

**THE MINUTES OF THE 758TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 OCTOBER 2025, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET, WITH REMOTE OPTION ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Frankel, the Chair, called the meeting to order at 9:13 a.m. and announced the presence of a quorum. The following Commissioners joined him:

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

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

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner II
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Leonard Reuter, Esq., Law Department
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the meeting in person:

- Cheryl Feldman
- Dane Jensen
- Derek Spencer, Gnome Architects

Gary Martin, Premiere Building Restoration
Hanna Stark, Preservation Alliance
Marlene Schleifer
Virgis Anusauskas, Balticorp LLC

The following persons attended the meeting on Zoom:

Albert Wang
Allison Weiss, SoLo Germantown
Ahmir Day
Amy Lambert, University City Historical Society
Arielle Harris
Ben She
Brent Penman
Caleb Munson
Dan Oot
David Fecteau, Philadelphia City Planning Commission
David Gest, Chestnut Hill Conservancy
David Traub, Save Our Sites
Dennis Carlisle
Doris Baldwin
Eve Jacobs, Ryan Samuel Associates
Evan Litvin, LO DESIGN
Gary Martin, Premier Building Restoration
George Thomas, Civic Visions
George Poulin
Ian D'Elia
Jake Blumgart
Jay Farrell
Jason Bresler
Jim Duffin
John Sofio
Ken Acquaviva
Kevin Brett
Kevin McKenna
Kimberly Haas, Hidden City Philadelphia
Liz Svekla, Philadelphia Parks & Recreation
Mark Russell
Mary McGettigan
Mary Reed
Matt Fromboluti
Mei Cheng
Nancy Pontone
Patrick Bayer, University City District
Paul Steinke, Preservation Alliance
Richard Cohen, London Real Estate LLC
Rob Lewis, Esq.
Robert Jackel
Sara Stroman
Stephanie Magagna, Esq.
Theresa Kehler
Timothy O'Brien

ADOPTION OF MINUTES, 757TH STATED MEETING, 12 SEPTEMBER 2025

START TIME IN ZOOM RECORDING: 00:02:28

DISCUSSION:

- Mr. Frankel asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 757th Stated Meeting, held 12 September 2025. No comments were offered.

ACTION: Mr. Frankel moved to adopt the minutes of the 757th Stated Meeting of the Philadelphia Historical Commission, held 12 September 2025. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 757th Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: Frankel					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

REPORT OF THE ARCHITECTURAL COMMITTEE, 30 SEPTEMBER 2025

AGENDA

ADDRESS: 148, 150, 152, 154, 156, AND 158 N 2ND ST

Proposal: Demolish one building and rear portions of three buildings and construct six-story building

Review Requested: Final Approval

Owner: Balticorp, LLC

Applicant: Derek Spencer, Gnome Architects, LLC

History: c. 1800 (148), c. 1755 (150), c. 1925 (152)

Individual Designation: 12/31/1984 (148), 8/11/1982 (150)

District Designation: Old City Historic District, Contributing (148, 150, 152) and Non-Contributing (154, 156, 158), 12/12/2003

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

OVERVIEW: This application proposes constructing a six-story building across six parcels in the Old City Historic District. Two of these parcels were individually designated, a third is Contributing to the district, and the remaining three properties are non-contributing to the district.

As proposed, the development calls for the full demolition of structure at 156 N. 2nd Street (noncontributing) as well as the rear portions of individually designated buildings at 148 and 150 N. 2nd Street and the Contributing building at 152 N. 2nd Street. The applicant proposes reconstructing the third floor and garret of the historic building at 148 N. 2nd Street, which were demolished sometime between 1915 and 1926.

The Historical Commission reviewed an in-concept version of this proposal in July and August and offered feedback but did not approve or deny the application.

The current proposal responds to comments during the in-concept review regarding the proposed massing, especially along Quarry Street, where the first two floors are clad in brick and the upper floors are visually differentiated.

This application initially proposed retaining the front 28 feet of the three historic buildings at 148, 150, and 152 N. 2nd Street and demolishing everything behind that line, though it appears that the main block of 148 N. 2nd Street is deeper than 28 feet. The overbuild would envelope the building at 152 N. 2nd Street and would be set back six feet from the front facade of the historic building.

