

**THE MINUTES OF THE 731ST STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 14 JULY 2023, 9:00 A.M.
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 (Architectural Historian)	X		
Donna Carney (Philadelphia City Planning Commission)	X		.
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		Left 1:03 pm
Mark Dodds (Department of Planning and Development)	X		
Erin Kindt (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		Left 1:46 pm
Stephanie Michel (Community Organization)	X		Left 3:30 pm
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner III
Shannon Garrison, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner I
Ted Maust, Historic Preservation Planner I
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq, Law Department
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner I

The following persons attended the online meeting:

Adam E. Laver, Esq., Blank Rome LLP
Adam Loughry, KieranTimberlake
Alex Balloon
Alexander Reiner
Allison Weiss, SoLo/Germantown Civic Association
Alyson Ferguson
Amanda Gold
Amy Lambert
Andrew Yang, Community Legal Services
Ashley de Vries
Brett Feldman, Esq., Klehr Harrison
Carol Rogers
Cassidy Martin
Cheryl Bettigole, City of Philadelphia, Department of Public Health
Cheryl L. Kramer
Chris Labovitz, Tacony Civic Association
Colin McKelvie, Penn D&C
Colleen Hammel
Councilman Mike Driscoll
Councilmember Quetcy Lozada
Daniel Mita, Esq., Duane Morris LLP
David Fecteau, Philadelphia City Planning Commission
David Traub
Dominique Hawkins, PDP
Don Ringgold
Don Schwarz
Eva Gladstein, Managing Director's Office
Eva Lew
Fatima Olivieri, KieranTimberlake
Gabe Canuso
George Thomas, CivicVisions
Greg Mastalerz, Sowinski Sullivan Architects
Hanna Stark, Preservation Alliance
Heather Coyne
J.M. Duffin
Jack Burns, Jack Burns Architecture
Jacob Golden
Jake Kaplan
Jay Farrell
Joe Pyle
Jon Geeting
Justin Detwiler
Karen Hammel
Karen Kaplan
Kate Jacobi
Kathy Fisher, MDO-HHS
Ke Feng, University of Pennsylvania
Kimberly Haas, Hidden City Philadelphia
Laura Lenet
Lauren Hoffarth, MDO-HHS

Leah Balderson
Lucy Davis
Maria Jose Fuentes, Kieran Timberlake
Maria Kargbo
Mary Horstmann
Mason Carter
Massimo Cristofanilli
Maura Sammon
Maya Lindsay
Megan Schmitt
Michael Gall
Michael Ramos
Mike Bergen
Marlyn Bradshaw, City of Philadelphia, Department of Public Health, Board of Directors
Nancy Pontone
Nathan Farris, Esq., Ballard Spahr
Oscar Beisert, Keeping Society
Patrick Keenan
Paul Steinke, Preservation Alliance
Peter Pedemonti, New Sanctuary Movement
Phoebe Bachman, Mural Arts
Rachel Shaw
Ricky Yanas, Mural Arts
Rob Lewis, Esq., Kaplin Stewart
Margaret Robinson, Philadelphia Legal Assistance
Sara Enes
Sean McMahon
Seth Cohen, VSBA
Sharon Fleming
Sharon Gallagher
Shayna Cini, KieranTimberlake
Stephanie Boggs Magagna, Esq., Klehr Harrison
Stephanie Pennypacker
Stephen Kieran, KieranTimberlake
Steven Peitzman
Theresa Kehler
Todd Petrie
Tumar Alexander, Managing Director
Will Kunkle
William H. Berry

ADOPTION OF MINUTES, 730TH STATED MEETING, 9 JUNE 2023

START TIME IN ZOOM RECORDING: 00:04:30

DISCUSSION:

- Mr. Thomas 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 730th Stated Meeting, held 9 June 2023. No

comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 730th Stated Meeting of the Philadelphia Historical Commission, held 9 June 2023. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 730th Stated Meeting of the PHC					
MOTION: Adoption of minutes					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

REQUESTS FOR CONTINUANCES

ADDRESS: 775 S CHRIS COLUMBUS BLVD

Name of Resource: Piers 38 and 40 South

Review: Designation

Property Owner: Pier 38-40 LLC

Nominator: Keeping Society

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

OVERVIEW: This nomination proposes to designate the Southwark Municipal Piers 38 and 40, located at 775 S. Christopher Columbus Boulevard, as historic and list the property on the Philadelphia Register of Historic Places. The nomination contends that the piers, constructed between 1914 and 1915, satisfy Criteria for Designation A, C, D, H, and J. Under Criteria A and J, the nomination argues that the piers represent the establishment and enlargement of the Port of Philadelphia as a municipal program to spur commercial activity through the creation of a system of municipal piers along the Delaware River waterfront. Under Criteria C and D, the nomination contends that the piers represent an era of civic architecture inspired by the World's Columbian Exposition in Chicago and possess distinguishing characteristics of the Beaux Arts style of architecture. Under Criterion H, the nomination states that the massive piers form an established and familiar visual feature of the Southwark neighborhood, the City of Philadelphia, and the Delaware River.

The staff notes that the nomination would benefit from some editing and fact checking. The staff corrected some obvious errors, for example revising the name of Mayor Blankenburg's director of the Department of Public Works, who was Morris Cooke, not Frederick Winslow Taylor, on page 34. Other errors remain; for example, the statement on page 26 that the Benjamin Franklin Parkway was planned as early as 1906 and the groundbreaking took place in 1917 is incorrect. Planning, in fact, began in the nineteenth century and the official groundbreaking, the demolition of some houses in the boulevard's path, occurred in 1907.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 775 S. Christopher Columbus Boulevard satisfies Criteria for Designation A, C, D, H, and J.

SEE BELOW.

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden House

Review: Designation

Property Owner: Chestnut Hill Hospital LLC

Nominator: Chestnut Hill Conservancy

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

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J.

Under Criteria C and D, the nomination argues that the house and stable are representative examples of the Colonial Revival "country houses" that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia. Under Criterion E, the nomination contends that the buildings were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen. Under Criterion J, the nomination argues that the residence and stable contributed to the neighborhood's status as an elite residential enclave at the turn of the twentieth century.

Temple University Health System, Redeemer Health, and Philadelphia College of Osteopathic Medicine have formed a consortium and are attempting to purchase Chestnut Hill Hospital from Tower Health, the current owner. Tower Health and the hospital have faced significant financial challenges in recent years and the sale may prevent the closure of the facility, which provides essential services to the community.

The nominator, the Chestnut Hill Conservancy, and the property owner's attorney have been discussing a possible compromise that would reduce the extent of the designation, allowing the non-profit hospital to expand in the future with fewer constraints. Correspondence between the nominator and the hospital is included.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the site at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J. The staff also recommends that the Historical Commission seek a compromise designation that would allow the not-for-profit health care provider, which provides essential services to the community, to reuse the site effectively while protecting and preserving the most important historic resources at the site.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Julia Hebard Marsden House at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J and should be designated as historic and listed on the Philadelphia Register of Historic Places, with the boundary amended to exclude the large non-historic parking garage structure.

