

**THE MINUTES OF THE 678<sup>TH</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 FEBRUARY 2019  
ROOM 18-029, 1515 ARCH STREET  
BETTY TURNER, VICE CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING: 00:00:55**

Ms. Turner, the vice chair, called the meeting to order at 9:07 a.m. and announced the presence of a quorum. The following Commissioners joined her:

| <b>Commissioner</b>                                             | <b>Present</b> | <b>Absent</b> | <b>Comment</b>        |
|-----------------------------------------------------------------|----------------|---------------|-----------------------|
| Robert Thomas, AIA, Chair                                       |                | x             |                       |
| Emily Cooperman, Ph.D., Committee on Historic Designation Chair | x              |               |                       |
| Kelly Edwards, MUP                                              | x*             |               | Arrived at<br>9:21 am |
| Steven Hartner (Department of Public Property)                  | x              |               |                       |
| Josh Lippert (Department of Licenses & Inspections)             | x              |               |                       |
| Melissa Long (Division of Housing & Community Development)      | x              |               |                       |
| John Mattioni, Esq.                                             | x              |               |                       |
| Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair | x              |               |                       |
| Meredith Trego (Philadelphia City Planning Commission)          | x              |               |                       |
| H. Ahada Stanford, Ph.D. (Commerce Department)                  |                | x             |                       |
| Betty Turner, MA, Vice Chair                                    | x              |               |                       |
| Kimberly Washington, Esq.                                       | x              |               |                       |

The following staff members were present:

Jonathan E. Farnham, Ph.D., Executive Director  
Randal Baron, Historic Preservation Planner III  
Kim Chantry, Historic Preservation Planner II  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner II  
Allyson Mehley, Historic Preservation Planner I  
Megan Schmitt, Historic Preservation Planner I  
Leonard Reuter, Esq., Law Department

The following persons were present:

Ke Feng, University of Pennsylvania  
Dennis Flannery, University of Pennsylvania  
A. Meinster  
Tom Chapman, Esq., Blank Rome  
Marc Giangreco, Jefferson  
Bruce Brumbaugh, Jefferson  
C. Helfrick, Jefferson  
Julie Carbone, Jefferson  
A. Eberhardt, Jefferson

Berann Sheele, Jefferson  
Kristi Rice, Jefferson  
Jacob Jolter, Jefferson  
Nicholas Baker  
Christian Jordan, PJA  
Max Bliss, Jefferson  
Michael Jose, Jefferson  
Thomas Casey, Jefferson  
Vassilios Koumandakis, Jefferson  
Lou Filippone, Graboyes  
Amanda Anderson, Canno Design  
Stuart Rosenberg, SgRA  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Robert Theil, New Courtland  
Paul Boni, Society Hill Civic Association  
Doug Seiler, S+D Architecture  
Steven Eitzman, Drexel  
David S. Traub, Save our Sites  
Mike Opdahl, Marshall Sabatini  
Gail Silver  
Michael Silver  
John Marshall, Marshall Sabatini  
Olivier Chateau  
Jennifer Chateau  
Jessica Nonnenman, PJA Architecture  
Ken Weinstein, Philly Office Retail  
Tom Gilhool  
Gillian Gilhool  
J.M. Duffin  
Adam Hunt, SgRA  
Oscar Beisert  
Alex Aberle, Historic Upsala Mansion  
Connie Winters  
Dave Schmauk, Wulff Architects  
Guy Orens  
Leslie Smallwood-Lewis  
Gabrielle Canno, CANNO Design

## **ADOPTION OF MINUTES, 677<sup>TH</sup> STATED MEETING, 11 JANUARY 2019**

**START TIME IN AUDIO RECORDING:** 00:03:05

Ms. Turner asked for any additions or corrections to the minutes of the preceding meeting, the 677<sup>th</sup> Stated Meeting, held 11 January 2019. Mr. Mattioni stated that he would like to correct his vote for the motion to designate the properties at 1400 and 1430 E. Passyunk Avenue. He clarified that he voted against designation of the properties, rather than in favor. Ms. Turner offered two additional corrections. She stated that on page 16 under the review for 563 and 565 Judson Street, the minutes should be corrected to reflect that Ms. Cooperman seconded the motion. She added that on page 32 under the review for 4105-09 Chestnut Street, Ms. Cooperman is recorded as having made and seconded the motion. She asked that the minutes be revised to show that Ms. Cooperman made the motion and Ms. Turner seconded it.

**PUBLIC COMMENT:** None

**ACTION:** Mr. Lippert moved to approve the corrected minutes of the 677<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission, held 11 January 2019. Mr. Mattioni seconded the motion, which passed unanimously.

| <b>ITEM: Adoption of Minutes, 677<sup>th</sup> Stated Meeting</b> |            |           |                       |               |
|-------------------------------------------------------------------|------------|-----------|-----------------------|---------------|
| <b>MOTION: Approval with corrections</b>                          |            |           |                       |               |
| <b>MOVED BY: Lippert</b>                                          |            |           |                       |               |
| <b>SECONDED BY: Mattioni</b>                                      |            |           |                       |               |
| <b>VOTE</b>                                                       |            |           |                       |               |
| <b>Commissioner</b>                                               | <b>Yes</b> | <b>No</b> | <b>Abstain/Recuse</b> | <b>Absent</b> |
| Thomas, Chair                                                     |            |           |                       | x             |
| Cooperman                                                         | x          |           |                       |               |
| Edwards                                                           |            |           |                       | x             |
| Hartner (DPP)                                                     | x          |           |                       |               |
| Lippert (L&I)                                                     | x          |           |                       |               |
| Long (DHCD)                                                       | x          |           |                       |               |
| Mattioni                                                          | x          |           |                       |               |
| McCoubrey                                                         | x          |           |                       |               |
| Trego (PCPC)                                                      | x          |           |                       |               |
| Stanford (Commerce)                                               |            |           |                       | x             |
| Turner, Vice Chair                                                | x          |           |                       |               |
| Washington                                                        | x          |           |                       |               |
| Total                                                             | 9          |           |                       | 3             |

## **APPOINTMENT OF ELIZABETH MILROY TO THE COMMITTEE ON HISTORIC DESIGNATION**

**START TIME IN AUDIO RECORDING:** 00:05:12

Ms. Turner introduced the appointment of Elizabeth Milroy to the Committee on Historic Designation. She noted that Ms. Milroy would be filling the vacant position left by Dave Schaaf following his retirement from the City Planning Commission.