The staff recommended that to avoid invoking the demolition provision in the ordinance and satisfying preservation standards, the entireties of the main blocks of the historic buildings at 148 and 150 N. 2nd Street should be retained up to and including the rear walls.

At the September meeting of the Architectural Committee, members agreed with the staff recommendation that the full depth of the main block of 148 N 2nd St should be retained. Committee members also raised concerns about details of the plan to reconstruct the upper floors of 148 N 2nd St, emphasizing that such a reconstruction must be as accurate as possible.

The Committee's comments about the proposed new construction were largely positive. Ultimately, the Committee voted to recommend denial owing to incompleteness given the lack of detail about the proposed treatment of the three historic buildings.

This revised and supplemented application responds to the Committee's feedback by retaining the entire main block of 148 N 2nd St and providing additional details about the rehabilitation and reconstruction of the historic structures.

SCOPE OF WORK:

- Demolish one non-contributing building and the rears of three contributing buildings
- Reconstruct the third floor and garret of the building at 148 N. 2nd Street
- Construct a six-story building

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The proposal may call for demolition of a portion of the historic main block of the building at 148 N. 2nd Street. While the plans call for retaining the front 28 feet of the building at 152 N. 2nd Street, much of that material will be enveloped by the new building. The extent of demolition should be clarified and details provided which show how this building will be incorporated into the overbuild.
- *Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
 - In the absence of contradictory evidence, it seems likely that the front block of the building at 148 N. 2nd Street extends past the 28-foot depth proposed for retention. Demolishing the rear of the main block and recreating the third floor and garret at this reduced depth would give a false sense of historical development.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The use of brick and maximum height are compatible with the immediate context within the historic district.
 - The proposed massing remains close to the rears of the historic buildings, but the design does attempt to break up the elevations to relate to the surrounding context.

STAFF RECOMMENDATION: The staff recommends approval, provided that the entire historic main blocks of 148 and 150 N. 2nd Street are retained and the third floor and garret are reconstructed at 148 N. 2nd Street, with the staff to review details, pursuant to Standards 2, 3, and 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:03:10

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- Derek Spencer, Gnome Architects, and owner Virgis Anusauskas represented the application.

PUBLIC COMMENT:

- Ben She commented in support of the application.
- David Traub of Save Our Sites commented in support of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised plan successfully addresses the comments and concerns of the Architectural Committee.
- There are details of the treatments of the historic buildings including the reconstruction of upper floors at 148 N. 2nd Street that may require more consideration, but the Historical Commission's staff can review those details to ensure they are in accordance with preservation standards.

The Historical Commission concluded that:

- The revised demolition plan demonstrates that the historic character of the property will be retained, satisfying Standard 2.
- Retaining the entirety of the front block of 148 N. 2nd Street enables a more accurate reconstruction of the upper floors, addressing the concerns related to Standard 3.
- The massing and materials of the new construction respond to the surrounding context and to the historic structures on the subject parcels, satisfying Standard 9.

ACTION: Mr. Lech moved to approve the revised application, with the staff to review details, pursuant to Standards 2, 3, and 9. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 148, 150, 152, 154, 156, AND 158 N 2ND ST MOTION: Approval MOVED BY: Lech SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 1830 RITTENHOUSE SQ, UNIT 1A

Proposal: Replace windows

Review Requested: Final Approval

Owner: London Real Estate, LLC

Applicant: Lea Litvin, Lo Design

History: 1913; Wetherill Apartment House; Frederick Webber, architect

Individual Designation: None

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

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

OVERVIEW: The owner of Unit 1A on the first floor of this condominium building proposes to replace the windows by removing three historic casement windows with large wood mullions and replacing them with undivided picture windows. One window is on the Rittenhouse Square façade and two are on the S. 19th Street façade.

Since the building was designated, the staff has approved nine applications for replacement of windows at 1930 Rittenhouse that match the original in design, materials and dimensions. In 1995 the Historical Commission denied installation of a picture window in Unit 14A. In 2002, the Architectural Committee recommended denial of a picture window that was part of a larger application at Unit 15A. While reviewing that application, the Historical Commission initially voted to approve the project, including the picture window, but then sought to revise the motion and deny the picture window, the Commission's legal counsel advised against reversing the decision. Several units in the building have picture windows. Most were installed before the designation of the historic district in 1995; others may have been installed illegally since that time.

