule on the south elevation. Exterior changes planned for the north elevation include the removal of two original dormers and the reconfiguration of a wall and roof area to accommodate an elevator. The alterations will be inconspicuous from the public right-of-way. The application's scope of work include window replacement and tower masonry restoration. The Historical Commission's staff can typically review and approve this type of work administratively.

SCOPE OF WORK:

- Demolish existing entrance stairs, alter entrance, and construct accessible ramp on the south elevation.
- Remove two dormers and extend a north elevation wall to accommodate an elevator.
- Reconstruct the top of the church tower.
- Construct an entrance vestibule addition.
- Remove a historic gate in the courtyard.
- Rehabilitate the entrance courtyard with gate, signage, pavers, and side door.

STANDARDS FOR REVIEW:

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

- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The stained-glass windows will be retained and repaired; therefore, this part of the application meets Standard 2.
 - The restoration of the entryway and stairs on the west elevation satisfies Standard 5.
 - The original gate in the courtyard will be removed. To meet Standard 5, the gate should be retained or possibly secured in place.
 - The entrance doors on the south elevation will be replaced in-kind to allow for full accessibility. The historic door hardware will be restored and reinstalled on the new door; therefore, this part of the application meets Standard 5.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The construction of an accessibility ramp on the south elevation could meet Standard 9 with modifications to the proposed design. While the general design

and materials of the ramp are compatible with the historic building, specific details increase the visual mass and scale of the new ramp. The staff recommends eliminating the cast stone balustrade at the top of the ramp and replacing it with a metal picket railing. Reducing the width of the ramp's pillars and modifying the color or material would reduce their prominence in the design and increase compatibility with the historic building.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed demolition permanently removes the south elevation entrance steps and north elevation dormers and roofline. The applicant should document both areas of the project in detail to allow for possible future restoration. If the documentation is completed and provided to the Historical Commission, this application will satisfy Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, provided the proposed revisions are implemented, with staff to review details, pursuant to Standards 5, 9, and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the proposed revisions are implemented, with staff to review details, pursuant to Standards 5, 9, and 10.

ACTION: See Consent Agenda.

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 21 JANUARY 2026

ADDRESS: 4648-62 FRANKFORD AVE

Name of Resource: Circle Theatre

Review: Designation

Property Owner: Sang Koo and Bong Ho Park

Nominator: Historical Commission

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

OVERVIEW: This nomination proposes to designate the property at 4648-62 Frankford Avenue, known as the Circle Theatre, and list it on the Philadelphia Register of Historic Places. The two-story structure was built in 1929 for the Stanley Company of America and operated as a movie theater from its opening until 1953, when it was converted for exclusively commercial use. The nomination contends that the property meets Criterion for Designation C as a reflection of the evolving design trends of neighborhood movie theaters built between 1913 and 1930. The nomination further argues that the theater's architects, Hoffman & Henon, make it worthy of Criterion for Designation E, as the firm gained national recognition for their work and significantly shaped Philadelphia's built environment through their commissions for theaters and Catholic institutions.

STAFF RECOMMENDATION: The staff recommends that the property at 4648-62 Frankford Avenue satisfies Criteria for Designation C and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4648-62 Frankford Avenue satisfies Criteria for Designation C and E and suggested two amendments:

removing the third sentence on page 38, beginning “However, the details of its construction...”; and adding the Uptown Theatre (2240-48 N. Broad Street) to Appendix F.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:56:20

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- Ellie Devyatkin of the Frankford Community Development Corporation commented in support of designation of the property and urged the Historical Commission to offer grants for historic preservation in neighborhoods with low property values and rents.
- Oscar Beisert of the Keeping Society echoed Ms. Devyatkin’s comments, supporting the nomination and encouraging the Historical Commission to regulate the building with leniency owing to more difficult economic conditions.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination displays thorough research and contains useful appendices.
- The changes to the nomination requested by the Committee on Historic Designation should be made but do not invalidate the nomination as a whole.