**PUBLIC COMMENT:** None

**ACTION:** Ms. Cooperman moved to appoint Elizabeth Milroy to the Committee on Historic Designation. Ms. Long seconded the motion, which passed unanimously.

| <b>ITEM: APPOINTMENT OF ELIZABETH MILROY TO THE COMMITTEE ON HISTORIC DESIGNATION</b> |            |           |                       |               |
|---------------------------------------------------------------------------------------|------------|-----------|-----------------------|---------------|
| <b>MOTION: Approval</b>                                                               |            |           |                       |               |
| <b>MOVED BY: Cooperman</b>                                                            |            |           |                       |               |
| <b>SECONDED BY: Long</b>                                                              |            |           |                       |               |
| <b>VOTE</b>                                                                           |            |           |                       |               |
| <b>Commissioner</b>                                                                   | <b>Yes</b> | <b>No</b> | <b>Abstain/Recuse</b> | <b>Absent</b> |
| Thomas, Chair                                                                         |            |           |                       | x             |
| Cooperman                                                                             | x          |           |                       |               |
| Edwards                                                                               |            |           |                       | x             |
| Hartner (DPP)                                                                         | x          |           |                       |               |
| Lippert (L&I)                                                                         | x          |           |                       |               |
| Long (DHCD)                                                                           | x          |           |                       |               |
| Mattioni                                                                              | x          |           |                       |               |
| McCoubrey                                                                             | x          |           |                       |               |
| Trego (PCPC)                                                                          | x          |           |                       |               |
| Stanford (Commerce)                                                                   |            |           |                       | x             |
| Turner, Vice Chair                                                                    | x          |           |                       |               |
| Washington                                                                            | x          |           |                       |               |
| Total                                                                                 | 9          |           |                       | 3             |

## **CONTINUANCE REQUESTS**

### **CAST IRON SUBWAY ENTRANCES THEMATIC DISTRICT**

Proposed Action: Designation

Nominator: Nicholas Baker

Number of properties: 52

Property Owner: City of Philadelphia, SEPTA, PATCO

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the cast iron subway entrances located along the Market Street Subway/Elevated, Broad Street Subway, Ridge Avenue/8<sup>th</sup> Street Subway, Subway-Surface Lines, and PATCO Speedline as part of the Cast Iron Subway Entrances Thematic District and list it on the Philadelphia Register of Historic Places. The nomination contends that the district satisfies Criteria for Designation A, C, H, and J. The nomination argues that the proposed district, which is comprised of 52 cast iron subway entrances erected between 1928 and 1955, is significant under Criterion A, because it reflects the development of modern mass transit in Philadelphia. Under Criterion C, the nomination contends that the varying aesthetic and architectural designs of each entrance reflect the spirit of prevailing styles during the time of construction. Under Criterion H, the nomination argues that each cast iron subway entrance stands as a defining visual characteristic within the neighborhood streetscape and city. Under Criterion J, the nomination contends that, collectively, the entrances represent the city's commitment to sustaining growth through significant investment in public transportation infrastructure at a time of an optimistic belief in public service and the importance of the public realm.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the Cast Iron Subway Entrances Thematic District satisfies Criteria for Designation A, C, H, and J.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Cast Iron Subway Entrances Thematic District satisfies Criteria for Designation A, C, H, and J.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 00:06:03

**PRESENTERS:**

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

**REASON FOR REQUEST:** SEPTA requests a one-month continuance to the 8 March 2019 meeting, owing to scheduling conflicts.

**PUBLIC COMMENT:** None.

**ACTION:** Mr. Mattioni moved to continue the review of the nomination for the Cast Iron Subway Entrances Thematic District to the March 2019 meeting of the Historical Commission. Mr. McCoubrey seconded the motion, which passed unanimously.

| <b>ITEM: CAST IRON SUBWAY ENTRANCES THEMATIC DISTRICT</b> |            |           |                       |               |
|-----------------------------------------------------------|------------|-----------|-----------------------|---------------|
| <b>MOTION: Grant request to continue nomination</b>       |            |           |                       |               |
| <b>MOVED BY: Mattioni</b>                                 |            |           |                       |               |
| <b>SECONDED BY: McCoubrey</b>                             |            |           |                       |               |
| <b>VOTE</b>                                               |            |           |                       |               |
| <b>Commissioner</b>                                       | <b>Yes</b> | <b>No</b> | <b>Abstain/Recuse</b> | <b>Absent</b> |
| Thomas, Chair                                             |            |           |                       | x             |
| Cooperman                                                 | x          |           |                       |               |
| Edwards                                                   |            |           |                       | x             |
| Hartner (DPP)                                             | x          |           |                       |               |
| Lippert (L&I)                                             | x          |           |                       |               |
| Long (DHCD)                                               | x          |           |                       |               |
| Mattioni                                                  | x          |           |                       |               |
| McCoubrey                                                 | x          |           |                       |               |
| Trego (PCPC)                                              | x          |           |                       |               |
| Stanford (Commerce)                                       |            |           |                       | x             |
| Turner, Vice Chair                                        | x          |           |                       |               |
| Washington                                                | x          |           |                       |               |
| Total                                                     | 9          |           |                       | 3             |

## **THE REPORT OF THE ARCHITECTURAL COMMITTEE, 22 JANUARY 2019**

Dan McCoubrey, Chair

### **CONSENT AGENDA**

**1001-07 S 4<sup>TH</sup> ST  
2041-55 CORAL ST  
3600 LOCUST WALK**

**START TIME OF DISCUSSION IN AUDIO RECORDING: 00:07:24**

**PUBLIC COMMENT:** None.

**ACTION:** Mr. McCoubrey moved to adopt the recommendations of the Architectural Committee for the applications for 1001-07 S. 4<sup>th</sup> Street, 2041-55 Coral Street, and 3600 Locust Walk. Ms. Cooperman seconded the motion, which passed unanimously.