SCOPE OF WORK:

- Remove three casement windows and install large picture windows.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of materials or alterations of features and spaces that characterize a property shall be avoided.*
 - The project would remove character-defining features, distinctive large original casement windows.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.*
 - The proposed windows will not match the historic windows in design.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2 and 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 2 and 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 18:10

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Historical Commission.
- Architects Evan Litvin and Caleb Munson, and property owner Richard Cohen represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The existing casement windows at 1830 Rittenhouse Square are character-defining features.
- The proposal includes the replacement of casement windows with picture windows.

The Historical Commission concluded that:

- The installation of picture windows in place of casement windows diminishes the historic character of the property, failing to meet Standard 2.
- The proposed picture windows do not match the design of the original casement windows, and therefore fail to meet Standard 6.

ACTION: Ms. Cooperman moved to deny the application, pursuant to Standards 2 and 6. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 1830 RITTENHOUSE SQ, UNIT 1A MOTION: Denial MOVED BY: Cooperman SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 1919 WALNUT ST

Proposal: Paint brownstone façade

Review: Final Review

Owner: 1919 Walnut Street Associates

Applicant: John Sofio, Built, Inc.

History: 1870

Individual Designation: None.

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

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

OVERVIEW: This application proposes painting front façade features of 1919 Walnut Street, a contributing property in the Rittenhouse-Fitler Historic District. The applicant initially proposed applying Sherwin Williams Charcoal Blue paint to the building's brownstone base as well as to the steps, windows, and cornice. No changes are proposed to the brick façade on the second and third stories or the slate on the mansard roof. The brownstone appears to have been painted brown prior to designation of the property. The original steps were removed without the Historical Commission's approval by a previous owner but were stuccoed and painted to match the surrounding brownstone in 2012 to bring the property back into compliance. The application was revised after review by the Architectural Committee. The application now proposes to remove existing paint from the brownstone, and apply a coating of a Cathedral Stone product in a color which appears to be black, which is still not the color of the underlying material.

SCOPE OF WORK:

- Repaint brownstone and other painted features of front façade with Sherwin Williams Charcoal Blue paint; Revised to remove existing paint and recoat with a Cathedral Stone product in a black or very dark charcoal color.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The brownstone of the front façade is currently a historically appropriate color; repainting the brownstone and front steps blue would alter the building's historic appearance and would not satisfy Standard 2.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new features will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - Repainting brownstone in a dark blue color does not match the historic appearance of brownstone, and therefore this application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial of repainting of brownstone and other masonry in Charcoal Blue, but approval of painting any wood features, pursuant to Standards 2 and 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of repainting of brownstone and other masonry, but approval of painting any wood features, pursuant to Standards 2 and 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:35:40

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Contractor John Sofio and mason Gary Martin represented the revised application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application has been revised to show removal of existing paint on masonry, and the application of a Cathedral Stone coating in a color that appears to be black. The color of the underlying brownstone was brown, not black.

The Historical Commission concluded that:

- The brownstone of the front façade is currently a historically appropriate color; repainting the brownstone and front steps a color other than that of the underlying material would alter the building's historic appearance and would not satisfy Standard 2.
- Repainting brownstone in a dark blue or black color does not match the historic appearance of brownstone, and therefore this application fails to satisfy Standard 6.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the paint color matches the color of the underlying brownstone, with the staff to review details, pursuant to Standards 2 and 6. Ms. Cooperman seconded the motion, which was adopted by unanimous

consent.

ITEM: 1919 WALNUT ST MOTION: Approval with condition MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 3629 AND 3631 WARREN ST

Proposal: Apply stucco to brick facades and mansards

Review Requested: Final Approval

Owner: Qinghua Wang

Applicant: May Chang

History: 1878

Individual Designation: none

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

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

OVERVIEW: This application proposes applying stucco to the brick facades and mansard roofs of the rowhouses at 3629 and 3631 Warren Street. These two properties are in a row that stands on the southern boundary of the Powelton Village Historic District. This row is the last remnant of the Black Bottom neighborhood, which was largely demolished during the 1950s and 1960s urban renewal of the University City area. The owner is rehabilitating both properties and would like the front of the buildings to match the front of the building at 3627 Warren Street. The building at 3631 Warren Street is painted a gray-black color and the building at 3629 Warren Street is the only building on this block with its red brick still exposed, although the window openings have been significantly altered. As this row was only recently designated, there have been many alterations to the buildings in the row. This is the first substantial undertaking on this block that has been proposed since the designation of the historic district. The Historical Commission has already approved an interior demolition permit application for both properties and a window replacement permit application for 3631 Warren Street.