SEE BELOW.

ADDRESS: 1424-26 CHESTNUT ST

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

Proposed Action: Interior Designation

Property Owner: Sunny Spring LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

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

The nomination argues under Criterion E that the Main Sales Floor of the Jacob Reed's Sons' Store is the primary public interior space in this landmark building designed by prominent Philadelphia architect William L. Price for Alan H. Reed, successor to one of the leading menswear merchants of the nineteenth century in Philadelphia. Under Criteria C and D, the nomination contends that the store, constructed between 1904 and 1905, was the first commercial building in Philadelphia constructed of reinforced concrete, a structural system which is most expressed by the public interior space of the Main Sales Floor. The Main Sales Floor is also the only major Arts and Crafts-style commercial interior in Philadelphia, serving as a significant early example of Price's influential ideas on the appropriate expression of materials, structure, and labor. Finally, under Criterion F, the nomination asserts that the interior space features craftsmanship and artistry in the form of tilework from Henry Chapman Mercer's Moravian Pottery and murals by local artist Gertrude Monaghan, which reflect Price's thinking on architecture and its relationship with ornamentation.

This Main Sales Floor maintains a high degree of architectural integrity and has undergone few major alterations since its completion in 1905. The proposed period of significance is 1905 to 1983. This date span reflects the period it was operated as a men's clothier by Jacob Reed's Sons'.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the interior main floor of 1424-26 Chestnut Street satisfies Criteria for Designation C, D, E and F.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the interior main floor, historically known as the Main Sales Floor, of 1424-26 Chestnut Street satisfies Criteria for Designation C, D, E and F.

SEE BELOW.

ADDRESS: 724 LOCUST AVE

Name of Resource: Heartsease

Review: Designation

Property Owner: Kosa Properties Inc.

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 724 Locust Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the property with its Gothic Revival style cottage, constructed in 1866, satisfies Criteria for Designation A, I, and J. This quaint cottage was home to Miss Hannah Ann Zell from its construction in 1866 until her death in 1911. Miss Zell was a “Prominent Germantown Woman,” who devoted her life to charity, civic affairs, historic preservation, libraries, and various advocacy and fundraising efforts of all causes, satisfying Criterion for Designation A. As a single woman, she attained a position of prominence in her community and city, despite the challenges faced by female leaders during the nineteenth century. Miss Zell’s remarkable societal contributions had a direct impact on the cultural, political, economic, social, and historical heritage of the community, satisfying Criterion for Designation J. The nomination also argues for designation of the property under Criterion I, for its potential to contain intact archaeological resources associated with the 1777 Battle of Germantown, which could include sensitive human remains.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 724 Locust Avenue satisfies Criteria for Designation A, I, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 724 Locust Avenue satisfies Criteria for Designation A, I, and J and should be listed on the Philadelphia Register of Historic Places.

SEE BELOW.

ADDRESS: 401-09 N 65TH ST

Name of Resource: St. Donato’s Roman Catholic Church

Review: Reconsider Designation on Remand

Property Owner: Archdiocese of Philadelphia/Our Lady of Lourdes Catholic Parish

Appellant: Conor Larkin, Esq., Morgan, Lewis & Bockius LLP

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

OVERVIEW: The Historical Commission designated the property at 401-09 N. 65th Street on 9 April 2021, finding that the church originally called St. Donato’s and now called St. Frances Xavier Cabrini satisfied Criteria for Designation A, E, and J. The property owner did not participate in the Historical Commission’s review of the nomination on 9 April 2021 or the Committee on Historic Designation’s review of it on 3 March 2021.

In August 2021, the property owner appealed the designation, claiming that it did not receive notice of the reviews. In response to the appeal, in June 2022, the Court of Common Pleas remanded the matter to the Historical Commission for a new review providing the property owner with an opportunity to participate. Attorney Neil Sklaroff filed the appeal on behalf of Our Lady of Lourdes Catholic Parish, the property owner. St. Donato’s had merged with Our Lady of Lourdes in 2013. Recently, attorney Conor Larkin has taken over the appeal case on behalf of

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PHILADELPHIA’S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

Our Lady of Lourdes. The property remains under the Historical Commission's jurisdiction during the new review of the nomination.

On 24 October 2022, Celeste Morello, who had submitted the nomination for St. Donato's, sent a message to the Historical Commission's attorney indicating that she wanted to withdraw her nomination. The Historical Commission no longer allows nominators to unilaterally withdraw their nominations but does consider and sometimes accept withdrawal requests. However, in this case, the property has already been designated and is being reconsidered on appeal, and, therefore, a withdrawal request may have little or no bearing on the proceedings.

The nomination contends that St. Donato's Roman Catholic Church, completed in 1922, satisfies Criteria for Designation A and E. Criterion J is also checked on the nomination form, but is not discussed in the nomination. Under Criterion A, the nomination contends that St. Donato's Roman Catholic Church is significant for its association with St. Frances Xavier Cabrini, the first Roman Catholic saint in the United States, whose order focused on ministry to Italians in this West Philadelphia neighborhood, resulting in sufficient funds to finish the construction of the church building. Under Criterion E, the nomination argues that the church building is the work of Francis Ferdinand Durang, the son of Edwin Durang, whose firm specialized in the ecclesiastical design of Roman Catholic churches, which significantly influenced the architectural development of the City and Commonwealth.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 401-09 N. 65th Street satisfies Criteria for Designation A, E, and J, and should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME IN ZOOM RECORDING: 00:07:32

PRESENTERS:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue 775 S. Christopher Columbus Boulevard to the October 2023 Committee on Historic Designation meeting; 8835 Germantown Avenue to the August 2023 Historical Commission meeting; 1424-26 Chestnut Street to the September 2023 Historical Commission meeting; 724 Locust Avenue to the September 2023 Historical Commission meeting; 208-12 Vine Street to the August 2023 Historical Commission meeting; and, 401-09 N. 65th Street to the October 2023 Historical Commission meeting. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Continuances MOTION: Approve continuances MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

REPORT OF THE ARCHITECTURAL COMMITTEE, 27 JUNE 2023

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 09:10:00

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and public for comments on the Consent Agenda.
- Ms. DiPasquale requested to remove the application for 1900 Market Street from the Consent Agenda to allow for a discussion about the applicant's request to utilize the design at additional sites.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the application for 2322 Delancey Place, and to remove the application for 1900 Market Street from the Consent Agenda. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda MOTION: Approval of the Consent Agenda MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