**ITEM: CONSENT AGENDA, 1001-07 S. 4<sup>th</sup> St; 2041-55 Coral St; 3600 Locust Walk**  
**MOTION: Adoption of the recommendations of the Architectural Committee**  
**MOVED BY: McCoubrey**  
**SECONDED BY: Cooperman**

| VOTE                |     |    |                |        |
|---------------------|-----|----|----------------|--------|
| Commissioner        | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair       |     |    |                | x      |
| Cooperman           | x   |    |                |        |
| Edwards             |     |    |                | x      |
| Hartner (DPP)       | x   |    |                |        |
| Lippert (L&I)       | x   |    |                |        |
| Long (DHCD)         | x   |    |                |        |
| Mattioni            | x   |    |                |        |
| McCoubrey           | x   |    |                |        |
| Trego (PCPC)        | x   |    |                |        |
| Stanford (Commerce) |     |    |                | x      |
| Turner, Vice Chair  | x   |    |                |        |
| Washington          | x   |    |                |        |
| Total               | 9   |    |                | 3      |

## **AGENDA**

### **ADDRESS: 400-36 S 3RD ST, AKA 301-15 LOMBARD ST**

Proposal: Construct 3-story building with parking

Type of Review Requested: Final Approval

Owner: St. Peters Protestant Episcopal Church

Applicant: Trevor Horst, Kieran Timberlake

History: 1758, Saint Peter's Church and Yard

Individual Designation: 4/30/1957

District Designation: Society Hill Historic District, Significant, 3/10/1999

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

### **BACKGROUND:**

The property in question, 400-36 S. 3<sup>rd</sup> Street, is a large parcel that occupies much of the block bounded by Pine, S. 3<sup>rd</sup>, Lombard, and S. 4<sup>th</sup> Streets. St. Peter's Church stands at the northeast corner of the site. St. Peter's Cemetery occupies much of the northern half of the site. The southwest corner of the site, which is currently used as a surface parking lot, is being subdivided from 400-36 S. 3<sup>rd</sup> Street as 301-15 Lombard Street. St. Peter's Church proposes to build a three-story parish house with below-grade parking on the site at 301-15 Lombard Street.

The overall property, 400-36 S. 3<sup>rd</sup> Street, was individually designated in 1957 and was included in the Society Hill Historic District as a Significant resource in 1999. Although part of the larger tax parcel at 400-36 S. 3<sup>rd</sup> Street at the time of designation, the surface parking lot at 301-15 Lombard Street was separately classified as Non-contributing with archaeological potential in the Society Hill Historic District inventory. Unrelated to this project, the Historical Commission will consider a proposal to reclassify the 301-15 Lombard Street site to Contributing owing to its archaeological potential at its March 2019 meeting.

### **SCOPE OF WORK:**

- Construct a three-story parish house with below-grade parking
- Conduct additional archaeological investigations

**STANDARDS FOR REVIEW:**

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

- *Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
  - The application includes the report of a Phase IA archaeological investigation that was undertaken for the site in question. The report identifies and maps three types of zones within the 301-15 Lombard Street parcel, those with high archaeological sensitivity, with moderate sensitivity, and with relatively little chance of archaeological remains. The report concludes that further archaeological investigation should appropriately entail a Phase IB or combined Phase IB and Phase-II level study; and, if significant archaeological remains are discovered, an appropriate level of mitigation should be implemented.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed three-story building would be clad in brick would include a wood-window curtain wall system on the east and north facades. The garage entrance would be located on Lombard Street. The building is designed in a style that is reminiscent of and compatible with the 1970s-era infill buildings in the historic district. The proposed building would be differentiated from the old and would be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**STAFF RECOMMENDATION:** Approval, provided that any disturbance of archaeological remains in the high archaeological sensitivity zones is mitigated with either data recovery excavation or monitoring during construction, as recommended in the Phase IA report, pursuant to Standards 8 and 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval,

- provided that any disturbance of archaeological remains in the high archaeological sensitivity zones is mitigated with either data recovery excavation or monitoring during construction, as recommended in the Phase IA report;
- with the suggestion that architect study the Lombard Street façade “to make it more inviting”;
- with the staff to review details including the brickwork, lighting, and windows;
- pursuant to Standards 8 and 9.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 00:10:40

**PRESENTERS:**

- Mr. Farnham presented the application to the Historical Commission.
- Architect David Feaster and attorney Tom Chapman represented the application. Mr. Feaster provided an overview of the project and answered the Commissioners' questions. He stated that his team would comply with the recommendations of the archaeological report.