SCOPE OF WORK:

- Apply stucco to brick facades and mansard roofs.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - Applying stucco to the exterior of these buildings will forever alter their appearance. It would be very difficult to remove the stucco at a later date without damaging the historic brick.
- *Building Exterior, Masonry Guidelines:*
 - *RECOMMENDED: Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.*
 - *NOT RECOMMENDED: Applying waterproof, water repellent, or non-historic coating such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.*

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Masonry Guidelines. The staff recommends removing the gray-black paint on 3631 Warren Street, and repointing as necessary, and repairing and pointing the masonry at 3629 Warren in lieu of stucco. The staff recommends against stuccoing the mansard roofs but instead repairing and reroofing them with asphalt shingles.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:45:04

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Property owner Qinghua Wang represented the application.

PUBLIC COMMENT:

- George Poulin spoke in opposition to the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- It is very difficult to mount stucco to brick without damaging the brick. To attach stucco, the surface of the brick either has to be deteriorated, or a metal lattice has to be attached to the facade.
- The mansard was historically clad in a shingle material such as slate. Some asphalt-fiberglass shingles can replicate the appearance of slate shingles. Stucco cannot replicate the appearance of the historic roofing material.

The Historical Commission concluded that:

- The application fails to satisfy Standard 9 and the Masonry Guidelines. Applying

stucco to the facade and mansard would damage the brick facade, would cover the historic facade materials, would inappropriately alter the appearance of the mansard, and would not provide a resilient roof, leaving the buildings susceptible to water infiltration.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 9 and the Masonry Guidelines. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 3629 AND 3631 WARREN ST					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 3 SEPTEMBER 2025

RIDGE AVENUE ROXBOROUGH THEMATIC HISTORIC DISTRICT

Proposed Action: Amendment

Property Owner: Various

Nominator: Ridge Park Civic Association

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

OVERVIEW: This nomination proposes to amend the Ridge Avenue Roxborough Thematic District to include fourteen additional properties that were constructed during the established period of significance, 1681-1908. The historic district was designated in 2018 and included 186 historic buildings along Ridge Avenue between the Wissahickon Creek and Northwestern Avenue. The Historical Commission found that the historic district satisfied Criteria for Designation A, C, D, and J. The period of significance spans from 1681, when William Penn began conveying land to the original purchasers, to 1908, the dawn of the automobile age, when the completion of the Walnut Lane Bridge opened the southeastern section of Roxborough to new forms of residential development. The historic district inventory includes those buildings that best represent the development and varied architectural styles constructed through 1908.

The Ridge Park Civic Association requested the amendment. The staff of the Historical Commission authored the original nomination on behalf of a consortium of community groups and the district councilmember. At that time, the community representatives were concerned by the number of demolitions of older buildings along Ridge Avenue. The 14 properties included in this proposed amendment were evaluated in 2018, when the original district was formulated, and were not included, either because they were deemed to lack sufficient integrity or because insufficient information was available to fully evaluate them.

STAFF RECOMMENDATION: While the properties proposed for inclusion in the thematic district were constructed during the period of significance and likely technically satisfy one or more of the Criteria for Designation, the staff questions the appropriateness of adding heavily altered properties with very low integrity to the district. The buildings at 7238 and 7350 Ridge Avenue have a fairly high level of integrity, but others like those at 6600 and 6807 Ridge Avenue have been significantly altered and may be unable to sufficiently represent the history of Ridge Avenue in Roxborough. The staff recommends inclusion of the properties that expand and enhance our understanding and appreciation of the historic Ridge Avenue corridor, but not those with little or no integrity.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend adding the properties in the amendment to the Ridge Avenue Roxborough Thematic Historic District.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:57:45

PRESENTERS:

- Ms. Mehley presented the proposed amendment to the thematic historic district to the Historical Commission.
- Marlene Schleifer and Cheryl Feldman of the Ridge Park Civic Association represented the nomination.
- Attorney Robert Lewis, architectural historian Dr. George Thomas, and owner Jason Bresler represented the owner of 6807 Ridge Avenue. Owner Timothy O'Brien represented his properties at 7615 and 7617 Ridge Avenue. Eve Jacobs represented Ryan Samuel Associates, the owner of 7350 Ridge Avenue.