The Historical Commission concluded that:

- The property reflects architectural trends in movie theater design during a golden age of movie theater design and merits designation under Criterion C.
- The property merits designation under Criterion E as the work of the firm of Hoffman & Henon, which was locally and nationally prominent for its contributions to the built environment.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 4648-62 Frankford Avenue satisfies Criteria for Designation C and E and to designate it as historic, listing it on the Philadelphia Register of Historic Places, provided two revisions are made to the nomination:

- The sentence beginning “However, the details of its construction...” is struck from page 38.
- The Uptown Theatre at 2240-48 N. Broad Street, which was designated in 1982, is added to Appendix F.

Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 4648-62 Frankford Ave MOTION: Designate, with two amendments to the nomination MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 29 AND 31 W BELLS MILL RD

Name of Resource: Sugar Loaf Orchard

Review: Designation

Property Owner: AOB Sugarloaf LLC

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

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

OVERVIEW: This nomination proposes to designate the properties at 29 and 31 W. Bells Mill Road and list them on the Philadelphia Register of Historic Places. Subdivided in 1917 from a larger Chestnut Hill estate and renamed Sugar Loaf Orchard, the properties include a 1917 cottage, a 1919 main house, and a 1924 tool house, in addition to a garage and barn. All five buildings and structures were designed in the Colonial Revival style by Philadelphia architects Martin & Kirkpatrick. The nomination contends that Sugar Loaf Orchard satisfies Criteria for Designation C, D, and E. Under Criteria C and D, the nomination outlines how the buildings exemplify the revival of Colonial Era domestic architecture in the early twentieth century. Under Criterion E, the nomination claims that the buildings are significant as the work of architects Martin & Kirkpatrick – later known as Thomas, Martin & Kirkpatrick – a firm which made significant contributions not only to the development of the country house, but also to institutional, commercial, and religious architecture in Philadelphia and beyond between 1912 and 1931.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 29 and 31 W. Bells Mill Road satisfy Criteria for Designation C, D, and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 29 and 31 W. Bells Mill Road satisfy Criteria for Designation C, D, and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:04:19

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Kevin McMahon represented the nomination.
- Attorney Eric Bodzin represented the property owner and expressed support for the designation.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The properties include a 1917 cottage, a 1919 main house, and a 1924 tool house, in addition to a garage and barn, all designed in the Colonial Revival style.

The Historical Commission concluded that:

- The buildings exemplify the revival of Colonial Era domestic architecture in the early twentieth century, satisfying Criteria C and D.
- The buildings are significant as the work of architects Martin & Kirkpatrick, satisfying Criterion E.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the properties at 29 and 31 W. Bells Mill Road satisfy Criteria for Designation C, D, and E and to designate them as historic, listing them on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 29 and 31 W Bells Mill Rd					
MOTION: Designate; Criteria C, D, E					
MOVED BY: Cooperman					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 7001-09 GREENHILL RD

Name of Resource: Morris Estate House

Proposed Action: Designation

Property Owner: Kathryn Maschhoff & Paul Anziano

Nominator: Greenhill Farms Preservation Club

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

OVERVIEW: This nomination proposes to designate the property at 7001-09 Greenhill Road as historic and list it on the Philadelphia Register of Historic Places. A nearly identical nomination for 6953 Greenhill Road was submitted simultaneously, but the owner of that property requested and was granted a continuance of the review until the July 2026 meeting of the Committee on Historic Designation. The two nominations document an “unusual paired residential complex” of two stone houses with a shared twin garage on the adjacent properties, which were constructed between 1916 to 1919. The nominations argue that the mirror buildings reflect the environment in an era characterized by the Colonial Revival style with English stylistic overtones, satisfying Criterion C. Additionally, the nominations assert that the houses are unusual examples that reflect the local vernacular architecture of the eighteenth century and that embody distinguishing characteristics of the Colonial Revival style through their textbook use of historically inspired forms, materials, and compositions, satisfying Criterion D. Additionally, the nominations argue that the properties comprise a significant masterwork of the architectural firm of Mellor, Meigs & Howe, a prominent partnership that influenced the built environment of the Philadelphia region, satisfying Criterion E. Finally, the nominations contend that the buildings at 6953 and 7001-09 Greenhill Road satisfy Criterion J as part of the early twentieth-century subdivision and development of Green Hill Farm by the Morris Estate in West Philadelphia.