**PUBLIC COMMENT:**

- Michael Silver, 413 S. 3<sup>rd</sup> Street, stated that the proposed building would change the flow of air and light in the area. He is concerned that the building will increase traffic in the area. He stated that he has not had sufficient time to review the application and is opposed to the project. He concluded that the proposed building does not “fit in” with the residential buildings on 3<sup>rd</sup> Street.
- Albert Meinster, who lives in the Society Hill neighborhood, opposed the application. He stated that he believes that it will be a venue for events. It will bring in people from outside the neighborhood, who drive to the venue for “gala events.” It will be used to raise funds for the church and will create traffic and parking problems.
- Gail Silver, also of 413 S. 3<sup>rd</sup> Street, opposed the application because she believes that the excavation for the project will damage nearby buildings. She stated that Septa buses passing by cause her house to shake. She also stated that the proposed building will be larger than the historic buildings in the neighborhood and will not fit into the neighborhood. She added that she does not understand the proposed use of the building and needs more information. She asked if the adjacent school would be demolished. Mr. Feaster responded that the school building will not be altered in any way. He showed a site plan to clarify for Ms. Silver that the building would not “take up the whole block.” The lot in question is about 20,000 square feet and the building will have a 7,000 square foot footprint. Ms. Silver asked about the parking provisions and the Commissioners responded that parking is outside the Historical Commission’s purview. Ms. Silver stated that the Historical Commission is obligated to protect her house from damage during the construction. The Commissioners again responded that that is outside the Historical Commission’s purview. Ms. Trego and Mr. Lippert explained that the Department of Licenses & Inspections will conduct reviews to ensure that the project complies all zoning restrictions and that the construction proceeds in a safe manner.
- Paul Boni of the Society Hill Civic Association stated that his organization has held two neighborhood meetings about this project. He stated that there was an understanding with St. Peter’s Church that there would be a continued dialogue, but that did not occur. He stated that he was surprised to see the matter on the Architectural Committee agenda. He apologized for providing the late notice of the meetings to the neighbors. He stated that he agrees that the Historical Commission does not have jurisdiction over a building’s use, traffic, parking, or congestion. He stated that the leadership of the Society Hill Civic Association believes that the massing, size, scale, and proportions of the proposed building are appropriate. He stated that the Society Hill Civic Association would like to meet with the church to discuss the project.
- Thomas and Gillian Gilhool, who reside at 308 Lombard Street, opposed the application. They objected to the potential parking and congestion problems that the new building might cause. Ms. Trego explained that the use of the building is not within the Historical Commission’s purview. Mr. Gilhool insisted that the Historical Commission deny the project because it would introduce too many people and cars into the neighborhood. Several Commissioners again stated that the Historical Commission’s purview is narrow. The Historical Commission considers historic preservation matters only. Mr. Feaster stated that his client, the church, will work with the neighbors before the project proceeds. Mr. Chapman, the attorney for the application, stated that his client is complying with all regulations regarding construction at this site. He noted that he and his colleagues presented this project to

the Architectural Committee at a public meeting two weeks ago and no one from the neighborhood attended. Mr. Gilhool stated that the neighborhood is locally and nationally designated. He objected to the removal of trees from the site and the removal's effect on "biodiversity."

- A member of the public, who did not identify herself stated that the building is not a parish house; it is a "venue." She repeatedly asked whether "a campus" was appropriate for this location. The Commissioners noted that her concerns are zoning concerns, not historic preservation concerns.

#### **HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- Not only are there several large institutional and commercial buildings on the 200, 300, and 400 blocks of Lombard Street, but a large public school building stood on the site in question historically.
- The supplementary information submitted by the applicant after the Architectural Committee meeting successfully answers the Architectural Committee's questions about the details of the brickwork, lighting, and windows.
- Matters such as use of the building, safety during the construction, impact of the construction on neighboring buildings, parking, traffic, congestion, hours of operation, and trees are outside the Historical Commission's purview. The Historical Commission's review criteria are set forth in Section 14-1005(6)(e) of the Philadelphia Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties. Questions and concerns about the project that are beyond the Historical Commission's purview are better raised with other City agencies like the Department of Licenses & Inspections.

The Historical Commission concluded that:

- The application proposes a project that complies with Section 14-1005(6)(e) of the Philadelphia Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The proposed design complies with Standard 9. The new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- The project complies with Standard 8, provided that any disturbance of archaeological remains in the high archaeological sensitivity zones is mitigated with either data recovery excavation or monitoring during construction, as recommended in the Phase IA report. The archaeological report included in the application concludes that further archaeological investigation should appropriately entail a Phase IB or combined Phase IB and Phase-II level study; and, if significant archaeological remains are discovered, an appropriate level of mitigation should be implemented. Standard 8 asserts that archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

**ACTION:** Ms. Cooperman moved to approve the application, provided that, if recommended by the project archaeologist in consultation with the staff, a Phase IB and/or Phase II study is completed in advance of construction, with data recovery excavation and/or monitoring

during construction; with the staff to review details, pursuant to Standards 8 and 9. Mr. McCoubrey seconded the motion, which passed unanimously.

| <b>ITEM: 400-36 S 3<sup>RD</sup> ST, AKA 301-15 LOMBARD ST</b> |     |    |                |        |
|----------------------------------------------------------------|-----|----|----------------|--------|
| <b>MOTION: Approval with conditions</b>                        |     |    |                |        |
| <b>MOVED BY: Cooperman</b>                                     |     |    |                |        |
| <b>SECONDED BY: McCoubrey</b>                                  |     |    |                |        |
| VOTE                                                           |     |    |                |        |
| Commissioner                                                   | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair                                                  |     |    |                | x      |
| Cooperman                                                      | x   |    |                |        |
| Edwards                                                        | x   |    |                |        |
| Hartner (DPP)                                                  | x   |    |                |        |
| Lippert (L&I)                                                  | x   |    |                |        |
| Long (DHCD)                                                    | x   |    |                |        |
| Mattioni                                                       | x   |    |                |        |
| McCoubrey                                                      | x   |    |                |        |
| Trego (PCPC)                                                   | x   |    |                |        |
| Stanford (Commerce)                                            |     |    |                | x      |
| Turner, Vice Chair                                             | x   |    |                |        |
| Washington                                                     | x   |    |                |        |
| Total                                                          | 10  |    |                | 2      |

**ADDRESS: 5423 GERMANTOWN AVE**

Proposal: Rehabilitate building; install ADA ramp

Review Requested: Final Approval

Owner: Kajen Properties LLC

Applicant: Ken Weinstein, Philly Office Retail LLC

History: Constructed 1874 as Masonic Hall; rear addition circa 1915

Individual Designation: 1/25/1966

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**BACKGROUND:** The building at 5423 Germantown Avenue is a three-story Gothic Revival building composed of a masonry façade, ornate wood cornice, and pointed arch windows. The building was originally constructed as the Germantown Masonic Hall, but in more recent years (1971-2016) served as a showroom for the Cunningham Piano Company. The building was individually designated in 1966.

This application proposes an exterior and interior rehabilitation to create two commercial tenant spaces at the first floor front, two apartments at the first floor rear, and 14 apartments on the second and third floors.

**SCOPE OF WORK:**

- Construct ADA access ramp at main entrance.
- Cut openings in masonry for additional windows, doors, vents, and mechanicals.
- Reconfigure main entry and install new doors.
- Restore and replace windows
- Repair/replace storefronts and remove security grills.
- Remove fire escapes.