DISCUSSION:

- Ms. Schleifer and Ms. Feldman summarized the Ridge Park Civic Association's reasons for submitting the amendment for consideration. Ms. Schleifer and Ms. Feldman expressed concern about potential demolitions along Ridge Avenue. They stated that they support multifamily and commercial development but contend such development could be undertaken while also preserving the historic character of Ridge Avenue. They said the addition of the 14 properties to the historic district would prevent further demolition and encourage more compatible development. Ms. Schleifer and Ms. Feldman highlighted examples of successful redevelopment of historic properties since the 2018 designation. They also spoke about 7330 Ridge Avenue, a property that was not included in the 2018 designation but met the Criteria for Designation and was recently demolished by developers.
- Mr. Lewis stated that he represents the owner of 6807 Ridge Avenue. He explained that the owner began planning in 2022 to consolidate 6807 Ridge Avenue with adjacent properties. Mr. Lewis said that they are asking for 6807 Ridge Avenue to be

removed from consideration because of the owner's intent to consolidate multiple properties into one parcel. Mr. Lewis stated that 6807 Ridge Avenue was not included in the 2018 designation as it did not meet the Criteria for Designation at that time but is now under consideration. He asked Mr. Thomas to speak to their concerns about the substance of the nomination, as well as the property's history and physical condition.

- Mr. Thomas observed that the nomination claimed that 6807 Ridge Avenue was historically part of the Lafayette Hotel; he disagreed and stated that this claim was not accurate; the amendment is incorrect. He said that the property's earliest owner was a plumber, not the hotel. Mr. Thomas pointed out that the 1923 Sanborn map showed a complex of buildings with a group of stable buildings at its core at the hotel. Mr. Thomas noted a property line shown on the 1923 Sanborn atlas that indicates that 6807 Ridge Avenue was not part of the hotel complex. He also pointed to a 1923 drawing by architect Joseph Miles that showed the property with a masonry front façade and front porch. Mr. Thomas reported that the physical condition of the building at 6807 Ridge Avenue is poor, noting that it has lost a great deal of its original design and material integrity over time. Mr. Thomas said that, owing to the nomination's documented inaccuracies and the building's condition, the property at 6807 Ridge Avenue should not be considered for inclusion in the historic district.
- Mr. Bresler, the owner of 6807 Ridge Avenue, spoke about his efforts to consolidate the property with adjacent parcels. He explained that his family has been in the Roxborough area for over 40 years and their goal is to develop the property in a manner that expands and improves their existing dental practice. Mr. Bresler said that their goal was not to develop a 100-unit building.
- Mr. O'Brien, the owner of 7615 and 7617 Ridge Avenue, stated he did not support the historic designation of his properties, and he did not agree that they were historic. Mr. O'Brien contended that the properties do not meet the Criteria for Designation because they were not constructed before 1908. He stated that he is in possession of the original deeds for both properties and the deeds clearly state that they were built in 1920. Mr. O'Brien also said he has the original surveys from 1919. Mr. O'Brien explained that his barbershop is located in one of the buildings. He stated that he did not want the properties to be included in the historic district and asked the Historical Commission to exclude them.
- Ms. Jacobs spoke on behalf of Ryan Samuel Associates, the owner of 7350 Ridge Avenue. She stated her support for the property's historic designation but expressed concerns that the land could undergo redevelopment with a future owner. Ms. Jacobs said that development and new construction on the property is not something she would support.

PUBLIC COMMENT:

- Theresa Kehler, the acting president of Upper Roxborough Civic Association, spoke in support of nomination.
- Sara Stroman spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The inventory form for 6807 Ridge Avenue contains inaccuracies and the building's current physical condition and environment have been highly altered.
- The proposed amendment has strong support from the community, as is seen in the

public comments and letters of support.