AGENDA

ADDRESS: 4641 E ROOSEVELT BLVD

Proposal: Demolish building, construct health center building
 Review Requested: Final for demolition, In-concept for new construction
 Owner: Thomas Scattergood Foundation
 Applicant: Nathan Farris, Ballard Spahr LP
 History: 1813; Lawnside, Superintendent's Residence, 1859
 Individual Designation: unknown
 District Designation: None
 Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application seeks final approval to demolish a historic building and in-concept approval to construct a new municipal health center on the grounds of the historic Friends Hospital in the Frankford section of Philadelphia. Established by the Quakers in 1813 as the first private psychiatric hospital in the United States, the Friends Hospital complex is composed of numerous historic and modern buildings set on 99 acres. The date that the Historical Commission designated Friends Hospital is unknown. No documentation of the designation exists and the buildings and other features on the site were not classified as contributing or non-contributing. It appears that the hospital was designated in the early 1970s in response to the proposed Pulaski Expressway, a highway that would have cut across the hospital grounds and connected the Betsy Ross Bridge to Route 309. In addition to its local designation, Friends Hospital is a National Historic Landmark District. The building proposed for demolition, known as Lawnside, was constructed in 1859 as the superintendent's house and is classified as contributing to the district in the National Historic Landmark nomination. Any state or federal involvement in the health center project like funding may trigger a Section 106 review, a federal preservation review, which may preclude demolition.

The Department of Licenses and Inspections is prohibited by Section 14-1005(6)(d) of the preservation ordinance from issuing a demolition permit for a building on the Philadelphia Register except in two cases. The section stipulates that “No building permit shall be issued for the demolition of a historic building ... unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.” The application contends that the demolition of Lawnside is necessary in the public interest and asserts that:

- The New Health Center Will Address a Public Health Crisis in the Lower Northeast.
- The Friends Campus Is the Only Site in the Lower Northeast That Can Accommodate a Large Enough Health Center to Meet the Need for Primary Care Services.
- Demolishing Lawnside Is Necessary to Build the New Health Center in a Safe and Accessible Location.
- Demolishing Lawnside Is Consistent with the Campus’s History of Changing to Meet the Needs of Modern Medical Practice.

The application includes letter from attorney Nathan Farris introducing the application and the following exhibits:

1. Letter from Health Commissioner, Cheryl Bettigole, MD, MPH, explaining: (a) the need for the Health Center in the Lower Northeast; (b) why the Campus is the only viable location in the lower Northeast; and (c) why the chosen site is the only location on campus that allows for development of a safe, accessible Health Center that meets PDPH’s high standards for patient care;
2. Letter of support from Councilmember Lozada;
3. Letter of support from Councilmember O’Neil;
4. Letter of support from Councilmember Driscoll;
5. Letter of support from Representative Hohenstein;
6. Letter of support from Representative Dawkins;
7. Presentation from VSBA Architects and Planners demonstrating why other locations on campus and other building footprints and configurations are not feasible;
8. Report prepared by Heritage Consulting Group setting forth the development history of the property; and
9. Letter from Gabe Canuso at D3 Development, LLC concluding that adaptive reuse or moving of Lawnside is not financially feasible.

The application highlights the significant need for additional public health center facilities in the Lower Northeast. The application documents the analyses the City’s Department of Public Health has undertaken to select a site for Northeast Philadelphia Health Center. The City considered 44 sites and selected the Friends Hospital site. The application also includes analyses that the City, Scattergood Foundation, VSBA, and other consultants have undertaken to identify a site on the grounds of Friends Hospital that can accommodate the new health center. The project has very strict requirements for the new building and parking that involve security, safety, ease of access by foot, mass transit, and car, drop off and pick up, parking, and flow through the building. The impact of the building on the historic site, especially potential impacts on trees and view sheds, were also considered.

The Historical Commission considered a similar application at its September 2020 meeting and continued the matter to allow time for additional analyses and supplemental submissions. The application was eventually abandoned. In the intervening two plus years, the Health Department

and Scattergood Foundation conducted additional analyses and again concluded that the demolition of Lawnside is necessary to construct the health center.

The application includes a letter from the City of Philadelphia's Health Commissioner explaining why demolishing Lawnside and constructing a health center at this location is necessary in the public interest. The letter is supported by letters from numerous elected officials representing the area supporting the assertion that the new health center is necessary in the public interest. The application presents four options for siting the new building, the preferred plan as well as Alternatives 1, 2, and 3. The application summarizes why the optimal plan is the only feasible plan and why the Alternatives are infeasible for security, safety, accessibility, transit, parking, topography, utility, view shed, and other reasons. The application documents the Lawnside building with photographs and scaled drawings. The application includes a letter from a development expert stating that the rehabilitation and the relocation of the Lawnside building are infeasible. The in-concept new construction part of the application provides site, plan, and massing drawings for the new building, but not finalized architectural drawings, which would be submitted later for review. The application includes a preservation consultant's report that documents the history of the development and redevelopment of the site.

SCOPE OF WORK:

- Demolish 1859 building known as "Lawnside"
- Construct health center

STANDARDS FOR REVIEW:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - o The demolition of the historic building proposed in this application does not satisfy Standard 9.
 - o Excepting the demolition, the massing, size, scale, and location of the new construction proposed in the application satisfies Standard 9.
- *Section 14-1005(6)(d) of the preservation ordinance: No building permit shall be issued for the demolition of a historic building ... unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - o This application demonstrates that the demolition of Lawnside for the construction of the health center is necessary in the public interest.

STAFF RECOMMENDATION: The staff recommends final approval of the demolition as necessary in the public interest and in-concept approval of the new construction, provided the demolition permit is not issued until final approval of the new building is obtained and the project is ready to proceed, pursuant to Section 14-1005(6)(d) of the preservation ordinance and Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:11:43

PRESENTERS:

- Mr. McCoubrey recused, owing to his architectural firm's involvement in the application.

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Health Commissioner Cheryl Bettigole, architect Seth Cohen, and attorney Nathan Farris represented the application.

PUBLIC COMMENT:

- Councilmember Quetcy Lozada supported the application.
- Dr. Maura Sammon supported the application.
- Paul Steinke of the Preservation Alliance urged the Historical Commission to postpone a decision.
- Former Health Commissioner Don Schwarz supported the application.
- Margaret Robinson, the supervising attorney of the Medical Legal Community Partnership at Philadelphia Legal Assistance, supported the application.
- Marlyn Bradshaw of the Board of Directors of the City of Philadelphia's Department of Public Health supported the application.
- Andrew Yang of Community Legal Services supported the application.
- Peter Pedemonti of the New Sanctuary Movement supported the application.
- Steven Peitzman opposed the demolition of Lawnside.
- Oscar Beisert of the Keeping Society suggested alternate locations for the health center.
- Amy Lambert supported retaining the house and landscape.
- Mason Carter suggested relocating the new building elsewhere on the site.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- A new health center is urgently needed to address the public health crisis in the Lower Northeast.
- The City of Philadelphia's Department of Public Health, the City agency with the knowledge and expertise to make decisions regarding public health, selected the Friends Hospital site, determining that it was the only site in the Lower Northeast suitable for a health center that can meet the need for primary care services in the area.
- Demolishing the building known as Lawnside is necessary to build the new health center in a safe and accessible location at the Friends Hospital site.