- Repair cornice, merlons, and masonry in-kind.
- Install gates/fencing and exterior lighting.

**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.*
  - Further investigation of the existing front entry steps is required. The application states that concrete front steps will be removed to accommodate ADA ramp. If the steps are original, ADA ramp design should incorporate the historic configuration and material.
- *Standard 5: Distinctive materials, features, and finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
  - Proposed new storefront should take into account (and incorporate) surviving historic materials and original storefront design.
- *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 shall match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *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.*

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standards 2, 5, 6, and 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, with the recommendation that the Committee's comments be considered when preparing a final set of drawings, with the staff to review details, pursuant to Standards 2, 5, 6, and 9.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 01:06:50

**PRESENTERS:**

- Ms. Mehley presented the application to the Historical Commission.
- Owner Ken Weinstein and architect Doug Seiler represented the application. Mr. Weinstein provided a project overview and stated he was available for questions. Mr. Seiler commented that the project team has reviewed the 22 January 2019 minutes of the meeting of the Architectural Committee. He stated that it is their intention is to complete the documents in consultation with the staff review. He stated that he believes that they can resolve all issues raised by the Architectural Committee.

**PUBLIC COMMENT:**

- Paul Steinke of the Preservation Alliance supported the application. He commented that the Preservation Alliance is pleased to see the rehabilitation and reuse of this building and applauds the applicant for taking on the project. Mr. Steinke stated that this is another step in the revitalization of Germantown and is in support of this project.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The applicant has reviewed and responded to the detailed comments of the Architectural Committee.
- The applicant addressed specific concerns raised by the Architectural Committee including the windows and storefront. Mr. Weinstein and Mr. Seiler described the project as a preservation project and described the proposed work to the building's exterior as an in-kind restoration.
- The applicant is amenable to incorporating the comments of the Architectural Committee into the final application.

The Historical Commission concluded that:

- The project satisfies Standards 2, 5, 6, and 9, provided the comments of the Architectural Committee are implemented and the staff reviews all details.

**ACTION:** Mr. Lippert moved to approve the application, with the staff to review details, pursuant to Standards 2, 5, 6, and 9. Ms. Long seconded the motion, which passed unanimously.

| ITEM: 5423 GERMANTOWN AVE |     |    |                |        |
|---------------------------|-----|----|----------------|--------|
| MOTION: Approval          |     |    |                |        |
| MOVED BY: Lippert         |     |    |                |        |
| SECONDED BY: Long         |     |    |                |        |
| VOTE                      |     |    |                |        |
| Commissioner              | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair             |     |    |                | x      |
| Cooperman                 | x   |    |                |        |
| Edwards                   | x   |    |                |        |
| Hartner (DPP)             | x   |    |                |        |
| Lippert (L&I)             | x   |    |                |        |
| Long (DHCD)               | x   |    |                |        |
| Mattioni                  | x   |    |                |        |
| McCoubrey                 | x   |    |                |        |
| Trego (PCPC)              | x   |    |                |        |
| Stanford (Commerce)       |     |    |                | x      |
| Turner, Vice Chair        | x   |    |                |        |
| Washington                | x   |    |                |        |
| Total                     | 10  |    |                | 2      |

**ADDRESS: 1725-27 ADDISON ST**

Proposal: Alter door openings at first floor; reconstruct cornice; construct rear deck; alter rear site wall and install gates; install windows and modify openings at rear

Review Requested: Final Approval

Owner: Olivier and Jennifer Chateau

Applicant: Gabrielle Canno, CANNO Design

History: c. 1850

Individual Designation: None

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**BACKGROUND:**

1725-27 Addison Street is a double-wide three-story red brick rowhouse listed as Contributing to the Rittenhouse Fidler Residential Historic District; it is not individually designated. The existing building was created when two separate rowhouses were combined into one prior to historic designation. When the buildings were combined into one, window and door openings at the first floor were altered, so that 1725 Addison Street now has two narrow doors, and 1727 Addison Street now has two windows but no door.

**SCOPE OF WORK, FRONT:**

- Remove easternmost doorway and replace with window.
- Widen existing remaining doorway to 36 inches and install new door and transom.
- Reduce existing six-foot-wide non-historic entrance steps to three feet, and fill empty three feet with planter.
- Install historically appropriate wood cornice.

**SCOPE OF WORK, REAR (SERVICE ALLEY):**

- Re-stucco entire façade.
- Install new wood windows at second and third floors; infill one window opening.
- Construct small deck at second floor with French doors for access.
- Remove non-historic first floor windows and install one larger window with steel sash.
- Remove two sections of non-historic rear site wall and replace with operable metal gates.

**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 proposed project alters the historic location of the entrance door at 1725 Addison Street. The retention, rather than removal, of a door at the far east of the building would satisfy this standard. The remainder of the proposed work satisfies this standard.

**STAFF RECOMMENDATION:** Approval, provided the existing easternmost doorway is retained rather than altered to be a window, pursuant to Standard 2.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, provided the existing easternmost doorway is retained rather than altered

to be a window, the proposed planter is omitted, and the second-floor rear window opening proposed for infill is acknowledged by way of a recess in the new stucco, with the staff to review details, pursuant to Standard 2.

**START TIME OF DISCUSSION IN AUDIO RECORDING: 01:17:05**

**PRESENTERS:**

- Ms. Chantry presented the revised application to the Historical Commission.
- Architects Gabrielle Canno and Amanda Anderson and owners Olivier and Jennifer Chateau represented the application.

**PUBLIC COMMENT:**

- None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The revised application reflects changes recommended by the Architectural Committee, including the omission of a planter, and a recess in the infilled rear window opening.
- The existing doorways are narrower and reduced in height compared to the majority of doorways on the block, and the westernmost doorway is an alteration from a historic window location.
- The staff has the authority to approve door alterations which satisfy historic preservation standards.