The Historical Commission concluded that:

- The nomination amendment demonstrates that the 13 properties, without 6807 Ridge Avenue, satisfy Criteria A and J as they were constructed during Roxborough's early residential development period of 1681 through 1908.
- The nomination amendment demonstrates that the 13 properties, without 6807 Ridge Avenue, satisfy Criteria C and D as they are representative of the development and varied architectural styles constructed through 1908.
- The nomination amendment did not demonstrate that 6807 Ridge Avenue satisfied Criteria for Designation A, C, D, and J.

ACTION: Ms. Cooperman moved to find that 13 properties in the amendment to the Ridge Avenue Roxborough Thematic Historic District, without 6807 Ridge Avenue, satisfy Criteria for Designation A, C, D, and J, and to add them to the historic district. The Commission did not find that 6807 Ridge Avenue satisfied the Criteria for Designation and did not add it to the historic district. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: RIDGE AVENUE ROXBOROUGH THEMATIC HISTORIC DISTRICT AMENDMENT					
MOTION: Add properties except 6807 Ridge Ave to historic district					
MOVED BY: Cooperman					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

Address: 1501 JOHN F. KENNEDY BLVD, #C

Name of Resource: Philadelphia Hospitality Center

Proposed Action: Designation

Property Owner: City of Philadelphia

Nominator: Preservation Alliance for Greater Philadelphia

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

OVERVIEW: This nomination proposes to designate a portion of the property at 1501 John F. Kennedy (JFK) Blvd, #C, known as the Philadelphia Hospitality Center (also the Love Park Visitor Center or Fairmount Park Welcome Center), and list it on the Philadelphia Register of

Historic Places. The Philadelphia Hospitality Center, located at the southwest corner of John F. Kennedy Plaza, commonly known as Love Park, was designed by architect Roy F. Larson of Harbeson, Hough, Livingston & Larson and was constructed in 1959–1960. The nomination argues that the Philadelphia Hospitality Center at 1501 JFK Blvd. satisfies Criteria for Designation A, C, D, and E.

Under Criteria A and C, the nomination argues that the Philadelphia Hospitality Center was an integral feature in the development of John F. Kennedy Plaza, and Penn Center more generally, as part of the post-World War II era of urban renewal and was central to the city's efforts to revitalize Center City Philadelphia. Under Criterion D, the nomination further argues that the Hospitality Center is emblematic of the International Style. Finally, the nomination contends that the building is representative of architect Roy F. Larson, who had a significant influence on Modern architecture in Philadelphia, satisfying Criteria E.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Philadelphia Hospitality Center at 1501 John F. Kennedy Boulevard satisfies Criteria for Designation A, C, D, and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1501 John F. Kennedy Boulevard, Unit C, the Philadelphia Hospitality Center, satisfies Criteria for Designation A, C, D, E, and H.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:03:40

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- Liz Svekla represented the Department of Parks and Recreation and supported the designation.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Philadelphia Hospitality Center was designed by Roy F. Larson and is a defining example of Mid-century Modernist architecture in Philadelphia.

The Historical Commission concluded that:

- The Philadelphia Hospitality Center satisfies Criteria A and C, as a key piece of the mid-century redevelopment of Center City Philadelphia.
- The Philadelphia Hospitality Center is a definitive example of the International Style and is associated with Roy F. Larson during his transition toward Modernist architecture, satisfying Criteria D and E.
- The Philadelphia Hospitality Center is an established and familiar visual feature of Philadelphia, satisfying Criterion H.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1501 John F. Kennedy Boulevard, Unit C, the Philadelphia Hospitality Center, satisfies Criteria

for Designation A, C, D, E, and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 1501 JOHN F. KENNEDY BLVD, #C MOTION: Designate MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 87-91 E HAINES ST

Name of Resource: Providence Baptist Church

Proposed Action: Designation

Property Owner: Providence Baptist Church of Germantown

Nominator: Denise Way, Providence Baptist Church

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

OVERVIEW: This nomination proposes to designate the property at 87-91 E. Haines Street, the site of the Providence Baptist Church, and list it on the Philadelphia Register of Historic Places. The nomination maintains that the church was built by its community from the bottom up and financed by pooling collective resources and fundraising. The nomination illustrates that Providence Baptist Church stands as a symbol of the community's faith, determination, and sacrifice and therefore satisfies Criterion for Designation J. The period of significance is proposed as 1943, the year that the church building was completed.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 87-91 E. Haines Street, the Providence Baptist Church, satisfies Criterion for Designation J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 87-91 E. Haines Street satisfies Criterion for Designation J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:12:30

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Denise Way, Doris Baldwin, and Gene Moore, representatives of the Providence Baptist Church, spoke in support of the nomination.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination demonstrates the Providence Baptist Church's importance to the community.