The Historical Commission concluded that:

- The application demonstrates that the demolition of the building known as Lawnside for the construction of the health center is necessary in the public interest.
- The massing, size, scale, and location of the new health center building proposed in the application satisfies Standard 9.

ACTION: Ms. Carney moved to grant final approval of the demolition of the building known as Lawnside as necessary in the public interest and in-concept approval of the massing, size, scale, and location of the proposed health center building, pursuant to Section 14-1005(6)(d) of

the preservation ordinance and Standard 9. Ms. Sanchez seconded the motion, which passed by a vote of 7 to 4.

ITEM: 4641 E Roosevelt Blvd MOTION: Approval MOVED BY: Carney SECONDED BY: Sanchez					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair		X			
Carney (PCPC)	X				
Cooperman		X			
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni		X			
McCoubrey				X	
Michel		X			
Sánchez (Council)	X				
Washington	X				
Total	7	4		1	

ADDRESS: 220-60 S 33RD ST

Proposal: Repair, renovate, and construct rear addition to the Morgan Building (Weitzman Hall)

Review Requested: Final Approval

Owner: University of Pennsylvania

Applicant: Ke Feng, Office of the University Architect

History: 1892; Foulke & Long Institute for Orphan Girls of Soldiers and Firemen; Morgan and Music Buildings, University of Pennsylvania; Cope & Stewardson, architects

Individual Designation: 10/11/1989

District Designation: None

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

OVERVIEW: This application proposes to construct a four-story addition at the rear of Weitzman Hall at 220-60 S 33rd St, a three-story brick academic building with a hipped roof located on the University of Pennsylvania's campus. The building, historically called the Morgan Building, is individually designated on the Philadelphia Register of Historic Places. The building was designed by architects Cope & Stewardson and constructed in 1892. It has been owned by the University since 1900 and is currently used as an academic building for the Fine Arts Department. The proposed addition will be four stories tall, and it will be aligned with the peak of the historic building's roof. The addition will be connected to the historic block by a mostly glass connector portion that will partially enclose the building's east façade, which will be restored and become an interior element to the overall building. Existing widow openings on the east façade will be modified to serve as doorways into the addition and a portion of the roof on the same elevation will be removed inside the connector space. The addition will be clad in grey brick and terra cotta. The addition will provide needed accessibility to the building, which it currently lacks. The application also proposes exterior restoration work to the historic building, which can be reviewed by the staff.

SCOPE OF WORK:

- Construct a four-story addition on the east façade of the building.
- Alter the east façade window openings and roof to accommodate connection to the addition.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction 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 addition is differentiated from and compatible with the historic building in massing, size, scale, and most architectural features. While the proposed cladding materials of brick and terra cotta are appropriate, the colors of the materials of the addition may be too dark for the historic building and its red brick surroundings. The proposed addition would meet Standard 9 with an adjustment to the color.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o The proposed new addition meets Standard 10. It can be easily removed if needed in the future without impairing the historic integrity of the property.

STAFF RECOMMENDATION: The staff recommends approval, provided that the colors of the cladding materials are adjusted, with the staff to review details, pursuant to Standards 9 and 10.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:21:09

PRESENTERS:

- Mr. Till presented the application to the Historical Commission.
- Architects Eva Lew and Stephen Kieran represented the application.

PUBLIC COMMENT:

- David Traub commented on the potential crowding of Smith Walkway by the new addition.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The size, massing, and materials of the proposed addition are compatible with Weitzman Hall and surrounding campus buildings.
- The adjusted north stair on the revised application preserves the overhanging eave and cornice of Weitzman Hall and addresses a concern of the Architectural Committee.
- The additional context presented on the material colors for the proposed addition demonstrate compatibility with Weitzman Hall and surrounding campus buildings.

The Historical Commission concluded that:

- The proposed addition preserves the historic character of the property and largely avoids altering features, spaces, and spatial relationships that characterize the property, satisfying Standard 2.
- The proposed addition is differentiated from and compatible with the historic building in massing, size, scale, and architectural features. With the additional context provided in the revised application, the material colors of the addition are compatible with the historic building and other surrounding campus buildings, satisfying Standard 9.
- The proposed addition satisfies Standard 10. It could be removed in the future without impairing the historic integrity of the property.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 2, 9, and 10. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 220-60 S 33rd St					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

ADDRESS: 229 ARCH ST

Proposal: Add mural on west-facing stucco wall

Review Requested: Final Approval

Owner: Berger Development LP

Applicant: Ricky Yanas, Mural Arts Philadelphia

History: 1913; Berger Brothers Company; Valentine B. Lee, architect; expanded, 1918

Individual Designation: 1/6/1977

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

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

OVERVIEW: This application proposes to install a mural on the west facing stucco wall of the building at 229 Arch Street, a five-story masonry commercial building that is listed as a contributing resource to the Old City Historic District. The west facing wall of the building was

PHILADELPHIA HISTORICAL COMMISSION, 14 JULY 2023

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

originally a covered party wall that was exposed, owing to the demolition of the adjacent building sometime after 1962. It is now finished in white stucco and faces the historic Betsy Ross house. The project proposed to repair some limited areas of damaged stucco on the wall and then install a mural designed by artist Russell Craig, which will address the theme of the 13th Amendment of the US Constitution. The mural will be pre-painted on parachute cloth or a similar material and then installed on the wall.

According to Section 6.15 of the Historical Commission's Rules and Regulations:

6.15.a.2 Murals shall not be placed directly upon historic fabric.

6.15.a.3 Murals shall not be placed in a manner that obscures historic fabric.

6.15.a.4 The Philadelphia Historical Commission, its committees, and staff shall not consider a mural's content as a part of its review of any application for a building permit, but may consider size, scale, and relationship to the historic context.

SCOPE OF WORK:

- Repair stucco on side wall;
- Install mural.

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 mural is proposed for an unadorned stucco, former party wall, which was not historically exposed or finished and will be painted onto cloth that will be adhered to the wall, satisfying Standard 9 and Section 6.15.a.2 of the Rules and Regulations.
 - o The proposed location of the mural would not alter or obscure any historic fabric, satisfying Standard 9 and Section 6.15.a.3 of the Rules and Regulations.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9 and Section 6.15 of the Rules and Regulations.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:40:22

PRESENTERS:

- Mr. Till presented the application to the Historical Commission.
- Ricky Yanas and Phoebe Bachman of Mural Arts represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented that the nearby Betsy Ross House is a very important site to the city and questioned the necessity of a mural in this location.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The placement of the mural will not damage any historic fabric or obscure any historic features of the building.
- The mural's size and scale shown in the revised application demonstrates compatibility with the surrounding context.
- The overall design, size, and scale of the mural does not negatively affect the surrounding buildings or environment, specifically, the Betsy Ross House.