The Historical Commission concluded that:

- The easternmost doorway should be retained rather than altered to be a window, as it is the historic location of an entrance door to the building, pursuant to Standard 2. A new door slab in that opening may have glazing in the top panels to allow for light into the interior.
- The remainder of the work as proposed satisfies Standard 2.

**ACTION:** Mr. McCoubrey moved to deny the door alterations as presented, but to approve the remainder of the revised application, with the staff to review details including an appropriate door alteration, pursuant to Standard 2. Ms. Cooperman seconded the motion, which passed unanimously.

**ITEM: 1725-27 ADDISON ST****MOTION: Approval with conditions****MOVED BY: McCoubrey****SECONDED BY: Cooperman**

| VOTE                |     |    |                |        |
|---------------------|-----|----|----------------|--------|
| Commissioner        | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair       |     |    |                | x      |
| Cooperman           | x   |    |                |        |
| Edwards             | x   |    |                |        |
| Hartner (DPP)       | x   |    |                |        |
| Lippert (L&I)       | x   |    |                |        |
| Long (DHCD)         | x   |    |                |        |
| Mattioni            | x   |    |                |        |
| McCoubrey           | x   |    |                |        |
| Trego (PCPC)        | x   |    |                |        |
| Stanford (Commerce) |     |    |                | x      |
| Turner, Vice Chair  | x   |    |                |        |
| Washington          | x   |    |                |        |
| Total               | 10  |    |                | 2      |

**ADDRESS: 1314-16 N BROAD ST**

Proposal: Convert building to hotel; construct addition, entry vestibule, and patio

Review Requested: Final Approval

Owner: Rendez Blu LP

Applicant: Scott Orens, Orens Brothers Real Estate

History: 1878; Blue Horizon; 1916, Carl P. Berger

Individual Designation: 3/13/2015, front façade only

District Designation: none

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**BACKGROUND:**

At its 13 March 2015 meeting, the Historical Commission designated 1314-16 N. Broad Street, the former Blue Horizon boxing venue created by the combination of three brownstone mansions, with the stipulation that “the Historical Commission will only regulate the front or Broad Street facades of the historic brownstone mansions.” The front façades extend four stories in height with elevated basements and fourth-story mansards.

**SCOPE OF WORK:**

- Brace and retain façade.
- Construct new one and a half story glass enclosure for accessible hotel entrance.
- Install signage above entry vestibule.
- Remove center railings at existing stair and construct elevated patio with glass railings.
- Replace doors.
- Replace dormer windows, with upper sash to receive spandrel glazing.
- Stabilize damaged pilasters at doors.
- Restore canopy.
- Install façade lighting.

**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 proposed glass entry vestibule obstructs a large portion of the historic façade, and the construction of the raised patio removes character-defining railings and irreversibly alters the entrance stair, changing the spatial relationship of the properties' historic entrances. The windows proposed at the mansard do not properly replicate the arch of the historic windows. The proposed vestibule, patio, and replacement windows do not comply with this guideline.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed entrance enclosure, though differentiated from the historic structure, is not compatible with the massing, size, and scale of the brownstone façade. The proposed vestibule project does not comply with this guideline.
- *New Exterior Additions to Historic Buildings and Related New Construction Guideline | Not Recommended:*
  - *Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.*
  - *Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.*
  - *Designing a new addition that is significantly different and, thus, incompatible with the historic building.*
    - Both the proposed glass entry vestibule and raised patio negatively impact the historic character of the brownstone façade. The proposed glass vestibule further obscures character-defining features of the carved brownstone window surrounds and would cause a partial loss of the cornice. The new vestibule is also distinctly modern with materials that do not relate to the historic façade. The proposed project does not comply with this guideline. The proposed hotel addition is not within the Historical Commission's jurisdiction.

**STAFF RECOMMENDATION:** Denial, pursuant to Standards 2, 9, 10 and the New Exterior Additions Guidelines.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 2, 9, 10 and the New Exterior Additions Guidelines.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 01:37:00

**RECUSALS:**

- Leonard Reuter of the Law Department excused himself from the discussion, owing to the fact that he previously represented the Preservation Alliance in several matters related to the property when he was in private practice.

**PRESENTERS:**

- Ms. Keller presented the application to the Historical Commission.
- Architect Dave Schmauk, owner Guy Orens, and developer Leslie Smallwood-Lewis represented the application.

**PUBLIC COMMENT:**

- Connie Winters of Historic Germantown Properties expressed concern over the construction behind the façade, over which the Commission has no jurisdiction.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The northern corner of the proposed vestibule crowds the historic curved stair.
- The replication of the historic canopy within the vestibule maintains balance at the façade, but the vertical element that extends from the canopy to the ground is problematic.

The Historical Commission concluded that:

- The proposed vestibule should be pulled back or angled to create space and allow access between the vestibule and the curved stair.
- The southernmost vertical element at the vestibule should be narrowed slightly and differentiated from the horizontal beam of the canopy.

**ACTION:** Mr. McCoubrey moved to approve the application, provided the vestibule corner is pulled back from the historic stair and that the vestibule's southernmost vertical element is differentiated from the canopy element, with the staff to review details, pursuant to Standards 2, 9, 10, and the New Exterior Additions Guidelines. Mr. Mattioni seconded the motion, which passed unanimously.

| <b>ITEM: 1314-16 N BROAD ST</b>         |     |    |                |        |
|-----------------------------------------|-----|----|----------------|--------|
| <b>MOTION: Approval with conditions</b> |     |    |                |        |
| <b>MOVED BY: McCoubrey</b>              |     |    |                |        |
| <b>SECONDED BY: Mattioni</b>            |     |    |                |        |
| VOTE                                    |     |    |                |        |
| Commissioner                            | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair                           |     |    |                | x      |
| Cooperman                               | x   |    |                |        |
| Edwards                                 | x   |    |                |        |
| Hartner (DPP)                           | x   |    |                |        |
| Lippert (L&I)                           | x   |    |                |        |
| Long (DHCD)                             | x   |    |                |        |
| Mattioni                                | x   |    |                |        |
| McCoubrey                               | x   |    |                |        |
| Trego (PCPC)                            | x   |    |                |        |
| Stanford (Commerce)                     |     |    |                | x      |
| Turner, Vice Chair                      | x   |    |                |        |
| Washington                              | x   |    |                |        |
| Total                                   | 10  |    |                | 2      |

**ADDRESS: 1001-07 S 4TH ST**

Proposal: Convert church to residential building; construct ADA ramp

Review Requested: Final Approval

Owner: Buddhist Congregation of Quang Phat

Applicant: Raymond Rola, Raymond F. Rola, Architect

History: 1869; Emanuel Evangelical Lutheran Church

Individual Designation: 7/23/1963

District Designation: None

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**BACKGROUND:** The building at 1001-07 S. 4th Street is a freestanding church building constructed in 1869 for the Evangelical Lutheran Church. It was individually designated in 1963. It has suffered from a lack of maintenance and has been the subject of many violations over years. This project proposes to convert the church for residential use.