The Historical Commission concluded that:

- The Providence Baptist Church at 87-91 E. Haines Street exemplifies the heritage of the community, and thereby satisfies Criterion for Designation J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 87-91 E. Haines Street satisfies Criterion for Designation J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 87-91 E HAINES ST MOTION: Designate MOVED BY: Cooperman SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 1800 TASKER ST

Name of Resource: Presbyterian Church of the Evangel; Second Nazareth Missionary Church

Proposed Action: Designation

Property Owner: 18th and Tasker LLC

Nominator: Dane Jensen

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

OVERVIEW: This nomination proposes to designate the property at 1800 Tasker Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the church building and annex at the site satisfy Criteria for Designation A, C, D, E, H, and J. For Criterion A, the nomination argues that 1800 Tasker Street reflects key developments in Philadelphia's religious and community life, showing how congregations adapted to urban change. Additionally, under Criterion A, the nomination argues it is associated with the life of prominent architect Theophilus P. Chandler. Under Criterion C, D, and E, the nomination contends that the church building is an excellent example of the Gothic Revival style by Theophilus P. Chandler, one of Philadelphia's most important architects of the late nineteenth century and was later modified by another notable firm of Duhring, Okie & Ziegler. Under Criterion H, the nomination contends that, owing to its commanding presence on the corner of 18th and Tasker Streets, the church building has been a longstanding visual anchor within the Point Breeze neighborhood. Finally, the nomination claims that the church at 1800 Tasker Street satisfies Criterion for Designation J because it has served as a vital religious and community center in Point Breeze.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1800 Tasker Street satisfies Criteria for Designation A, C, D, E, H, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1800 Tasker Street satisfies Criteria for Designation C, D, E, H, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:20:10

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Dane Jensen represented the nomination and property owner.

PUBLIC COMMENT:

- David Gest, the executive director of the Chestnut Hill Conservancy, spoke in favor of the nomination and in favor of Dane Jensen as a historically sensitive developer who has done preservation work in Chestnut Hill.
- Hannah Stark of the Preservation Alliance spoke in favor of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Criterion E, rather than Criterion A, is typically cited when a property is nominated for its association with a prominent architect or designer.

The Historical Commission concluded that:

- The church is an excellent example of the Gothic Revival style, and therefore satisfies Criterion C and D.
- The church was designed by Theophilus P. Chandler, one of Philadelphia's most

- important architects of the late nineteenth century, and therefore satisfies Criterion E.
- Owing to its commanding presence on the corner of 18th and Tasker Streets, the church has been a longstanding visual anchor in the Point Breeze neighborhood and therefore satisfies Criterion H.
- The church at 1800 Tasker Street satisfies Criterion for Designation J because it has served as a vital religious and community center in Point Breeze.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1800 Tasker Street satisfies Criteria for Designation C, D, E, H, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 1800 TASKER ST MOTION: Designate MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 5831 YOCUM ST

Name of Resource: The Conchy-Leech Tenant House

Proposed Action: Designation

Property Owner: MNH LLC

Nominator: University City Historical Society

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

OVERVIEW: This nomination proposes to designate the property at 5831 Yocum Street and list it on the Philadelphia Register of Historic Places. A two-and-one-half story frame building, constructed in the first years of the nineteenth century, stands on the property. The nomination argues that the early nineteenth-century frame building at 5831 Yocum Street is rare survivor in a neighborhood that has seen significant redevelopment. It claims that the building represents the formerly rural character of the area along Darby Road, now known as Woodland Avenue, thereby exemplifying the heritage of the community and satisfying Criterion J. The nomination proposes a period of significance from the building's construction about 1805 to 1939.