The Historical Commission concluded that:

- The mural will not be placed directly on historic fabric and is compatible in size, scale, and relationship with its historic context, satisfying Section 6.15 of the Rules and Regulations.
- The mural will not alter or obscure any historic fabric and will be adhered to a former unexposed party wall, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9 and Section 6.15 of the Rules and Regulations. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: 229 Arch St MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

ADDRESS: 2025 DELANCEY PL

Proposal: Construct rear addition and roof deck with pilot house

Review Requested: Final Approval

Owner: Patrick Keenan and Mary Schaheen

Applicant: Brett Hand, Brett Hand Architect

History: 1865

Individual Designation: 1/6/1972

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

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

OVERVIEW: This application proposes to complete a roof deck and pilot house at the rear of the main block of this four-story rowhouse. The Historical Commission approved a substantially different roof deck and pilot house plan for the property in 2009 that would not have been visible from either the front or rear facades. In May 2019 and August 2020, the Historical Commission staff reviewed and approved work to the property that included alterations to the second-floor rear. No roof deck or pilot house were included on either of those permits. The work shown in the current submission below the roof level was part of that previous application.

In December 2020, the applicants submitted an amendment to the permit requesting construction of a roof deck and pilot house. The Department of Licenses and Inspections asked for additional information and revisions to that application. The revisions were not forwarded to the Historical Commission for review and the permit amendment was never issued. Nevertheless, a pilot house was partially constructed on the rear roof by December 2021.

This application proposes to complete the unfinished pilot house and construct an adjoining deck. The existing partially completed pilot house is shown on the plans as set back approximately 3 feet 9 inches from the rear façade. The original plans called for the railing to align with the rear edge of the elevator stop portion of the pilot house. The pilot house and deck would not be visible from Delancey Place, but the pilot house is visible from Cypress Street.

The Architectural Committee voted to recommend denial, pursuant to the Roofs Guideline. They found that the drawings did not correspond to the as-built structure and suggested that they be updated to accurately reflect the existing/proposed conditions and commented that visibility and conspicuousness of the pilothouse could be reduced by eliminating the elevator stop, eliminating the corner roof overhang, reducing the height of the roof, and painting the structure a darker, neutral tone. Following the Architectural Committee, the applicants painted the pilot house a dark color, and revised the drawings to propose shifting the deck and railing an additional 5 feet from the rear façade, or the depth of the elevator stop portion of the structure, but do not propose to make any changes to the as-built structure itself, either through eliminating the elevator stop, lowering the roof, or eliminating the overhang. No changes or clarification have been made to the drawing note about the mechanical platform straddling the rear chimney.

SCOPE OF WORK:

- Complete partially constructed pilot house
- Construct roof deck

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 constructed pilot house and proposed roof deck are and will be visible from Cypress Street, a public right-of-way. If the elevator extension was eliminated and the pilot house limited to the stair tower portion, visibility would be reduced and the deck and pilot house could be inconspicuous. Elimination of the roof overhang and use of a darker color cladding material may also help to reduce the conspicuousness of the pilot house and deck.

STAFF RECOMMENDATION: Approval, provided the conspicuousness of the pilot house is reduced through the elimination of the elevator overrun and/or overhanging roof; the deck railing is pulled back so that it is immediately adjacent to the pilot house door; the cladding of the pilot house is a darker, neutral color; and no visible mechanical equipment is installed on the chimney or roof, with the staff to review details, 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: 02:56:45

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Owner Patrick Keenan represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The existing penthouse was built without permits.
- The proposed/as-built penthouse incorporates both a staircase and an elevator stop.
- The as-built structure is visible from the public right-of-way.
- Painting the pilot house a darker color helped reduce the conspicuousness of the structure, and eliminating the roof overhang would further do so.

The Historical Commission concluded that:

- If the roof overhang is eliminated, the revised design will be inconspicuous from the public right-of-way, satisfying the Roofs Guideline.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the roof overhang is eliminated, with the staff to review details, pursuant to the Roofs Guideline. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 2025 Delancey PI MOTION: Approval with conditions MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

ADDRESS: 1900 MARKET ST

Proposal: Modify trolley entrances at 19th and Market Streets

Review Requested: Final Approval

Owner: SEPTA

Applicant: Greg Mastalerz, Sowinski Sullivan Architects

History: 1955

Individual Designation: None

District Designation: Cast Iron Subway Entrances Historic District, Contributing, 3/8/2019

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

OVERVIEW: In 2019, the Historical Commission designated the Cast Iron Subway Entrances Thematic Historic District, which includes historic entrances that were constructed between 1928 to 1955, located along several subway and trolley lines throughout the city. As part of that designation, the Historical Commission maintains jurisdiction over the cast iron railings, granite curbs, and any historic auxiliary components, such as lamp standards, signage, and integral and free-standing light fixtures. The Historical Commission does not exercise jurisdiction over the steps, handrails, walls below the curbs, or any underground features.

At its June 2023 meeting, the Architectural Committee reviewed the application for the installation of a freestanding headhouse structure over the existing 1950's cast iron subway entrances at the northwest corner of 19th and Market Streets, which is classified as Contributing in the Cast Iron Subway Entrances Thematic Historic District. The Architectural Committee recommended approval of the design.

Following the Architectural Committee, the applicants submitted a request that the Commission allow the staff to approve the same design administratively without referral to the Commission and its advisory Architectural Committee for 12 more of the 53 entrances in the district. The entrances proposed as part of this approval are along the Market Frankford subway line and the trolley lines, which were constructed in the 1950s and are of a similar utilitarian design as the

19th and Market Street entrances. The staff recommends that the 19th and Market Street design be approved at the staff level for cast iron subway entrances classified as Contributing in the district, provided there is no removal or substantial concealment of historic fabric and that the posts of the new headhouses align with the gaps between the panels of the individual entrances.

SCOPE OF WORK:

- Reconfigure Contributing subway entrances.

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 application proposes to retain and reuse the cast iron railing and concrete curb on the northwest (contributing) trolley entrance at 19th Street and Market Street. The redesigned roof is contemporary but less conspicuous than the previous submission.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o If the new headhouse is removed in the future, the original appearance can be restored.

STAFF RECOMMENDATION: Approval, pursuant to Standards 9 and 10.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:06:08

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Historical Commission.
- Architect Greg Mastalerz and Will Kunkle of SEPTA represented the application.