STAFF RECOMMENDATION: The staff recommends that the Committee on Historic Designation decline to review the nomination for 7001-09 Greenhill Road at this time and recommend to the Historical Commission that it table this review and remand the nomination to the Committee on Historic Designation at its July 2026 meeting so that the nominations for the paired buildings can be reviewed together. The owner of the property at 6953 Greenhill Road will not have an opportunity to fully participate in the deliberations about the shared significance of these paired properties if the nominations are reviewed at separate times. To ensure that both owners are afforded equal opportunity to participate in the reviews of the nearly identical properties, the review of the nomination for 7001-09 Greenhill Road should be postponed.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 7001-09 Greenhill Road satisfies Criteria for Designation C, D and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:07:47

PRESENTERS:

- Mr. Farnham presented the nomination to the Historical Commission.
- Attorney Steve Masters represented the nominator, the Green Hill Farms Preservation Club. He commented that he and his clients believe the owners of 6953 Greenhill Road intend to demolish the buildings on that property. They worry that delaying a review of the property at 7001-09 Greenhill Road today will set a precedent that owners of a different property could affect the nomination of another.
- Kathryn Maschhoff, the owner of the property at 7001-09 Greenhill Road, expressed disappointment that the Historical Commission might postpone the review and reiterated that she believes her property is worthy of designation. She added that she

would like to do what is best to protect her property and the one at 6953 Greenhill Road.

PUBLIC COMMENT:

- Susan Santalucia, a neighbor, commented in support of the nomination.
- Ralph Luongo, a neighbor, commented in support of the nomination. He emphasized that neighbors on the block are fully supportive of the nomination as well.
- Chris Josten, a neighbor and member of the Greenhill Farms Preservation Club, commented on the question to delay the review. He stated that the architectural nature of the property is unlikely to change between now and July and he supports reviewing the nomination today.
- Mr. Masters requested that, if the review of the nomination for 7001-09 Greenhill Road is delayed, the Historical Commission prohibit and demolition or alterations at 6935 Greenhill Road during the postponement.
 - Mr. Farnham clarified that, regardless of the decision to postpone the review of this review, the adjacent property at 6953 Greenhill Road will remain under the Historical Commission's jurisdiction its nomination is reviewed. He stated that the property will be treated as though it is designated during the continuance.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property owner of 6953 Greenhill Road has already been granted a continuance for the review of their nomination until July 2026.
- The property at 6953 and 7001-09 Greenhill Road will remain under the Historical Commission's jurisdiction until the nominations are reviewed.
- The nearly identical nominations for the nearly identical properties should be reviewed simultaneously to ensure that neither property owner is disadvantaged by a decision being made without participation.
- The staff has agreed not to grant additional continuances but will instead present any subsequent continuance requests to the Historical Commission.

The Historical Commission concluded that:

- The review of the nomination must be continued to ensure that both property owners have an equal opportunity to participate in the deliberations about the historical significance of the properties.

ACTION: Ms. Cooperman moved to continue the review of the nomination and remand it to the Committee on Historic Designation so that the nominations for 6953 and 7001-09 Greenhill Road are reviewed simultaneously. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 7001-09 Greenhill Rd MOTION: Continue and remand to CHD MOVED BY: Cooperman SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADDRESS: 419 W CLAPIER ST

Name of Resource: Outbuildings

Proposed Action: Designation

Property Owner: Shelby Lane LLC

Nominator: SoLo Germantown

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

OVERVIEW: This nomination proposes to designate the property at 419 W. Clapier Street, near McKean Avenue in southwest Germantown, and list it on the Philadelphia Register of Historic Places. Several outbuildings, some interconnected, stand on the property. They were associated with the house on the adjacent property at 5000 McKean Avenue but were subdivided off in the 1950s. The same nominator has submitted a nomination for 5000 McKean Avenue. The review of that nomination has been continued at the request of the property owner and will be reviewed at future public meetings.

The Historical Commission reviewed and rejected a nomination to designate this property at 419 W. Clapier Street on 14 November 2025; the Commission concluded that the nomination failed to demonstrate that the property satisfies any Criteria for Designation. The Historical Commission's jurisdiction over the property from the first nomination lapsed on 14 November with the rejection of the nomination. Following that rejection, the nominator submitted the current, revised version of the nomination on 23 November 2025. The Historical Commission notified the property owner that it would review the revised nomination on 16 December 2025, initiating its jurisdiction over the property for a second time.