The frame building underwent a major renovation in 2023 and/or 2024 that radically changed the appearance of the building. The gable roof of the two-bay section to the north was extended over a one-bay addition to the south, significantly altering the massing and volume of the structure. A large, two-story, shed-roof addition with deck was extended off the rear of the structure in place of a smaller one-story rear addition. The chimney was removed. All roofing and cladding were replaced with substitute materials. The cornice and other trim were replaced. Window openings were resized, and windows were replaced. A concrete pad was installed around much of the house

In the parlance of the National Register of Historic Places, the property at 5831 Yocum Street has lost six of the seven aspects of integrity owing to the recent renovation and earlier changes in the neighborhood. It retains its location, but has lost its design, setting, materials, workmanship, feeling, and association.

STAFF RECOMMENDATION: The staff recommends that the structure at 5831 Yocum Street has lost its integrity to such an extent that it can no longer exemplify the heritage of the community and therefore does not satisfy Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation disagreed as to whether the property satisfied any Criteria for Designation and therefore declined to offer a recommendation on the nomination.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:26:00

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- Amy Lambert of the University City Historical Society represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- Jim Duffin commented in support of the nomination.
- Mary McGettigan commented in support of the nomination.
- Allison Weiss commented in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building was extensively altered without any building permits. Large additions were constructed as the building was converted into two residential units. The Department of Licenses and Inspections will initiate enforcement proceedings to seek to bring the building into compliance.

The Historical Commission concluded that:

- The property at 5831 Yocum Street satisfies Criterion for Designation J but should not be designated, owing to the significant alterations undertaken without the benefit of building permits.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 5831 Yocum Street satisfies Criterion for Designation J but to decline to designate it as historic. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 5831 YOCUM ST MOTION: Decline to designate MOVED BY: Cooperman SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 4900 LONGSHORE AVE

Name of Resource: Tacony Saving Fund Safe Deposit, Title & Trust Company

Proposed Action: Designation

Property Owner: Ashley DeVries and Darren Musatio

Nominator: Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 4900 Longshore Avenue and list it on the Philadelphia Register of Historic Places. The building is historically significant and merits individual listing on the Philadelphia Register of Historic Places, pursuant to Section 14-1004(1) of the Philadelphia Code. The nomination asserts that the building satisfies Criteria C and D by mixing Romanesque and Italianate details in a harmony that is characteristic of Victorian Eclecticism. The nomination also argues that the building exemplifies Victorian Bank design and reflects Tacony's design environment. Finally, the nomination contends that the important role that the Tacony Saving Fund Safe Deposit, Title & Trust Co. served in the development of the community satisfies Criterion J.

STAFF RECOMMENDATION: The staff recommends that the property at 4900 Longshore Avenue, the Tacony Saving Fund Safe Deposit, Title & Trust Company building, satisfies Criteria for Designation C, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4900 Longshore Avenue satisfies Criteria for Designation C, D, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:53:26

PRESENTERS:

- Mr. Shachar-Krasnoff presented the nomination to the Historical Commission.
- No one represented the property owner. It was noted that the property owner submitted a letter of support for the designation.

PUBLIC COMMENT:

- Amy Lambert expressed support for the nomination under review. She was ruled out of order when she began to comment on a previous matter.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building harmoniously combines Italianate and Romanesque design elements.
- The building exemplifies Victorian Bank design and reflects Tacony's design environment.
- The Tacony Saving Fund Safe Deposit, Title & Trust Co. served an important role in the development of the Tacony community.

The Historical Commission concluded that:

- By mixing Romanesque and Italianate details in harmony, the building reflects Victorian Eclecticism, Victorian bank design and the Tacony design environment, satisfying Criteria for Designation C and D.
- The Tacony Saving Fund Safe Deposit, Title & Trust Company's significant role in the development of the Tacony community satisfies Criterion for Designation J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 4900 Longshore Avenue satisfies Criteria for Designation C, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 4900 LONGSHORE AVE MOTION: Designate MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:57:41

ACTION: At 12:24 p.m., Ms. Cooperman moved to adjourn. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourn MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

PLEASE NOTE:

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

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

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

- (a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation or is associated with the life of a person significant in the past;
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (e) Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;
- (f) Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;
- (g) Is part of or related to a square, park, or other distinctive area that should be preserved according to a historic, cultural, or architectural motif;
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City;
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- (j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.