PUBLIC COMMENT:

- Amy Lambert commented that the enclosures look like “little jails” and also expressed concerns about stormwater management.
- Oscar Beiser of the Keeping Society commended SEPTA for the project and acknowledged the concerns expressed by Ms. Lambert.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The trolley entrance at the northwest corner of 19th and Market Streets is designated within the Cast Iron Subway Entrances Thematic Historic District.
- SEPTA's design is an appropriate solution providing security and weather protection.
- There are many similar trolley and subway entrances in the SEPTA system.
- The design presented is appropriate for similar station entrances identified by SEPTA and the review of those entrances can be administered by Commission staff.

The Historical Commission concluded that:

- Retention of the cast iron railing and concrete curb on the northwest, contributing trolley entrance at 19th Street and Market Street coupled with the differentiated and deferential roof design satisfies Standard 9.
- The new headhouse could be removed in the future without impacting the form and integrity of the historic structure, satisfying Standard 10.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 9 and 10, and to authorize the Historical Commission staff to approve the design for other similar subway entrances. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 1900 Market St					
MOTION: Approval; staff review for future applications					
MOVED BY: McCoubrey					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

ADDRESS: 2322 DELANCEY PL

Proposal: Construct roof deck

Review Requested: Final Approval

Owner: Kim Lageman and Keith Lipman

Applicant: Jack Burns Architecture, LLC

History: ca. 1865

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a roof deck with an upper section towards the building's front and a lower portion towards the rear. The contributing building in the Rittenhouse-Fitler Historic District is three stories with a flat-roof, and is located at Delancey, South 24th and Panama streets. Fitler Square Park is located across Panama Street from the rear of the parcel. The front portion of the deck will be 14'6" x 19'9" and the rear portion will be 14'3" x 19'4". The front roof deck is set back 10' from the building's front façade and will not be

visible from the street. The rear deck will be set back 5' from the rear façade. It will be minimally visible from Panama Street. The glass deck's glass walls will enhance its transparency at the rear. The roof deck is set back 5' from the parapet that extends along the west façade of the building.

SCOPE OF WORK

- Build a bi-level roof deck extending nearly the length of the building.

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 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.*
- *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 roof deck will not be visible from Delancey Street or S. 24th Street and will be minimally visible from Panama Street.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that the rear railing is a simplified metal design and is located on the north side of the rear chimney; and that mock-ups demonstrate that the other railings are not visible from adjoining public streets; with the staff to review details, pursuant to Standard 9 and the Roof Guideline.

SEE CONSENT AGENDA.

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 21 JUNE 2023

ADDRESS: 3836 MOUNT VERNON ST

Name of Resource: Solomon Burke House

Proposed Action: Designate

Property Owner: Melanie D. Dukes

Nominator: Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 3836 Mount Vernon Street in the Mantua section of West Philadelphia, known as the Solomon Burke House, as historic and list it on the Philadelphia Register of Historic Places. The nomination argues that, satisfying Criterion A, the property is "associated with the life of a person significant in the past," Solomon Burke, one of the founders and greatest voices of soul music in the late 1950s and early 1960s. In fact, Burke, who was born in the small rowhouse that doubled as a church, may have even coined the name "soul music" as the musical genre emerged from gospel and R&B in the late

1950s. Satisfying Criterion J, the childhood home of Solomon Burke, “The Wonder Boy Preacher,” and his mother and grandmother Josephine and Eleanor Moore, who were religious leaders, “exemplifies the cultural and social heritage of the community.”

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 3836 Mount Vernon Street satisfies Criteria for Designation A and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 3836 Mount Vernon Street satisfies Criteria for Designation A and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:26:04

PRESENTERS:

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

PUBLIC COMMENT:

- Amy Lambert of the University City Historical Society spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Solomon Burke, who was born in and lived at 3836 Mount Vernon Street as a child, was one of the founders and greatest voices of soul music in the late 1950s and early 1960s.
- The house at 3836 Mount Vernon Street was the childhood home of Solomon Burke, “The Wonder Boy Preacher,” and his mother and grandmother Josephine and Eleanor Moore, who were religious leaders in the community.

The Historical Commission concluded that:

- Satisfying Criterion A, the property at 3836 Mount Vernon Street is “associated with the life of a person significant in the past,” Solomon Burke.
- Satisfying Criterion J, the childhood home of Solomon Burke and his mother and grandmother, Josephine and Eleanor Moore, “exemplifies the cultural and social heritage of the community.”

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 3836 Mount Vernon Street satisfies Criteria for Designation A and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 3836 Mount Vernon St MOTION: Designate, Criteria A and J MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

ADDRESS: 150 BETHLEHEM PIKE

Name of Resource: Inglewood Cottage

Review: Designation

Property Owner: Massimo Cristofanilli

Nominator: Massimo Cristofanilli

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

OVERVIEW: This nomination proposes to designate the property at 150 Bethlehem Pike as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the house, constructed by 1850, satisfies Criteria for Designation C, D and E as a significant example of Gothic Revival architecture and as a work of notable architect Thomas Ustick Walter.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 150 Bethlehem Pike satisfies Criteria for Designation C, D, and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 150 Bethlehem Pike satisfies Criteria for Designation C, D, and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:29:00

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- Property owner Massimo Cristofanilli initiated the nomination but was not present at the meeting.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission concluded that:

- The property at 150 Bethlehem Pike satisfies Criteria for Designation C, D, and E, as a significant example of Gothic Revival architecture and as a work of notable architect Thomas Ustick Walter.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 150 Bethlehem Pike satisfies Criteria for Designation C, D, and E, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 150 Bethlehem Pike MOTION: Designate, Criteria C, D, and E MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				

ADDRESS: 764-72 S BROAD ST

Name of Resource: Prettyman Hall/Circle Mission Church, Home, and Training School

Review: Designation

Property Owner: Circle Mission Church, Home, and Training School

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 764-72 S. Broad Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the connected structures, built in several stages between 1896 and 1904, satisfy Criteria for Designation A and J due to their associations with Charles B. Prettyman, developer and hotelier, and Father Divine and the Peace Mission Movement. Prettyman had a significant impact on the built environment of Philadelphia and was especially impactful in providing housing for a growing city. Father Divine and his followers also met the needs of Philadelphians, providing food and shelter as well as producing affordable goods and creating employment opportunities. Perhaps the biggest impact of Father Divine was in Civil Rights, where the Peace Mission's hotels led the way as sites of racial desegregation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 764-72 S. Broad Street satisfies Criteria for Designation A and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 764-72 South Broad Street satisfies Criteria for Designation A and J and that, owing to architectural significance, the property also satisfies Criterion C.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:31:40

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The buildings at 764-72 S. Broad Street are connected structures, built in several stages between 1896 and 1904.

The Historical Commission concluded that:

- The buildings at 764-72 S. Broad Street satisfy Criteria for Designation A and J due to their association with Charles B. Prettyman, developer and hotelier, and Father Divine and the Peace Mission Movement.
- The buildings reflect the environment in an era characterized by a distinctive architectural style, satisfying Criterion C.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 764-72 S. Broad Street satisfies Criteria for Designation A, C, and J, 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 with one abstention.

