

**THE MINUTES OF THE 713TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 14 JANUARY 2022
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
Shannon Garrison, 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:

Beth Grossman
Hal Schirmer, Esq.
Matt McAuliffe
Steven Peitzman

Tara Rasheed
Casey Butcher
Charles Kerr
Theresa Stuhlman, Philadelphia Parks and Recreation
Kimberly Haas
Juliet Fajardo
Alex Balloon, Tacony CDC
Erin Roark
Rye Fitzgerald
Charles Neer
Amy Lambert, University City Historical Society
Allison Weiss, SoLo Germantown Civic Association
Logan Ferguson
Jason Morris
Jay Farrell
Justin Detwiler
Celia Jailer
Suzanne Ponsen
David Whipple
Sean Morris
J.M. Duffin
Alison King
Joel Palmer, Scioli Turco
David Traub, Save Our Sites
Paul Steinke, Preservation Alliance
George Poulin, University City Historical Society
Meredith Trego, Esq., Ballard Spahr
Lauren Powers
David Fecteau, City Planning Commission
Deborah Gary
Justin Spivey
David Lockard
James Schlosser
Thomas Klemm
Michael Phillips, Esq., Klehr Harrison
Allison Schapker
Donna Lisle
Sophia Fox
Lionel Guerra
Nicholas Baker, Philadelphia Streets Department
Dennis Carlisle
Susan Wetherill
John Mole
Oscar Beisert, Keeping Society
Patrick Grossi, Preservation Alliance
Kathleen Creamer Klemm
Celeste Morello
Chelsea Hengstler
J. Oberdorf
Nancy Pontone
Dr. Gregory Nelson, Hickman Temple

ADOPTION OF MINUTES, 712TH STATED MEETING, 10 DECEMBER 2021

START TIME IN ZOOM RECORDING: 00:05:12

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 712th Stated Meeting, held 10 December 2021. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 712th Stated Meeting of the Philadelphia Historical Commission, held 10 December 2021. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 712th Meeting					
MOTION: Adoption of minutes					
MOVED BY: Thomas					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	11				2

REQUEST FOR CONTINUANCE

THE CONWELL HOUSE BLOCK HISTORIC DISTRICT

Proposed Action: Continuance

Nominator: Preservation Alliance for Greater Philadelphia

Property Owner: Various

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

OVERVIEW: This nomination proposes to designate a historic district comprised of 7 properties on the west side of the 2000 block of Broad Street. Six of the properties are classified as contributing and one is identified as significant. The nomination argues that the district satisfies Criteria for Designation A, C and D.

Under Criterion A, the nomination contends that the district is significant for its association with the life and legacy of Reverend Russell Conwell, the founder of the college that would eventually become Temple University. Under Criterion C, the nomination argues that the buildings, “likely constructed at some point in the late 1880s, reflect the popularization of the Second Empire style in Gilded Age Philadelphia and the speculative development of North Broad Street...” Finally, the nomination asserts that the structures retain distinguishing characteristics of the Second Empire style, thereby satisfying Criterion D.

An attorney representing Temple University, which owns most of the properties in the proposed historic district has requested a continuance to allow his client to continue to review the nomination.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission continue the review of the nomination Conwell House Block Historic District to the meeting of the Committee on Historic Designation on 16 March 2022.

START TIME IN ZOOM RECORDING: 00:05:40

DISCUSSION:

- Mr. Farnham presented the continuance request to the Historical Commission. He explained that the nomination is scheduled to be reviewed by the Committee on Historic Designation on 19 January 2022. He explained that Temple University, which owns about half of the properties in the historic district, is requesting a continuance of the review of the district nomination to the Committee’s 16 March 2022 meeting.

ACTION: Mr. Thomas moved to continue the review of the nomination Conwell House Block Historic District to the meeting of the Committee on Historic Designation on 16 March 2022. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: Continue Conwell House Block Historic District review MOTION: Continue to March 2022 meeting of the Committee on Historic Designation MOVED BY: Thomas SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	11				2

REQUEST TO WITHDRAW NOMINATION

ADDRESS: 5001 BALTIMORE AVE

Name of Resource: Hickman Temple African Methodist Episcopal Church

Proposed Action: Withdraw Nomination

Property Owner: Hickman Temple/Philadelphia Annual Conference of the African Methodist Episcopal Church

Nominator: University City Historical Society

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

OVERVIEW: In April 2021, the University City Historical Society nominated the property at 5001 Baltimore Avenue, Hickman Temple African Methodist Episcopal Church, for designation. The congregation was planning to move to new quarters and the church property was being marketed for sale, prompting the nomination. The Committee on Historic Designation reviewed the nomination at its June 2021 meeting. At the meeting, representatives of Hickman Temple and the Philadelphia Annual Conference of the African Methodist Episcopal Church objected to the nomination. The Committee did not offer a recommendation on the merits of the nomination but instead recommended continuing the review to provide the nominator and church representatives an opportunity to meet and discuss the nomination and the congregation's plans. After the Committee meeting, the Historical Commission's staff continued the review of the nomination to allow for discussion. Jon Farnham, the Historical Commission's executive director, discussed the matter with Pastor Gregory Nelson and other representatives of the church on several occasions and learned that the congregation, which has owned the property since 1972, was planning to use the proceeds from the sale of the property to acquire a new church building better suited to the congregants. The church building at 5001 Baltimore suffers from structural and other maintenance problems that challenge the congregation, and many of the parishioners have relocated as the University City neighborhood has changed. The property at 5001 Baltimore Avenue is the congregation's sole asset and the nomination deterred potential buyers, making the relocation to a better located, more functional property impossible, and thereby imperiling the congregation. On 1 November 2021, Dr. Nelson, George Poulin and Amy Lambert of the University City Historical Society, Paul Steinke and Patrick Grossi of the Preservation Alliance, and Mr. Farnham met at the church (with Ms. Lambert and Mr. Grossi on the telephone) to discuss the matter and seek a resolution. Following that meeting, on 3 January 2022, the University City Historical Society issued a letter stating that its board had resolved to request to withdraw the nomination.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission accept the University City Historical Society's request to withdraw the nomination for the property at 5001 Baltimore Avenue because designating the property in these circumstances would impose an undue hardship, placing the Hickman Temple African Methodist Episcopal Church congregation at risk.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:08:30

PRESENTERS:

- Mr. Farnham presented the withdraw request to the Historical Commission and provided background information.
- No one represented the property owner or nominator.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, commented that the Alliance has worked hard to try to find a new buyer who wants to preserve the property, and that the University City Historical Society can later resubmit the nomination.
- Hal Schirmer commented that there are now zoning incentives for certain historically designated properties.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- In April 2021, the University City Historical Society nominated the property at 5001 Baltimore Avenue. At that time, the congregation was planning to move to new quarters and the church property was being marketed for sale, prompting the nomination.
- The Committee on Historic Designation did not offer a recommendation on the merits of the nomination but instead recommended continuing the review to provide the nominator and church representatives an opportunity to meet and discuss the nomination and the congregation's plans.
- The church building at 5001 Baltimore suffers from structural and other maintenance problems that challenge the congregation.
- On 1 November 2021, representatives of the church, University City Historical Society, Preservation Alliance, and Historical Commission met at the church to discuss the matter and seek a resolution.
- On 3 January 2022, the University City Historical Society issued a letter stating that its board had resolved to request to withdraw the nomination.
- The Historical Commission's staff has been working hard to make this property appealing to a preservation-minded developer in terms of zoning incentives.
- All interested parties agree with the request to withdraw the nomination.
- Designating the property in these circumstances would inhibit the congregation's move to more suitable quarters.