On 19 November 2025, before the submission of the revised nomination, the property owner submitted demolition permit application DP-2025-001255 to the Department of Licenses and Inspections (L&I). The application proposed to demolish all structures on the site. The Historical Commission informed L&I that it had no jurisdiction over the permit application on 19

November. L&I issued the demolition permit on 12 December 2025. The demolition activities authorized by the permit are not subject to the Historical Commission's review or approval. All structures on the site can be legally demolished regardless of the action the Historical Commission takes on this nomination.

The original nomination argued that the property satisfied Criteria A and J, owing to its association with the James Mapes Dodge family. The Historical Commission rejected that argument. The current, revised nomination argues that the property satisfies Criteria C and J. To satisfy Criterion C, a resource must "reflect the environment in an era characterized by a distinctive architectural style." The nomination asserts that the "adaptively reused collection of auxiliary buildings harmoniously designed with romantic, picturesque detailing and features, creating a stylistic through line, ... satisfies Criterion C." Although unrelated to architectural style, the nomination also claims that the group of outbuildings with the house on the adjacent parcel constitute "the most complete surviving suburban ensemble in Germantown, satisfying Criterion C." To satisfy Criterion J, a resource must "exemplify the cultural, political, economic, social, or historical heritage of the community." The nomination asserts that the "property's continuous occupation by upper-middle class and affluent Philadelphians of professional and civic distinction underscores Germantown's historic significance as a domestic retreat for the city's mercantile and industrial elite" satisfies Criterion J.

STAFF RECOMMENDATION: The staff recommends that the revised nomination fails to demonstrate that the property at 419 W. Clapier Street satisfies any Criteria for Designation.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination fails to demonstrate that the property at 419 W. Clapier Street satisfies any Criteria for Designation.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:34:30

PRESENTERS:

- Mr. Farnham presented the nomination to the Historical Commission.
- No one represented the nomination.
- Attorney Michael Phillips represented the property owner.

DISCUSSION:

- Mr. Farnham asked several times for anyone associated with the nominator to raise a hand. No one appeared from SOLO/Germantown Civic Association to represent the nomination.
- Mr. Phillips stated that his client holds a valid demolition permit and plans to demolish the structures on the site. He agreed with the staff and Committee on Historic Designation, which both concluded that the nomination fails to demonstrate that the property satisfies any Criteria. He asked the Historical Commission to reject the nomination and decline to designate the property.
- Ms. Cooperman stated that, in general, secondary buildings are not necessarily insignificant but asserted that in this case no satisfactory argument has been made for the significance of these outbuildings. She stated that the Committee did not find the nomination's arguments for significance persuasive. She stated that the Committee does not want to dissuade community organizations from nominating resources, but the claims made in this nomination were not convincing.

PUBLIC COMMENT:

- David Traub of Save Our Sites asserted that the outbuildings are architecturally valuable and satisfy Criterion for Designation C.
- Oscar Beisert of the Keeping Society stated that he is frustrated with the process. He asserted that this nomination should have been considered at the same time as the nomination for 5000 McKean Avenue. He observed that they were both nominated by a community group with few resources.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Department of Licenses and Inspections has issued a complete demolition permit for the structures at 419 W. Clapier Street.

The Historical Commission concluded that:

- The nomination fails to associate any distinctive architectural style with the group of modest outbuildings; therefore, the nomination fails to demonstrate that the property satisfies Criterion C.
- The nomination asserts that property satisfies Criterion J solely because a series of nineteenth and twentieth-century owners were affluent, but affluence alone is not a measure of historical significance; the nomination fails to demonstrate that the property satisfies Criterion J.

ACTION: Mr. Lech moved to find that the nomination fails to demonstrate that the property at 419 W. Clapier Street satisfies any Criteria for Designation and to decline to designate it as historic. Mr. O'Connor seconded the motion, which was adopted by unanimous consent.

ITEM: 419 W Clapier St MOTION: Decline to designate MOVED BY: Lech SECONDED BY: O'Connor					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)					X
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:47:00

ACTION: At 11:06 a.m., Mr. Thomas moved to adjourn. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

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

PLEASE NOTE:

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

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

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

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

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

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

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

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

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

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