ITEM: 764-72 S Broad St MOTION: Criteria A, C, and J MOVED BY: Cooperman SECONDED BY: Michel					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair			X		
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11		1		

ADDRESS: 814-22 N 41ST ST

Name of Resource: Calvary St. Augustine Episcopal Church

Proposed Action: Designation

Property Owner: The Rector, Church Wardens and Vestrymen of Calvary Church, NL

Nominator: Don Ringgold, with Heather Hendrickson (PHC staff)

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

OVERVIEW: This nomination proposes to designate the property at 814-22 N. 41st Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the church complex satisfies Criteria for Designation A, B, and J. Under Criterion A, the nomination argues the church property is significant owing to its association with both Rev. William White, first bishop of Pennsylvania, and Rev. Canon Thomas Wilson Stearly Logan, Sr., first African American clergyman to be called as rector to a white congregation as well as famed civil rights pioneer and community advocate. Under Criterion B and J, the nomination contends the church property at 814-22 N. 41st Street is closely associated with the impacts of the Great Migration and changing neighborhood dynamics in West Philadelphia during the early decades of the twentieth century.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 814-22 N. 41st Street satisfies Criteria for Designation A, B, and J. The staff, which authored the nomination, requests an amendment to the proposed boundaries so that only the parcel with the historic buildings, being 814 N. 41st Street, is designated as historic.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 814-22 N. 41st Street satisfies Criteria for Designation A, B, C, and J and should be listed on the Philadelphia Register of Historic Places with an amended boundary to include only the parcels of land acquired by the church in 1882, which can be found on Page 4, Figure 2 in the

nomination, with a 20-foot buffer on the north side.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:39:43

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Don Ringgold represented the nomination, and submitted a written statement of support which was read aloud at the meeting.
- William Berry represented the property owner as the Senior Warden of the congregation. Mr. Berry had difficulty connecting but was finally able to give a spoken statement at 04:23:29 in the meeting recording.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society spoke in support of the nomination.
- Amy Lambert of the University City Historical Society spoke in support of the nomination.
- David Traub of Save Our Sites spoke in support of the nomination and commended the Committee on Historic Designation on the inclusion of Criterion C in this nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- An amended boundary has been proposed for adoption.

The Historical Commission concluded that:

- The church property is significant under Criterion A owing to its association with both Rev. William White, first bishop of Pennsylvania, and Rev. Canon Thomas Wilson Stearly Logan, Sr., first African American clergyman to be called as rector to a white congregation as well as famed civil rights pioneer and community advocate.
- The church property at 814-22 N. 41st Street is closely associated with the impacts of the Great Migration and changing neighborhood dynamics in West Philadelphia during the early decades of the twentieth century, satisfying Criteria B and J.
- The buildings reflect the environment in an era characterized by a distinctive architectural style, satisfying Criterion C.
- The amended boundary recommended by the Committee on Historic Designation, which includes only the parcels of land acquired by the church in 1882 with a 20-foot buffer on the north side, which can be found on Page 4, Figure 2 in the nomination, is appropriate and acceptable.

ACTION: Mr. McCoubrey moved to find that the nomination demonstrates that the property at 814-22 N. 41st Street satisfies Criteria for Designation A, B, C, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places with an amended boundary to include only the parcels of land acquired by the church in 1882, which can be found on Page 4, Figure 2 in the nomination, with a 20-foot buffer on the north side. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 814-22 N 41st St MOTION: Designate, Criteria A, B, C, and J with amended boundary MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman*					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				

*Ms. Cooperman left the meeting before the motion.

ADDRESS: 3414-16, 3418-20, 3422-24 W WESTMORELAND ST

Name of Resource: Dobson Back-to-Back Houses

Review: Designation

Property Owner: Michael A Bergen

Nominator: East Falls Historical Society

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

OVERVIEW: This nomination proposes to designate three stone buildings on W. Westmoreland Street in the East Falls/West Allegheny neighborhood of Philadelphia. The buildings were constructed for textile manufacturer John Dobson in 1890 and 1891. The nomination contends that the properties satisfy Criteria for Designation A and H. Under Criterion A, the nomination argues for significance owing to an association with John Dobson, founder and co-owner of the Dobson Mills, which became the largest woolen textile manufacturing complex in the city. The buildings have a back-to-back plan, which was common in England but not in Philadelphia. Dobson was from England. Under Criterion H, the nomination contends that the buildings “can claim a highly singular appearance” and “they have been where they are since 1890-91, as an established and weighty feature of the neighborhood.”

STAFF RECOMMENDATION: The staff offers no recommendation. The staff wanted to conduct additional research into claims made in the nomination, especially as it pertained to the “back-to-back house plan” which the property owner adamantly disputes, but time has not allowed for this.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 3414-16, 3418-20, and 3422-24 W. Westmoreland Street satisfy Criteria for Designation A, H, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:51:10

RECUSAL:

- Mr. Lech recused from the review of the nomination.

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Steven Peitzman of the East Falls Historical Society represented the nomination.
- Michael Bergen represented the property owner and opposed the designation.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, supported the designation.
- David Traub, representing Save Our Sites, supported the designation.
- Oscar Beisert, representing the Keeping Society, supported the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The buildings were constructed for textile manufacturer John Dobson in 1890 and 1891.
- The nomination assigns the name of “Dobson Back-to-Back Houses” as the historic name of the resources and claims that the buildings were constructed as back-to-back houses but does not assign a Criterion for Designation to this claim.
- The property owner asserted that the nomination is factually incorrect owing to the claims made about the back-to-back house configuration, and therefore the nomination should be rejected.
- The buildings were constructed as three sets of twins and were altered in the 1930s with central entrances when they were converted to apartments.
- Similar buildings located directly across the street retain their original entryways, unlike the subject buildings for which the front entrances have been altered.

The Historical Commission concluded that:

- The properties are associated with John Dobson, founder and co-owner of the Dobson Mills, which became the largest woolen textile manufacturing complex in the city. The nomination makes a compelling yet not explicit argument for significance as workers’ housing for the textile mill community.
- The monumental appearance of the buildings is the result of alterations in the 1930s when the buildings were converted to apartments.

ACTION: Mr. Mattioni moved to decline to designate the properties at 3414-16, 3418-20, and 3422-24 W. Westmoreland Street. Ms. Michel seconded the motion, which passed by unanimous consent.