The Historical Commission concluded that:

- Accepting the request to withdraw the nomination is the best option.

ACTION: Mr. Thomas moved to accept the University City Historical Society's request to withdraw the nomination for the property at 5001 Baltimore Avenue. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 5001 Baltimore Ave. MOTION: Grant nominator's request to withdraw nomination MOVED BY: Thomas SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	11				2

REPORT OF THE ARCHITECTURAL COMMITTEE, 21 DECEMBER 2021

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:21:20

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 3500 S. Broad Street and 8330 Millman 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	11				2

AGENDA

ADDRESS: 3500 S BROAD ST

Proposal: Convert guardhouse and stables into welcome center

Review Requested: Final Approval

Owner: City of Philadelphia

Applicant: Aparna Palatino, Parks & Recreation

History: 1915; League Island Park, FDR Park

Individual Designation: None

District Designation: FDR Park Historic District, Contributing, 8/9/2000

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

OVERVIEW: This application proposes to convert the guardhouse and stables building into a welcome center for FDR Park. The Arts & Crafts guardhouse building with attached stables was built around 1919, and a large addition was constructed in the 1970s at the rear of the stables. The structure is oriented so that the guardhouse fronts FDR Park Drive to the east. The side of the guardhouse with the stables and addition extend along Pattison Avenue, which is to the north. The structure is used by the Department of Parks and Recreation and currently functions as offices, storage, public restrooms, and locker rooms.

The work to convert the structure into a welcome center would require installing an ADA ramp at the guardhouse, creating a storefront in the stables building, punching new openings into the stables building and addition, infilling several existing openings, installing several new windows and doors, and repairing the masonry. A playground is also proposed to replace a non-contributing, non-historic bandstand.

SCOPE OF WORK:

- Install ADA ramp at guardhouse;

- Install storefront at southeast corner of historic stables building
- Create new openings in historic stables building and addition;
- Infill openings;
- Install windows and doors;
- Reconstruct stair in stables building;
- Repair masonry;
- Demolish non-historic bandstand;
- Install playground

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 storefront opening at the southeast corner of the historic stables building would have the greatest impact on the existing structure. Rather than removing the corner altogether, the corner masonry pier should be retained and individual openings should be punched on the two facades adjacent to the pier. As proposed, the storefront would require the removal of masonry on two walls, including the removal of the corner. If the corner masonry pier is retained, the work complies with Standard 9.
 - o Several additional openings are proposed at the historic stables building and addition. One opening would be an enlargement of an existing opening on the east façade of the historic stables building. Other openings would be on secondary elevations and would have minimal visual impact. The work complies with Standard 9.
 - o Areas of proposed infill include some previously altered locations, such as a public restroom intervention at the courtyard. Most areas of infill are limited to courtyard elevations. Storefront infill is proposed at several large openings of the non-historic stable addition. The work complies with Standard 9.
 - o New windows and doors would replicate the appearance of the building's historic windows and doors. The work complies with this standard.
 - o The bandstand proposed for demolition is not historic and is classified as non-contributing in the district inventory. The proposed playground that would be constructed in its place would have minimal impact on the landscape.
- *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 located at the side of the main entrance to the guardhouse and would minimally alter the existing stair. The work complies with this guideline.

STAFF RECOMMENDATION: Approval, provided the southeast corner masonry pier of the historic stables building is retained, pursuant to Standard 9 and the Accessibility Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standard 9 and the Accessibility Guideline, provided the following:

- the masonry pier of the historic stables' southeast corner is retained;
- the proposed center door of the addition's south elevation is removed from the scope and the existing high windows are retained;
- the details of the sloped walkway at the guardhouse are clarified, such as the necessity for railings;
- mechanical units are inconspicuous from the public right-of-way; and
- signage is submitted under a separate building permit application and not considered as part of the current application.

ACTION: See Consent Agenda.

ADDRESS: 8330 MILLMAN ST

Proposal: Construct building for accessory dwelling unit

Review Requested: Final Approval

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

At its 10 December 2021 meeting, the Historical Commission approved an in-concept application for an 800-square-foot accessory dwelling unit (ADU), provided reducing the footprint of the new structure was considered. The application proposed to construct the building in the location of an existing non-historic shed to the northwest of the Venturi House, on one of the arms of the T-shaped lot behind the property at 8336 Millman Street. The Commission found the location, height, massing, and scale to be appropriate for the site, owing to the lack of visibility from the public right-of-way.

This application for final approval proposes to construct the ADU in the same location, with similar massing, size, and scale. It would be positioned 37'-6" from the historic house. At its highest point, the proposed structure would be 13 feet tall, and the roof would slope to a low point of 9 feet. The building would be clad in vertical wood siding with a sloped standing seam metal roof, aluminum windows and doors, brick paving, and a schist retaining wall.

SCOPE OF WORK:

- Construct one-story accessory dwelling in the side yard.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - o The proposed one-story building would be differentiated from the historic building and would be compatible in massing, size, scale, and architectural features.
 - o The proposed building's location on the site would have minimal impact on the historic integrity of the property and its environment.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
- o The new building would be located behind the neighboring property at 8336 Millman Street and would have minimal visibility from the public right-of-way; it would, therefore, not obstruct views of the Vanna Venturi House. The proposed building would be located on the site of a non-historic shed, behind the current parking area.
- o Owing to the massing, size, and scale of the new construction and its siting 37'-6" from the historic building, the new construction would not result in the diminution of the historic character of the Vanna Venturi House.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, and the Historical Commission's 10 December 2021 approval of an in-concept application.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, and the Historical Commission's 10 December 2021 approval of an in-concept application.

ACTION: See Consent Agenda.

ADDRESS: 6301 WOODBINE AVE

Proposal: Replace slate roof with synthetic slate; simplify pattern

Review Requested: Final Approval

Owner: Archdiocese of Philadelphia/Our Lady of Lourdes Church

Applicant: Marty McMahon, Roofsimple

History: 1895; Our Lady of Lourdes Church; T.P. Lonsdale, architect

Individual Designation: None

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

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

OVERVIEW:

This application proposes to remove the existing slate roof of the Our Lady of Lourdes Church, a contributing structure within the Overbrook Farms Historic District, and replace it with an asphalt-fiberglass shingle roofing material. Rather than attempt to approximate the existing tile pattern, which incorporates three shapes of slate tiles, the applicant is proposing to use one shape of asphalt-fiberglass shingle only.

The applicant went before the Architectural Committee with a proposal to replace the existing slate with a synthetic slate material without replicating the existing decorative pattern. The Architectural Committee recommended approval of the use of synthetic slate on the condition that the applicant approximate the existing decorative pattern. Since the Architectural Committee meeting, the applicant has revised the application to use the asphalt-fiberglass shingles as previously mentioned.

SCOPE OF WORK

- Replace existing slate roof with asphalt-fiberglass roofing material.
- Simplify existing tile pattern by using only shape of asphalt-fiberglass shingle.

STANDARDS FOR REVIEW:

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

- *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 asphalt-fiberglass roofing material is available in a shapes that can approximate a traditional slate tile, however the existing decorative slate roof uses other shaped slate tiles. This pattern is a character-defining feature of the church and should be replicated as closely as possible.