**SCOPE OF WORK:**

- Replace windows to account for addition of internal floors.
- Replace roof with added skylights.
- Install condensers and transformer.
- Install ramp on north side facade.
- Restore brownstone.
- Reinstall original clock.
- Restore woodwork, including tower, clock and cornices.

**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 proposed project retains and restores nearly all elements of the building.
- *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. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The proposed restoration of the tower, cornices, windows and doors complies with this standard.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - The ramp, skylights, and mechanical equipment are designed to be as inconspicuous as possible and will be reversible.

**STAFF RECOMMENDATION:** Approval, pursuant to Standards 2, 6, 10 with the staff to review details.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, pursuant to Standards 2, 6, and 10 with the staff to review details.

**ACTION:** See Consent Agenda.

**ADDRESS: 2204 WALNUT ST**

Proposal: Rehabilitate building; remove roof and rear mansard; construct 7-story addition with decks

Review Requested: Final Approval

Owner: AMZ Four LLC

Applicant: Stuart Rosenberg, Stuart G. Rosenberg, Architects

History: 1870; refaced c. 1960

Individual Designation: None

District Designation: Rittenhouse Fitter Residential Historic District, Contributing, 2/8/1995

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**BACKGROUND:**

The building at 2204 Walnut Street was designed by Frank Furness as a double wide house for John Ashhurst and constructed in 1872. Architect Wilson Eyre Jr. added a mansard and made other alterations later in the nineteenth century. In 1900, the building was remodeled for the Holman School for Girls. In 1938, the front façade was replaced when it was converted to a showroom for the Anthracite Industries, Inc., a trade organization. During one of these alterations, the rear ell was removed and the rear wall greatly altered.

**SCOPE OF WORK:**

- Remove roof and portions of rear wall.
- Retain rear wall as part of light well.
- Construct seven story rear addition and four-story rooftop addition with set backs from front façade.
- Cut windows in top floor and enlarge storefront in front facade.
- Restore door and casement windows in front facade.

**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 proposes to cut new windows at the top section of the front facade. The proposed new front façade window opens do not comply with this standard. The project also proposes to rehabilitate and restore the storefront and lower windows. These changes to the storefront and lower front façade windows comply with this standard.
- *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. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The proposed restoration of the front windows and door complies with this standard.
- *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.*

- *Roofs Guideline: Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.*
  - The proposed addition could comply with Standard 9 and the Roofs Guideline if the addition was setback farther from the front façade so that it was inconspicuous.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - Although the proposed roof configuration and addition would be difficult to reverse in the future, it would impact a roof that is not visible from the public right-of-way and is relatively insignificant.

**STAFF RECOMMENDATION:** Approval, provided no new windows are cut in the front façade and the addition is set back farther from the front façade to make it inconspicuous, with the staff to review details, pursuant to Standards 2, 6, 9, and 10. The current building does not appear to retain any original exterior fabric. In light of the many changes to the building as well as the fact that it is a commercial building in a district significant for its residential history, the staff considers the building to be relatively insignificant.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, provided the new fifth-floor façade windows are deleted and the fifth, sixth and seventh-floor additions and decks are set back approximately 11, 22, and 33 feet from the front façade, with the staff to review details and visibility of additions, pursuant to Standards 2, 6, and 9 and 10.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 01:52:52

**RECUSALS:**

- Ms. Cooperman recused, owing to an earlier involvement in the project.

**PRESENTERS:**

- Mr. Baron presented the application to the Historical Commission.
- Architect Stuart Rosenberg represented the application and asked the Commission to consider allowing the cutting of four windows in the front façade and lesser setbacks so long as the rooftop additions would still be invisible from the public right-of-way as demonstrated to the staff with a mockup and site visit.

**PUBLIC COMMENT:**

- David Traub of Save Our Sites supported the application in general.
- Paul Steinke of the Preservation Alliance supported the cutting of the windows in the front facade.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found and concluded that:

- The cutting of the four windows in the front façade was acceptable given the improvements proposed.

- The additions could have smaller setbacks than those recommended by the Architecture Committee, provided the staff determined that the addition will be invisible from the public right-of-way.

**ACTION:** Mr. Mattioni moved to approve the application with the cutting of four new windows in the front façade and smaller setbacks, provided the staff determined that the addition will be invisible from the public right-of-way, with the staff to review details, pursuant to Standards 2, 6, 9, and 10. Ms. Trego seconded the motion, which passed by a vote of 7 to 2.

| ITEM: 2204 WALNUT ST<br>MOTION: Approval<br>MOVED BY: Mattioni<br>SECONDED BY: Trego |     |    |                |        |
|--------------------------------------------------------------------------------------|-----|----|----------------|--------|
| VOTE                                                                                 |     |    |                |        |
| Commissioner                                                                         | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair                                                                        |     |    |                | x      |
| Cooperman                                                                            |     |    | x              |        |
| Edwards                                                                              | x   |    |                |        |
| Hartner (DPP)                                                                        | x   |    |                |        |
| Lippert (L&I)                                                                        |     | x  |                |        |
| Long (DHCD)                                                                          | x   |    |                |        |
| Mattioni                                                                             | x   |    |                |        |
| McCoubrey                                                                            |     | x  |                |        |
| Trego (PCPC)                                                                         | x   |    |                |        |
| Stanford (Commerce)                                                                  |     |    |                | x      |
| Turner, Vice Chair                                                                   | x   |    |                |        |
| Washington                                                                           | x   |    |                |        |
| Total                                                                                | 7   | 2  | 1              | 2      |