ITEM: 3414-16, 3418-20, 3422-24 Westmoreland St MOTION: Decline to designate MOVED BY: Mattioni SECONDED BY: Michel					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)				X	
Mattioni	X				
McCoubrey					X
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	9			1	2

DISSTON-TACONY INDUSTRIAL WATERFRONT HISTORIC DISTRICT

Proposed Action: Remand

Property Owner: Various

Nominator: Tacony Community Development Corporation

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

OVERVIEW: This nomination proposes to designate the Disston-Tacony Industrial Waterfront Historic District and list it on the Philadelphia Register. The proposed district would include surviving sections of the Henry Disston & Sons Keystone Saw Works, which operated from 1872 to 1955. The company transformed the saw and tool making industry not only in Philadelphia but throughout the United States in the late nineteenth and early twentieth centuries. Under Criterion A, the nomination contends that the historic district represents the Keystone Saw Works, one of the most important industrial complexes in Philadelphia. Under Criterion G, the nomination asserts that the district is a distinctive area which should be preserved as an intact industrial plant. Finally, the nomination argues that the Keystone Saw Works satisfies Criterion J because it exemplifies the cultural, economic, and social heritage of the Tacony community.

The Historical Commission designated the Disston-Tacony Industrial Waterfront Historic District on October 8, 2021. The Commission found that the district satisfied Criteria for Designation A, G, and J. Many of the property owners in the district appealed the designation to the Court of Common Pleas. On July 25, 2022, the Court issued an order rescinding the designation of the district and remanding the matter to the Historical Commission for a new consideration of the nomination. The Committee on Historic Designation's charge today is to consider the nomination anew.

In preparation for this meeting, staff members visited the proposed historic district on February 23, 2023, and viewed all properties in the district from the public right-of-way and the private roadways within the district. The staff then prepared a report summarizing its observations and

additional research and providing a recommendation. The recommendation seeks to balance the great historical significance of the Disston manufacturing facility on one hand with the current industrial activities at the site, the conditions of the buildings, inaccessibility of the site, and other factors on the other hand. The staff concluded that it would be infeasible to regulate this district like a typical historic building, owing to the unusual site, conditions, configurations, and uses.

The proposed historic district is an active industrial zone with machine shop, truck and automobile repair, automobile recycling and parts, storage, and manufacturing facilities operating out of the many buildings. The district is roughly 41 acres and is bounded by Unruh Avenue and New State Road, other industrial sites, and the Delaware River. The interior of the site is accessed on a series of private roads and is inaccessible to the public. A public recreation trail is being constructed between the district and the Delaware River, but a tall, opaque fence will block views from the trail into the site. Most of the roads are unpaved dirt roads but a few are paved with asphalt. The staff encountered no historic paving and a few remnants of railroad tracks during the site visit. Much of the land in the district is open and used for parking and junkyards. Many of the buildings appeared to be in poor to very poor condition. Some of the buildings are vacant. Most have been modified many times.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission amend the Disston-Tacony Industrial Waterfront Historic District as follows.

1. Shift the district from a Geographic district to a Thematic district.
2. Retain Criteria for Designation A and J, but remove Criterion G, which relates to parks, squares, and other open spaces and is not applicable to this district.
3. Include the following resources in the district, all classified as contributing.
 - a. 5101-49 Unruh Ave, Resources 14 and 15
 - b. 5201-21 Unruh Ave, Resources 2A and 2B, gable roof sections only
 - c. 6745-95 New State Rd, Resources 8, 9, 10, 11, 12, 13, and 22
 - d. 6801 New State Rd #A, Resource 17
 - e. 6801R New State Rd #D, Resource 7
4. Further evaluate the following resources for inclusion in the district based on any new information provided by the property owners and nominator at the public meetings.
 - a. 5235-45 Unruh Ave, Resource 4
 - b. 6801 New State Rd #A, Resources 16 and 21
 - c. 6801R New State Rd #D, Resource 3
5. Exclude the following properties in their entirety from the district.
 - a. 5101R-49 Unruh Ave
 - b. 5200 Unruh Ave, includes Resource 18
 - c. 5223-33 Unruh Ave
 - d. 5247-57 Unruh Ave
 - e. 6800 New State Rd, includes Resource 20
 - f. 6801 New State Rd, includes Resources 19 and 27
 - g. 6801 New State Rd #B, includes Resource 3A
 - h. 6801 New State Rd #C, includes Resource 3B
 - i. 6801R New State Rd #E, includes Resource 24
 - j. 6801R New State Rd #F, includes Resource 25
6. Exclude the following resources from the district, but not other resources at the properties.
 - a. 5201-21 Unruh Ave, Resources 1, 5, and 2C
 - b. 5235-45 Unruh Ave, Resource 6
 - c. 6801 New State Road, #A, Resource 17B

7. Exclude all so-called Infrastructure and Site Feature Resources from the district.
8. Limit the designation to buildings only, with no regulation over excluded resources and open land.
9. Limit regulation to applications for:
 - a. partial and complete demolition of the designated buildings,
 - b. work that removes, replaces, or covers significant character-defining features of the designated buildings, and,
 - c. restoration work to the designated buildings.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to adopt the staff recommendation with the following revisions:

- Resources 16 and 21 at 6801 New State Rd #A are included in the district,
- Resource 3 at 6801R New State Rd #D is included in the district, and
- Resource 18 at 5200 Unruh Ave is included in the district.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:38:40

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Oscar Beisert and Tacony Community Development Corporation (CDC) consultant Alexander Balloon represented the nomination. Mr. Beisert authored the nomination.
- Attorneys Adam Laver, Rob Lewis, and Dan Mita, and consultant George Thomas represented the property owners.

PUBLIC COMMENT:

- Chris Labovitz, Vice President of the Tacony Civic Association, and board member of the Historical Society of Tacony, commented in support of the nomination.
- Hanna Stark, representing the Preservation Alliance, commented in support of the nomination and the staff recommendation.
- Jay Farrell commented in support of the nomination and the staff recommendation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Henry Disston & Sons Keystone Saw Works operated at this site from 1872 to 1955.
- The Keystone Saw Works transformed the saw and tool making industry not only in Philadelphia but throughout the United States in the late nineteenth and early twentieth centuries.
- The Keystone Saw Works was one of the most important industrial complexes in Philadelphia.
- Building age and consistent industrial use have compromised the historic integrity and physical condition of many of the buildings at this site.
- The nomination does not present the current condition of the resources satisfactorily.
- Many of the buildings constructed for the Henry Disston & Sons Keystone Saw Works have been demolished; therefore, the historic district is an incomplete representation of the original company site.

The Historical Commission concluded that:

- The nomination does not provide sufficient information to evaluate the historic significance and integrity of the resources proposed for designation.

ACTION: Mr. Mattioni moved to decline to designate the Disston-Tacony Industrial Waterfront Historic District. Mr. Lech seconded the motion, which passed unanimously.

ITEM: Disston-Tacony Industrial Waterfront Historic District MOTION: Decline to designate MOVED BY: Mattioni SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey					X
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 06:27:00

ACTION: At 3:51 p.m., Mr. Mattioni moved to adjourn. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Mattioni					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey					X
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				3

PLEASE NOTE:

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

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

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

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

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