STAFF RECOMMENDATION: Approval of the replacement of existing slate with synthetic slate, but denial of the simplification of the pattern, pursuant to the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the replacement of existing slate with synthetic slate, but denial of the simplification of the pattern, pursuant to the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:22:20

PRESENTERS:

- Ms. Schmitt presented the application to the Historical Commission.
- Roofing contractor James Schlosser represented the application.

PUBLIC COMMENT:

- Oscar Beisert spoke in support of the application.
- Celeste Morello inquired about the condition of the existing slate tiles.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The poor condition of the roof, which is resulting in water infiltration that is damaging the interior of the church, requires an immediate solution.

- The existing slate tiles are deteriorated to a state where they can no longer be repaired.

The Historical Commission concluded that:

- The proposed asphalt-fiberglass shingles are an appropriate replacement material for the existing slate roof tiles, therefore satisfying Standard 6.

ACTION: Ms. Carney moved to approve the revised application proposing asphalt-fiberglass roofing shingles, with the staff to review details, pursuant to Standard 6. Mr. Mattioni seconded the motion, which passed by a vote of 9 to 2.

ITEM: 6301 Woodbine Ave MOTION: Approval MOVED BY: Carney SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman		X			
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey		X			
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	9	2			2

ADDRESS: 541 N 23RD ST

Proposal: Legalize pergola

Review Requested: Final Approval

Owner: Thomas and Kathleen Klemm

Applicant: Elizabeth Johnson, Brighton Architecture + Design

History: 1875

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

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

BACKGROUND:

In March 2021, the owners of the property at 541 N. 23rd Street came before the Architectural Committee seeking permission to rebuild two existing decks in their exact locations. Both decks were constructed prior to the designation of the Spring Garden Historic District. No zoning or building permit was found for the decks, but they are visible in aerial photographs as far back as 1996. The historic district was created in 2000 and the decks are noted in the district's inventory. The lower deck is situated on the rear ell and is inconspicuous from the public right-

of-way. The upper deck is located on the flat roof of the main block, and while it is set back from the front façade, it is built to the very edge of the side of the house, making it visible from the public right-of-way.

At the March 2021 meeting, the Architectural Committee voted to recommend denial of the upper deck as proposed, but approval of the lower deck and staircase, with the staff to review details, pursuant to the Roofs Guideline. At its April 2021 meeting, the Historical Commission voted to approve the application as proposed. In early November 2021, the Historical Commission was informed that a pergola structure that was visible from the public right-of-way had been constructed on the upper deck at the subject property. On 3 November 2021, the Department of Licenses and Inspections issued a violation (CF-2021-107047) for “work outside the scope.”

Today, the owners are applying to legalize the completed work that went beyond the scope of the Historical Commission’s April 2021 approval. The pergola is made of aluminum, located on the upper deck, and is highly visible from the public right-of-way.

SCOPE OF WORK

- Legalize pergola structure.

STANDARDS FOR REVIEW:

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

- *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 pergola is located on the upper deck on the main block and is visible from the public right-of-way. It therefore fails to satisfy this guideline.

STAFF RECOMMENDATION: Denial, pursuant to the Roofs Guideline.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:55:33

PRESENTERS:

- Ms. Schmitt presented the application to the Historical Commission.
- Property owner Kathleen Creamer Klemm and contractor Chelsea Hengstler represented the application.

PUBLIC COMMENT:

- Oscar Beisert commented that he did not have an opinion of the application.
- Steven Peitzman expressed concern about work undertaken without a permit.
- Hal Schirmer commented that the pergola looks like clothes-drying racks and other structures seen on roofs in historic images.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The pergola was constructed without the approval of the Historical Commission.

- The pergola is highly visible from the public right-of-way.
- The pergola is not a temporary structure because it is bolted down to the deck and is not intended to be dismantled within 180 days.

The Historical Commission concluded that:

- The pergola is highly visible from the public right-of-way and therefore does not satisfy the Roofs Guideline.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee and deny the application, pursuant to the Roofs Guideline. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 541 N 23rd St MOTION: Deny 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	11				2

ADDRESS: 2430 PINE ST

Proposal: Reconstruct rear wall; construct addition with roof decks

Review Requested: Final Approval

Owner: Miguel Aguilo-Seara and Matthew McAuliffe

Applicant: David Whipple, Assimilation Design Lab LLC

History: c. 1850

Individual Designation: None

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

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

BACKGROUND:

This application proposes to reconstruct the rear wall at the first floor and construct second and third-floor additions with roof decks at 2430 Pine Street. The applicant's cover letter states that front-façade masonry work and structural bolts may be added to the scope of work in the future. For this review, the Architectural Committee should focus on the proposed work to the rear of the building and roof only.

Most of the buildings in this row were constructed circa 1850. At the time of original construction, the buildings were configured with a brick main block and one-story wood frame porch or addition at the rear (as shown in Figure 2). Over time, the rear sections of buildings in this row have been significantly altered.

The proposed materials at the addition would be a cement board lap siding, with simulated divided lite windows and doors. Metal vertical picket railings with a black finish are proposed at the decks and spiral stair. The existing rear eave line would be covered, but not demolished, to construct the upper deck.

The Historical Commission approved a rear alteration at 2426 Pine Street in this row in 2014.

SCOPE OF WORK:

- Demolish first floor rear wall.
- Demolish rear wall of main block at second and third floors.
- Extend second floor over first floor and construct new rear wall.
- Add small addition off third-floor main block with roof deck and spiral stair.
- Construct upper deck behind roof ridge with wood screening.

STANDARDS FOR REVIEW:

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

- *Standard 9: New addition, exterior alterations, or related new construction will not destroy historic materials, features, and spacial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
 - o The exterior work shown to the first, second, and third-floor rears may meet Standard 9. The roof deck and wood screening covering the deck framing do not meet Standard 9 in terms of materials, features, scale, and proportion.
- *Standard 10: New additions, exterior alterations, 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 would be unimpaired.*
 - o The full removal of the rear wall of the main block at the second and third floors does not meet Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - o The upper roof deck, wood screen, and spiral stair would be highly visible from the public right-of-way on S. 25th Street. The current proposed design does not satisfy the Roofs Guideline.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:16:05

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect David Whipple represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application included the following:
 - o The proposed roof deck and spiral stairs on third-floor roof were removed from the revised plans.
 - o The proposed third-floor addition was removed from the revised plans.
 - o A skylight was added to the revised plans.
- The third-floor rear wall should be brick or stucco rather than lap siding.
- The screen wall on third-floor rear deck should be made more recessive through color and/or different material.

The Historical Commission concluded that:

- The revised design removes the upper deck and overbuild from the scope of work. It now limits the changes to the rear of the building in terms of materials, features, scale, and proportion. The revised design meets Standard 9.
- The demolition of the third-floor rear wall has been removed from the plans and the updated design will minimally alter the wall. The revised design meets Standard 10.
- The upper roof deck, wood screen, and spiral stair have been removed from the application and the proposal now meets the Roofs Guideline.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9 and 10, and the Roofs Guideline. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 2430 Pine St MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	11				2

ADDRESS: 2021 SANSOM ST

Proposal: Demolish majority of existing buildings; construct five-story building

Review Requested: Final Approval

Owner: San-Mor Limited Partnership

Applicant: Jason Morris, 2021 Sansom Street Development Associates LLC

History: 2021 Sansom St: 1850; converted to roofing company in 1920s; theater in the 1960s

2023 Sansom St: 1860; converted to commercial use about 1900; theater in the 1980s

Individual Designation: None

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

2021 Sansom St: Non-contributing

2023 Sansom St: Contributing

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

OVERVIEW: Located in the Rittenhouse Fitler Historic District on a block of two to four-story mixed-use buildings, the consolidated property known as 2021 Sansom Street includes two formerly separate buildings, at 2021 Sansom Street and 2023 Sansom Street. The one-story structure at 2021 Sansom is listed as non-contributing, while the circa 1860 three-story former rowhouse at 2023 Sansom is listed as contributing to the district. The property at 2021 Sansom was developed as courtyard houses about 1850, converted for a roofing company in the 1920s, and converted to a nightclub and then a movie theater in the 1960s. The rowhouse building at 2023 Sansom was converted from residential to commercial use around the turn of the twentieth century. The buildings were joined when 2023 Sansom Street was converted to a movie theater in the 1980s.

This application proposes to demolish the non-contributing building at 2021 Sansom, and some of the contributing building at 2023 Sansom, and to construct a new building on the non-contributing portion and overbuild on the contributing portion of the property. The application presented at the Architectural Committee retained approximately 16 feet of the front of the

historic building, to the ridge of the gable roof. The new construction on the non-contributing portion was shown as five stories at the street façade. The revised application sets the overbuild back an additional 8 feet, to the end of the existing gable roof, and also sets back the upper floors of the adjacent new construction by three feet and differentiates the upper floors from the lower three floors, along with other modifications to the façade of the lower floors of the new construction. Owing to the additional setbacks, the application also proposes a sixth story, set back additionally from the street.

Other changes made at 2023 Sansom include changing the windows, finish of the fourth and fifth floor and adding more detail; lowering the ceiling height of the fifth floor to match the floor-to-floor heights of the lower floors. At 2021 Sansom, the cornice line at the second-floor level has been lowered, the cast stone belt course at the third floor removed; and a corbelled cornice added at the third floor before the setback.

SCOPE OF WORK:

- Demolish non-contributing building and most of contributing building
- Rehabilitate front façade of contributing building
- Construct five-story building

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 proposed construction destroys the character-defining gabled roof shape, and therefore fails to satisfy Standard 2.
- *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 construction destroys the historic massing of the three-story rowhouse building, removing substantial amounts of historic material that characterizes the property, including much of the gabled roof, and therefore this portion of the application fails to satisfy Standard 9.
 - o The proposed addition is five stories in height and clad in brick with punched window openings. The use of masonry is generally compatible with the historic district. This portion of the application satisfies Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o The addition would require significant demolition of the three-story rowhouse building, removing the essential form and integrity of the historic building, therefore making it irreversible. The application fails to satisfy Standard 10.

STAFF RECOMMENDATION: Approval, provided the full gabled roof of the rowhouse is retained and the details of the storefront are refined, with the staff to review details, pursuant to Standards 2, 9, and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 2, 9, and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:24:42

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Architect Charles Kerr represented the application and presented the revised design.

PUBLIC COMMENT:

- David Traub commented that metal panels are an inappropriate material for the district, but that the corbelled cornice is an improvement to the design.
- Paul Steinke suggested that the upper floors of the non-contributing portion of the building be set back to align with the setback of the overbuild on the contributing portion.
- Oscar Beisert supported the design with a five-story façade flush with the street on the non-contributing portion of the property.
- Jim Duffin, representing the Center City Residents Association, supported the design of a five-story façade flush with the street on the non-contributing portion of the property or a greater setback of the upper floors to avoid creating a false sense of a historic building with an inappropriately set-back overbuild on the non-contributing portion of the property.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The overbuild on the historic portion of the property at 2023 Sansom and the new construction on the non-historic portion of the property should be treated as separate entities.
- The additional setback that retains the full existing gable roof of the historic portion of the property at 2023 Sansom is beneficial in terms of reducing visibility and retaining a character-defining feature of the property.
- The revised design that sets back the upper floors on the non-historic portion of the property at 2021 Sansom creates a false sense of history and reads like an historic building with an inappropriately set back overbuild.
- It is preferable to have a five-story façade flush with the street on the non-historic portion of the property, provided it is otherwise compatible in materials and fenestration with the district.
- The masonry detailing of the façade should return onto the side walls, particularly for the full depth between the taller, non-contributing portion and set back overbuild on the historic portion.
- Other details such as floor and cornice heights should be reviewed with the staff.

The Historical Commission concluded that:

- With the additional eight-foot setback, the proposed overbuild on the historic portion of the property at 2023 Sansom retains the full depth of the existing gable roof, a character-defining feature of the property, limiting the removal of historic material, and therefore satisfies Standards 2 and 10.
- A five-story brick building with punched openings on the non-contributing portion of the property at 2021 Sansom Street is differentiated from but compatible with the historic district, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the application with the original façade design at 2021 Sansom, provided the new construction is set back to the back of the gable roof at 2021

Sansom, the exposed wall between 2021 and 2023 is clad in brick, and the storefronts and cornices are revised, with staff to review details. Ms. Sanchez seconded the motion, which passed by unanimous consent.

ITEM: 2021 Sansom St MOTION: Approval with conditions MOVED BY: McCoubrey SECONDED BY: Sanchez					
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				2

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 1 DECEMBER 2021

ADDRESS: FALLS BRIDGE OVER THE SCHUYLKILL RIVER

Name of Resource: Falls Bridge

Proposed Action: Designation

Property Owner: Streets Department

Nominator: East Falls Historical Society

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

OVERVIEW: This nomination proposes to designate the Falls Bridge spanning the Schuylkill River and connecting Kelly Drive and Martin Luther King, Jr. Drive, and list it on the Philadelphia Register of Historic Places. The nomination contends that the bridge, constructed in 1894 and 1895 and rehabilitated in 1986, satisfies Criteria for Designation D and H. Under Criterion D, the nomination argues that the Falls Bridge is an example of “a variant of the Pratt truss form known as the Baltimore (Petit) truss...a stronger [truss] able to span distances almost two and a half times greater than the original Pratt truss form.” Under Criterion H, the nomination contends that the Falls Bridge is central to the evolution of the East Falls neighborhood, which is inextricably connected to the Schuylkill River.

While the Historical Commission may designate the bridge as historic, the Historical Commission may not be able to exert plenary jurisdiction over proposed work to the bridge. The City’s historic preservation ordinance empowers the Historical Commission to review building permit applications to ensure that the work proposed in those applications satisfies preservation standards. The Streets Department, the City agency that oversees Philadelphia’s roads and

bridges, is not required to obtain building permits for its work to bridges and therefore may not be subject the Historical Commission's review. However, the Historical Commission may serve in an advisory capacity and provide guidance regarding preservation standards to the Streets Department. And, in fact, that is already occurring. Members of the Historical Commission's staff met with engineers at the Streets Department to discuss the Falls Bridge renovation project, which is in the planning stages. During that meeting, the engineers shared plans and showed that the historic character of the bridge will be retained and restored as the bridge is brought up to current safety and transportation standards over the next few years.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Falls Bridge satisfies Criteria for Designation D and H.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Falls Bridge satisfies Criteria for Designation D and H.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:00:30

PRESENTERS:

- Ms. Schmitt presented the nomination to the Historical Commission.
- Steven Peitzman of the East Falls Historical Society represented the nomination.

PUBLIC COMMENT:

- Nicholas Baker spoke on behalf of the Department of Streets and said that his department did not object to the nomination and looked forward to working with the Historical Commission.
- Patrick Grossi of the Preservation Alliance for Greater Philadelphia supported the nomination.
- Justin Spivey supported the nomination and commented that Society for Industrial Archaeology and the Historic American Engineering Record had sent in letters of support.
- Oscar Beisert supported the nomination.
- Hal Schirmer supported the nomination.
- Ry Fitzgerald supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Falls Bridge was constructed in 1894 and 1895 and rehabilitated in 1986.
- The Falls Bridge is an example of a version of the Pratt truss form known as the Baltimore (Petit) truss.

The Historical Commission concluded that:

- The Falls Bridge uses a Baltimore (Petit) truss system, and therefore embodies distinguishing characteristics of an engineering specimen, satisfying Criterion D.
- The Falls Bridge is a familiar and established visual feature in the East Falls neighborhood, which is inextricably connected to the Schuylkill River, satisfying Criterion H.

ACTION: Ms. Cooperman moved to find that the Falls Bridge satisfies Criteria for Designation D and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: Falls Bridge MOTION: Designate, Criteria D and H MOVED BY: Cooperman SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington					X
Total	11				2

ADDRESS: 3421R WARDEN DR

Name of Resource: Alexander Henry Carriage House and Stable

Proposed Action: Designation

Property Owner: Thomas R. & Margaret McKeegan

Nominator: Keeping Society

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

OVERVIEW: This nomination proposes to designate the building at 3421R Warden Drive and list it on the Philadelphia Register of Historic Places.

The nomination contends that the building, constructed at some point between 1853 and 1875, satisfies Criteria for Designation A, C and D. Under Criterion A, the nomination argues, “From the time of its construction...until 1916, the subject property served as a carriage house and stable for important, prosperous, and successful Philadelphians and their families.” The nomination contends that perhaps most important of these owners was Alexander Henry, mayor of Philadelphia from 1858 to 1865. Under Criteria C and D, the nomination states that the “cottage-like” building is a “distinctive and unusual surviving example of the Gothic Revival style.” The nomination asserts that “This building was clearly influenced by designs illustrated and discussed by Andrew Jackson Downing... [who] popularized the applicability of the Gothic Revival style in American domestic architecture.”

The staff notes for the Historical Commission that a staff visit to the site indicates that the building appears to be vacant and in very poor condition.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the building at 3421R Warden Drive satisfies Criteria for Designation C and D. The staff also recommends that the building, as an ancillary structure on a larger estate, fails to satisfy Criterion A; its connection to the various occupants of the estate is limited.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 3421R Warden Drive satisfies Criteria for Designation C and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:17:10

PRESENTERS:

- Ms. Schmitt presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- No one represented the owner.
- Joel Palmer represented Scioli Turco, an organization that has been granted a conservatorship over the property by the court.

PUBLIC COMMENT:

- Hal Schirmer supported the nomination.
- Steven Peitzman supported the nomination of behalf of the East Falls Historical Society.
- Celeste Morello supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The structure was constructed at between 1853 and 1875.
- The building is a fine example of the Gothic Revival style of domestic architecture.

The Historical Commission concluded that:

- The cottage-like building is an example of the Gothic Revival style and was clearly influenced by Andrew Jackson Downing, who popularized the style in American domestic architecture, satisfying Criteria C and D.

ACTION: Ms. Cooperman moved to find that the property at 3421R Warden Drive satisfies Criteria for Designation C and D, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Michel seconded the motion, which passed by unanimous consent.

ITEM: 3421R Warden Drive MOTION: Designate, Criteria C and D MOVED BY: Cooperman SECONDED BY: Michel					
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				2

ADDRESS: 700 S 9TH ST

Name of Resource: Ronaldson's Philadelphia Cemetery

Proposed Action: Designation

Property Owner: Philadelphia Parks & Recreation

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate a portion of the property at 700 S. 9th Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that Ronaldson's Philadelphia Cemetery, now known as Palumbo Playground, satisfies Criteria for Designation A and I. The cemetery opened in 1827 and interments ended in 1918. The human remains at the site were reinterred primarily at Forest Hills Cemetery in 1950 so that the City could develop the site as a recreation center. Under Criterion A, the nomination argues that the former cemetery has significant character, interest, or value owing to potential subsurface remains. Under Criterion I, the nomination argues that the site, which once held 13,500 deceased, a caretaker's house, bell house, and winding paths throughout the headstones, may be likely to yield information important in pre-history or history, owing to a likelihood that the deepest archaeological remains are undisturbed. No above-ground evidence of the former cemetery remains.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 700 S. 9th Street satisfies Criterion for Designation I, and that the argument made for the satisfaction of Criterion A could be subsumed into the argument for Criterion I.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 700 S. 9th Street satisfies Criteria for Designation A and I.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:27:40

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Celeste Morello represented the nomination.
- Theresa Stuhlman represented the property owner and supported the nomination.

PUBLIC COMMENT:

- Hal Schirmer commented about cemeteries functioning as parks.
- Steven Peitzman commented in support of the nomination.
- Joel Palmer, a near neighbor, commented in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The cemetery opened in 1827 and interments ended in 1918.
- No above-ground evidence of the former cemetery remains.

The Historical Commission concluded that:

- The former cemetery has significant character, interest, or value owing to potential subsurface remains, satisfying Criterion A.
- The site, which once held 13,500 deceased, may be likely to yield information important in pre-history or history, owing to a likelihood that the deepest archaeological remains are undisturbed, satisfying Criterion I.

ACTION: Ms. Cooperman moved to find that the property at 700 S. 9th Street satisfies Criteria for Designation A and I, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 700 S 9th St.					
MOTION: Designate, Criteria A and I					
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	11				2

ADDRESS: 2101-07 N BROAD ST

Name of Resource: Berean Presbyterian Church/Bethlehem Presbyterian Church

Proposed Action: Designation

Property Owner: Berean Presbyterian Church

Nominator: Philadelphia City Planning Commission

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

OVERVIEW: This nomination proposes to designate the property at 2101-07 N. Broad Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the current Berean Presbyterian Church, constructed in phases between 1875 and 1887 for the Bethlehem Presbyterian Church is significant under Criteria for Designation D, E, and J. Under Criterion J, the nomination argues that the establishment and rapid expansion of Bethlehem Presbyterian Church in the 1870s and 1880s and its transition to the Berean Presbyterian Church in the mid-twentieth century exemplifies the development of the North Philadelphia community from the mid-nineteenth to mid-twentieth centuries. Designed by architect T.P. Chandler, one of Philadelphia's most influential architects of the late nineteenth century, the nomination argues that the property satisfies Criterion E, and that the octagonal church embodies distinguishing characteristics of the Gothic Revival style, satisfying Criterion D.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2101-07 N. Broad Street satisfies Criteria for Designation D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2101-07 N. Broad Street satisfies Criteria for Designation D, E, and J, with a Period of Significance of 1870 to 1967.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:35:30

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- No one represented the nomination.
- Alison King of Berean Presbyterian Church represented the property owner and supported the designation of the church. She stated that she is proud of the church, which has great history and programs.

PUBLIC COMMENT:

- Steven Peitzman supported the nomination.
- Oscar Beisert supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 2101-07 N. Broad Street includes the church building and Sabbath School, the former constructed in 1887 and the latter in 1875.
- Although not the original congregation to occupy the church, the existing congregation, Berean Presbyterian Church, is historically significant in its own right.
- The Period of Significance identified in the nomination, which ends after the transition from the white Bethlehem Presbyterian to the predominantly Black Berean Presbyterian congregations and is intended to cover an important demographic shift

in the community in the mid-twentieth century and the significance of both congregations, does not adequately convey that significance.

- The design of both the church and the Sabbath School buildings are significant, the former known to have been by architect T.P. Chandler, and the latter possibly by Henry Sims or possibly Chandler.
- The church's auditorium plan design is significant, as is the way that Chandler expressed the plan at the significant and visible corner of Broad and Diamond Streets, two important thoroughfares in North Philadelphia.

The Historical Commission concluded that:

- The nomination demonstrates that the establishment and rapid expansion of Bethlehem Presbyterian Church in the 1870s and 1890s and its transition to the Berean Presbyterian Church in the mid-twentieth century exemplifies the development of the North Philadelphia community from the mid-nineteenth to mid-twentieth centuries, satisfying Criterion J.
- The church was designed by architect T.P. Chandler, one of Philadelphia's most influential late-nineteenth century architects, satisfying Criterion E.
- The octagonal church embodies distinguishing characteristics of the Gothic Revival style, satisfying Criterion D.
- The period of significance should be extended to 1967, the latest potential date of the most recent significant exterior alterations to the buildings.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 2101-07 N. Broad Street satisfies Criteria for Designation D, E, and J, with an amended Period of Significance of 1870 to 1967, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: 2101-07 N BROAD ST MOTION: Designate; Criteria D, E, J; Period of Significance 1870 to 1967 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	11				2

ADDRESS: 1733-49 N 4TH ST

Name of Resource: Stetson Hospital/Union Mission Hospital

Proposed Action: Designation

Property Owner: Department of Public Property, City of Philadelphia

Nominator: Steven Peitzman

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

OVERVIEW: This nomination proposes to designate a portion of the property at 1733-49 N. 4th Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Union Mission Hospital, later renamed the Stetson Hospital, constructed between 1903 and 1904, is significant under Criteria for Designation A, D, and E. Under Criterion A, the nomination argues that the property has significant interest or value as part of the industrial heritage of Philadelphia and to its medical history as the only “company hospital” in the city, as well as for its association with manufacturer John B. Stetson and his benevolent feudalism. Under Criterion D, the nomination asserts that the building embodies distinguishing characteristics of what the nominator calls the “second Renaissance revival,” including its rusticated base, arched entrance, and modillioned cornice. Under Criterion E, the nomination explains that the design is the work of prolific firm Ballinger & Perrot.

The south or rear wing of the complex, which is not included within the proposed boundary for designation, has been declared Imminently Dangerous by the Department of Licenses and Inspections and will be demolished

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1733-49 N. 4th Street satisfies Criteria for Designation A, D, and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the portion of the property at 1733-49 N. 4th Street satisfies Criteria for Designation A, D, E, and I, with an amended Period of Significance from 1870 to 1971.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:43:18

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Steven Peitzman represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- David Traub supported the nomination, also noting that his firm renovated the property in the late 1970s.
- Celeste Morello supported the nomination.
- Allison Weiss supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The boundary of the proposed designation is limited to the northern half of a larger parcel.
- The former Union Mission Hospital, shortly thereafter renamed Stetson Hospital, was constructed between 1903 and 1904.

- The building is the last remaining portion of the Stetson hat complex, but it is its history and not the fact that it is the last that makes it historically significant.
- The significance of the property includes its relationship to John B. Stetson and the pattern of benevolent feudalism in Philadelphia's industrial heritage.
- Prior to the construction of the hospital, rowhouses and their yards and appurtenances covered the whole parcel. The potential for archaeological shaft features related to those earlier houses, as well as medical waste from the subsequent hospital construction remains.

The Historical Commission concluded that:

- The property has significant interest or value as part of the industrial heritage of Philadelphia and to its medical history as the only "company hospital" in the city, as well as for its association with manufacturer John B. Stetson and the history of paternalistic industry, satisfying Criterion A.
- The building embodies distinguishing characteristics of the second Renaissance Revival style, satisfying Criterion D.
- The building was designed by the firm of Ballinger & Perot, a prolific firm whose work significantly influenced the development of the city, satisfying Criterion E.
- The property may be likely to yield information important to the history of the residential occupants of the rowhouses that sat on the property, as well as to the medical history of the site, satisfying Criterion I. However, given that the nomination only proposes to designate the northern half of the property, the recommendation for the addition of Criterion I to the nomination is limited to the nominated portion of the property.
- The period of significance should begin in 1870, the approximate construction date of the original rowhouses on the site, and end in 1971, with the closure of the Stetson factory.

ACTION: Ms. Cooperman moved to find that a portion of the property at 1733-49 N. 4th Street satisfies Criteria for Designation A, D, E, and I, with an amended Period of Significance from 1870 to 1971, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: 1733-49 N. 4TH ST MOTION: Designate, Criteria A, D, E, and I; Period of Significance 1870-1971 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	11				2

ADDRESS: 1935-37 CHESTNUT ST

Name of Resource: Shimwell & Logan Building

Proposed Action: Designation

Property Owner: 1935 Chestnut St LLC

Nominator: Center City Residents' Association

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

OVERVIEW: This nomination proposes to designate a building located at 1935-37 Chestnut Street and list it on the Philadelphia Register of Historic Places. Two buildings stand on the parcel at 1935 and 1937. This nomination focuses on the 1935 Chestnut Street building only. The building was constructed in the Italianate style during the mid-nineteenth century but was redesigned for the Shimwell & Logan Optical Company in 1921 by architect Ernest H. Yardley. The nomination contends that the building satisfies Criteria for Designation C and D. Under Criterion C, it argues that the redesigned front facade expresses distinguishing characteristics of Modern Classicism that became popular in the United States during the interwar years. Under Criterion D, the nomination asserts that the facade reflects an Italian Palazzo style with refined classical detailing. The subject building represents an era characterized by the Modern Classical style, which gained distinction during this period in red brick Philadelphia. The period of significance is limited to 1921, the time of the façade's reconstruction.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the building at 1935 Chestnut Street satisfies Criteria for Designation C and D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1935-37 Chestnut Street satisfies Criteria for Designation C and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:51:20

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Oscar Beisert and Jim Duffin represented the nomination.

PUBLIC COMMENT:

- Hal Shirmer supported the nomination.
- David Traub supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination is intended to designate the 1935 Chestnut Street building only.
- The building was constructed in the Italianate style during the mid-nineteenth century but was redesigned for the Shimwell & Logan Optical Company by architect Ernest H. Yardley in 1921.
- The 1921 front facade is in Modern Classicism style.

The Historical Commission concluded that:

- The redesigned front facade expresses distinguishing characteristics of Modern Classicism that became popular in the United States during the interwar years, satisfying Criterion C.
- The facade reflects an Italian Palazzo style with refined classical detailing and represents an era characterized by the Modern Classical style, which gained distinction during this period in red brick Philadelphia, satisfying Criterion D.

ACTION: Ms. Cooperman moved to find that the 1935 Chestnut Street portion of the property satisfies Criteria for Designation C and D, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: 1935-37 Chestnut St; 1935 Chestnut St building only MOTION: Designate, Criteria C and D 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	11				2

ADDRESS: 928-30 CHRISTIAN ST

Name of Resource: Madonna House

Proposed Action: Designation

Property Owner: James Campenella

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate the property at 928-30 Christian Street, historically known as Madonna House, and list it on the Philadelphia Register of Historic Places. Under Criterion A and J, the nomination contends that the building was constructed to satisfy needs for social, settlement, and missionary facilities for new Italian immigrants in South Philadelphia during the early twentieth century. As the headquarters of the Catholic Missionary Society, Madonna House provided a range of services including medical assistance, literacy classes, religious instruction, and more to lower-income Italian immigrants. The Madonna House is representative of the Catholic Church's historic role in social and settlement work within immigrant communities in Philadelphia. Under Criterion D, the nomination claims that the building is a fine example of the "Palazzo" or Renaissance Revival style. The choice of this style was intended to provide a sense of familiarity to the immigrants it served. Finally, under Criterion H, the nomination argues that, owing to its architectural style and relationship to St. Paul's Parish, the building represents an established and familiar visual feature of the neighborhood. The period of significance is limited to the time of construction, 1923 and 1924.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the building at 928-30 Christian Street satisfies Criteria for Designation A, D, and J. The staff recommends that the building 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 928-30 Christian Street satisfies Criteria for Designation A, D, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:58:15

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Celeste Morello represented the nomination.

PUBLIC COMMENT:

- Oscar Beisert supported the nomination.
- Steven Peitzman supported the nomination.
- David Traub supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building was constructed to satisfy needs for social, settlement, and missionary facilities for new Italian immigrants in South Philadelphia during the early twentieth century. As the headquarters of the Catholic Missionary Society, Madonna House provided a range of services including medical assistance, literacy classes, religious instruction, and more to lower-income Italian immigrants. The Madonna House is representative of the Catholic Church's historic role in social and settlement work within immigrant communities in Philadelphia.
- The building is an example of the "Palazzo" or Renaissance Revival style.
- The building is not an established and familiar visual feature of the neighborhood.

The Historical Commission concluded that:

- The Madonna House is representative of the Catholic Church's historic role in social and settlement work within immigrant communities in Philadelphia, satisfying Criteria for Designation A and J.
- The building is a fine example of the "Palazzo" or Renaissance Revival style, satisfying Criterion D.
- The property does not satisfy Criterion H.

ACTION: Ms. Cooperman moved to find that the property at 928-30 Christian Street satisfies Criteria for Designation A, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 928-30 Christian Street MOTION: Designate, Criteria A, D, J MOVED BY: Cooperman SECONDED BY: Mr. 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	11				2

ADDRESS: 224 W WASHINGTON LN

Name of Resource: Taws Cottage

Proposed Action: Designation

Property Owner: Conarro Jawn LLC

Nominator: West Central Germantown Neighbors

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

OVERVIEW: This nomination proposes to designate the property at 224 W. Washington Lane and list it on the Philadelphia Register of Historic Places. The nomination contends that the Gardener's Cottage of the Lewis and Martha Taws Estate satisfies Criteria for Designation C, D, G, and J. Under Criteria C and D, the nomination argues that the property reflects the Gothic Revival style of architecture and reflects the built environment in an era characterized by that style. Under Criterion G, the nomination contends that the property is "nestled within a distinctive nineteenth-century vignette of ancillary suburban, estate buildings and features that conform to a Romantic ideal in architecture and the Picturesque in landscape." Under Criterion J, the nomination argues that the property reflects the cultural, economic, social, and historical heritage of the Germantown community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 224 W. Washington Lane satisfies Criteria for Designation C, D, and J. The staff contends that the nomination does not make a cogent argument for Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 224 W. Washington Lane satisfies Criteria for Designation C, D, and J, with an amended period of significance from circa 1860 to 1923.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:04:55

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- Attorney Michael Phillips represented the property owner and requested to continue the review of the nomination to the Historical Commission's 11 March 2022 meeting, owing to legal issues surrounding the issuance of two permit applications.

ACTION: Mr. Mattioni moved to continue the review of the nomination for 224 W. Washington Lane to the Historical Commission's 11 March 2022 meeting. Ms. Sánchez seconded the motion, which passed by unanimous consent.

ITEM: 224 W WASHINGTON LN					
MOTION: Request to continue to March 2022 PHC meeting					
MOVED BY: Mattioni					
SECONDED BY: Sánchez					
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				2

ADDRESS: 1810 RIDGE AVE

Name of Resource: Ridge Avenue Farmers' Market

Proposed Action: Rescission

Property Owner: 18th and Ridge LLC

Nominator: Historical Commission

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

OVERVIEW: The Historical Commission is considering whether to remove the property at 1810 Ridge Avenue from the Philadelphia Register of Historic Places. The Ridge Avenue Farmers' Market stood on the property at 1810 Ridge Avenue from 1875 to 1997. The market hall was designed by architect Davis E. Supplee. Acting on a recommendation of the Historic Values Committee, a predecessor of the Committee on Historic Designation, the Historical Commission designated 1810 Ridge Avenue on 28 May 1968. The minutes of the Historical Commission's and committee's meetings do not indicate a reason or basis for the designation, other than to identify the designated resource as "Ridge Ave. Farmer's Market," and no nomination was produced. However, a National Register nomination was written in 1983.

The market hall suffered a major fire in June 1952 and was eventually abandoned following the civil unrest in the 1960s. Vacant and untended, it fell into disrepair. In 1983, an entrepreneur attempted to revitalize the building as a farmers' market again, but the project, embroiled in litigation, never got off the ground and the building continued to decay. In 1993, the Department of Licenses and Inspections (L&I) ordered the owner to repair or demolish the unsafe building. However, that order went unheeded. On 6 March 1997, the building partially collapsed during strong winds that accompanied a winter storm. L&I began demolishing the remainder of the building the following day. The building was completely demolished and the lot regraded, fenced, and planted with grass. The property sat vacant for several years but was later subdivided and redeveloped with the Historical Commission's consent.

Section 5.14.b.1.a of the Historical Commission's Rules & Regulations stipulates that the Commission may rescind the designation of a property and remove its entry from the Philadelphia Register of Historic Places if the resource has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed. While the property was designated prior to the adoption of the current historic preservation ordinance and its Criteria for Designation, it seems apparent that the market hall was designated for its architectural and socio-cultural significance as well as its landmark prominence on Ridge Avenue. The role of the Committee on Historic Designation in reviews such as this one is to determine whether the qualities that caused original entry of the property on the Register have been lost or destroyed or, in other words, whether the property has ceased to satisfy the criteria that led to its original designation.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission find the resource has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed, and that it rescind the designation of 1810 Ridge Avenue and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission rescind the designation of 1810 Ridge Avenue and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:16:05

PRESENTERS:

- Mr. Farnham presented the rescission request to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Ridge Avenue Farmers Market building was legally demolished in 1997 after partially collapsing and being cited as Imminently Dangerous.

The Historical Commission concluded that:

- The property at 1810 Ridge Avenue has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed.
- The property qualifies for rescission from the Philadelphia Register of Historic Places.

ACTION: See below.

ADDRESS: 1533-41 N 16TH ST

Name of Resource: Seventh-Day Adventist Church

Proposed Action: Rescission

Property Owner: Allegheny East Conference of Seventh-Day Adventist

Nominator: Historical Commission

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

OVERVIEW: The Historical Commission is considering whether to remove the property at 1533-41 N. 16th Street from the Philadelphia Register of Historic Places. The Historical Commission designated the property at the southeast corner of 16th and Oxford Streets on 1 July 1982, along with several other buildings on the 1500-block of N. 16th Street. At the time of designation, a late nineteenth-century church stood on the site. The nomination explains that the building was erected for the Reformed Episcopal Church of Our Redeemer. It further explains that church was later occupied by two Armenian congregations before the Allegheny East Conference of Seventh-Day Adventist purchased it in 1966. A Pennsylvania Historic Resource Survey Form in the Historical Commission's files, prepared by Michael Lewis in 1984, identifies the architect of the church as Frank Watson and dates the building to 1893.

Newspaper reports indicate that the church building suffered a massive five-alarm fire in October 1991. The fire was started by workers using a propane torch to install a new roof. The church building was demolished shortly after the fire to abate the dangerous condition. A new church was erected on the site in the late 1990s, apparently without the Historical Commission's review or approval. A site plan for the new church in the Historical Commission's files includes the following hand-written note: "Plan of new church; designated building burned four years ago & new plans never forwarded to the PHC for approvals 8/15/2000." The Historical Commission's staff discovered that the historic church building had been lost to fire 30 years ago but that the address remained on the Philadelphia Register of Historic Places during a recent, routine review of records and is requesting that the Historical Commission consider rescinding its designation.

Section 5.14.b.1.a of the Historical Commission's Rules & Regulations stipulates that the Commission may rescind the designation of a building and remove its entry from the Philadelphia Register of Historic Places if the resource has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed. While the property was designated prior to the adoption of the current historic preservation ordinance and its Criteria for Designation, the nomination indicates that the church was designated for its architectural qualities, which were lost with the fire and subsequent demolition. The role of the Committee on Historic Designation in reviews such as this one is to determine whether the qualities that caused original entry of the property on the Register have been lost or destroyed or, in other words, whether the property has ceased to satisfy the criteria that led to its original designation.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission find the resource has ceased to satisfy the Criteria for Designation because the qualities that caused its

original entry have been lost or destroyed, and that it rescind the designation of 1533-41 N. 16th Street and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission rescind the designation of 1533-41 N. 16th Street and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:19:47

PRESENTERS:

- Mr. Farnham presented the rescission request to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Seventh-Day Adventist church building was legally demolished in 1991 after suffering a major fire.

The Historical Commission concluded that:

- The property at 1533-41 N. 16th Street has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed.
- The property qualifies for rescission from the Philadelphia Register of Historic Places.

ACTION: See below.

ADDRESS: 1725 W TIOGA ST

Name of Resource: Gothic Revival House

Proposed Action: Rescission

Property Owner: Christian Street Baptist Church

Nominator: Historical Commission

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

OVERVIEW: The Historical Commission is considering whether to remove the property at 1725 W. Tioga Street from the Philadelphia Register of Historic Places. The Historical Commission designated the property on 28 September 1971. At the time of designation, a mid nineteenth-century, Gothic Revival house stood on the site.

The Historical Commission's minute from the meeting at which the property was designated on 28 September 1971 provides no information about the property and no clues to the Commission's findings regarding significance. Some quick research indicates that the building was erected by builder Hiram Miller and sold to lime dealer John R. Brownholtz (sometime spelled Brownholt) as his residence in 1851. At that time, the area around 17th and Tioga

Streets was being developed from farmland into the suburban village of Kenderton. The area was named for Col. Kenderton Smith, who began selling his farm for subdivision in the 1840s. The process accelerated after Smith's death in 1851. The area was attractive for suburban development, owing to its proximity to the Tioga Station on the Germantown rail line as well as its adjacency to the Germantown Plank Road. Throughout the 1850s, Philadelphia newspapers advertised "cheap and desirable cottage lots at Kenderton, on the Germantown Railroad," and "neat cottages on Tioga Street" near to the Germantown Railroad Station.

Photographs of the house at 1725 W. Tioga Street taken by the Historical Commission in 1971 show that the house was intact and in apparently good condition. A 1983 zoning permit application seeking to use the building as a rooming house states that it "was formerly vacant, a breeding place for vandals, and a convenient hunting place for animals." A 1986 zoning permit application indicates that Excalibur Nursing Home Inc. sought unsuccessfully to convert the private dwelling for use as a nursing home. By the 1990s, the house had fallen into disrepair. In 1996, the Department of Licenses and Inspections declared that the house was Imminently Dangerous, noting that it had suffered fire damage and was in danger of collapse. It was demolished soon thereafter. The vacant lot was paved for parking between 2004 and 2008.

Section 5.14.b.1.a of the Historical Commission's Rules & Regulations stipulates that the Commission may rescind the designation of a building and remove its entry from the Philadelphia Register of Historic Places if the resource has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed. While the property was designated prior to the adoption of the current historic preservation ordinance and its Criteria for Designation, the house was presumably designated for its architectural qualities and as evidence of the mid nineteenth-century suburban village of Kenderton. Given that the Historical Commission was only empowered to designate "buildings" at the time this property was designated in 1971, it appears that all qualities of the property that led to its designation were lost or destroyed with the demolition of the building in the 1990s. The role of the Committee on Historic Designation in reviews such as this one is to determine whether the property retains elements or features that led to its original designation.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission find the resource has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed, and that it rescind the designation of 1725 W. Tioga Street and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission rescind the designation of 1725 W. Tioga Street and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:21:13

PRESENTERS:

- Mr. Farnham presented the rescission request to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The house at 1725 W. Tioga Street was legally demolished in 1996 after being declared Imminently Dangerous.

The Historical Commission concluded that:

- The property at 1725 W. Tioga Street has ceased to satisfy the Criteria for Designation because the qualities that caused its original entry have been lost or destroyed.
- The property qualifies for rescission from the Philadelphia Register of Historic Places.

ACTION: Mr. Mattioni moved to rescind the designations of 1810 Ridge Avenue, 1533-41 N. 16th Street, and 1725 W. Tioga Street and remove them from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations. Ms. Lech seconded the motion, which passed by unanimous consent.

ITEM: 1810 Ridge Ave, 1533-41 N 16 th St, and 1725 W Tioga St MOTION: Rescind MOVED BY: Mattioni SECONDED BY: Lech					
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				2

COMMENT ON NATIONAL REGISTER NOMINATIONS**ADDRESS: 2527-37 N BROAD ST**

Name of Resource: E.A. Wright Bank Note Company Building

Proposed Action: National Register Comment

Property Owner: 2509 N. Broad Street Associates

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

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

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register

nomination of 2527-37 N. Broad Street Avenue located in the North Central Philadelphia and historically known as the E.A. Wright Bank Note Company Building. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

The nomination for the building at 2527-37 N. Broad Street asserts the property is significant under Criterion A in the Area of Industry for its important association with the E.A. Wright Bank Note Company, which was an engraver and printer of a wide range of paper goods including diplomas, stamps, bank notes, personal stationery and calendars beginning in the nineteenth century. By the early twentieth century, the company expanded its product lines to include products for businesses and professionals. While occupying the subject property, the company was one of the largest of its kind in the country. The Period of Significance begins in 1914 with the construction of the building and ends in 1962 when the company was sold by the Wright family. The property was added to the Philadelphia Register of Historic Places in 2020.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:23:05

PRESENTERS:

- Ms. Mehley presented the National Register nomination to the Historical Commission.
- Logan Ferguson of Powers & Company represented the nominator.

PUBLIC COMMENT:

- Jim Duffin, one of the authors of the local nomination for the property, said he was pleased to see the National Register nomination and that the building will be undergoing future rehabilitation.

DISCUSSION:

- Ms. Ferguson explained that the owners are seeking the National Register nomination as part of an overall plan to utilize Federal Historic Tax Incentives for the rehabilitation of the property and conversion to residential living space.
- The Commissioners supported the nomination for listing 2527-37 N Broad Street on the National Register of Historic Places.

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:45:32

ACTION: At 12:38 p.m., Mr. Mattioni moved to adjourn. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourned MOVED BY: Mattioni 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	11				2

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.

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.