**ADDRESS: 2041-55 CORAL ST**

Proposal: Restore facades and water tower; construct 3-story addition; create courtyard

Review Requested: Final Approval

Owner: Sterling Wilson

Applicant: Stuart Rosenberg, Stuart G. Rosenberg, Architects

History: 1895; Harbisons' Dairies; Stearns & Castor, architect; 1914

Individual Designation: 1/12/2018

District Designation: None

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**BACKGROUND:** The complex at 2041-55 Coral Street is a connected multi-building former dairy, individually designated in 2018. It is a landmark in the community because of the milk bottle shaped water tower on the roof, which can be seen from many vantage points in the neighborhood. The proposal calls for converting the vacant structure to residential office and commercial use.

**SCOPE OF WORK:**

- Remove portions of roof and construct three-story rooftop additions with decks.
- Retain and restore exterior walls.
- Remove infill and replace historic windows and doors in kind with the staff to review shop drawings.

- Cut some new windows in existing walls.
- Add deck on top off roof monitor.

**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 proposal retains the exterior walls and character-defining roofs. The roofs that are being removed are not visible from the public right-of-way or character-defining elements.
- *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. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The proposed restoration of the walls, windows, doors and water tower complies with this standard.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed addition is compatible with the existing structure except for the deck proposed for the roof of the monitor. This deck should be moved to the flat roof where it would be hidden by a parapet wall.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - The project complies with this standard.

**STAFF RECOMMENDATION:** Approval, provided that the deck proposed for the roof monitor is moved to a flat roof, with the staff to review details, pursuant to Standards 2, 6, 9, and 10.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standards 2, 6, and 9.

**ACTION:** See Consent Agenda.

## **OLD BUSINESS**

### **ADDRESS: 3600 LOCUST WALK**

Proposal: Alter window openings; construct exterior fire stair, retaining wall, and steps

Review Requested: Final Approval

Owner: Trustees of the University of Pennsylvania

Applicant: Ke Feng, University of Pennsylvania

History: 1899; Psi Upsilon Fraternity House; G.W. & W.D. Hewitt, architects

Individual Designation: 4/5/1984

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**OVERVIEW:** This application proposes to add an exterior, steel egress stair connecting the second and third floors to grade on the building's west elevation. Two windows adjacent to the fire stair will be removed to allow for two fire-rated egress doors to be installed within the existing openings. The remaining nine windows adjacent to the stair are proposed to be protected by the installation of interior mounted, rolling fire shutters to retain the historical character of the existing windows. The application provides an alternate option to remove the existing nine windows and replace them with fire-rated new windows. Also, a code-compliant, concrete stair on grade with the associated retaining wall will replace an existing, non-code compliant stair which provides egress from the basement to grade.

**STAFF RECOMMENDATION:** Approval, provided the rolling fire shutters are installed to existing windows, not the fire-rated windows, with the staff to review details, pursuant to Standards 2 and 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, provided that:

- sprinklers are used to provide protection at the windows, not the fire shutters or fire-rated windows;
- the doors are full-height, paneled doors that extend to the existing stone lintel, with the lintel to remain, with a solid panel where stone will be removed;
- the basement stair railing is reused;
- the foundation walls are minimized;
- the fire escape or stair is painted a color that blends with the building; and,
- options for a narrower stair or fire escape are explored;  
with the staff to review details, pursuant to Standards 2 and 9.

**ACTION:** See Consent Agenda.

**ADDRESS: 4328 MAIN ST**

Proposal: Construct 3-story mixed-use building with roof deck

Review Requested: Final Approval

Owner: 4328 Main Street, LLC

Applicant: Donovan Clarke, 4328 Main Street LLC

History: 1925; demolished, 2016

Individual Designation: None

District Designation: Manayunk Historic District, Contributing, 12/14/1983

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**OVERVIEW:** This application proposes to construct a three-story commercial and residential building with roof deck on Main Street in the Manayunk Historic District. The historically designated building on this site was demolished in 2016, after it was declared imminently dangerous by the Department of Licenses & Inspections. The Historical Commission approved a three-story commercial building with roof deck on this site in 2017. The rendering of that approved building is including in this application. The current application, which is reflective of a change in use of the proposed new construction, contains none of the façade elements which made the 2017 application more compatible with the historic district, including scale, proportions, and façade rhythm. The windows have been changed from industrial-style multi-pane windows to aluminum windows which emphasize their verticality. The storefront has changed from cast stone with a multi-pane folding window system, to a HardiePanel siding with a single-pane folding window system. The rooftop addition has been moved closer to the front façade of the building, although it appears to have been reduced in width from the 2017 approved application.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9.

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

**HISTORICAL COMMISSION JANUARY 2019 ACTION:** The Historical Commission voted to table the review of the application for one month, to its 8 February 2019 meeting.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 02:12:15

**PRESENTERS:**

- Ms. Chantry presented the revised application to the Historical Commission. She stated that the front façade has been revised to include multi-pane windows, and a stronger distinction between ground floor commercial and upper floors with a cornice.
- Architect Christian Jordan represented the application.

**PUBLIC COMMENT:**

- None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- Main Street Manayunk has an industrial heritage that is reflected in the revised façade treatment for the building.

The Historical Commission concluded that:

- The proposed design is compatible with the Main Street Manayunk Historic District in terms of size, scale, proportions, and massing, pursuant to Standard 9.

**ACTION:** Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9. Mr. Mattioni seconded the motion, which passed unanimously.

| <b>ITEM: 4328 MAIN ST</b><br><b>MOTION: Approval</b><br><b>MOVED BY: McCoubrey</b><br><b>SECONDED BY: Mattioni</b> |     |    |                |        |
|--------------------------------------------------------------------------------------------------------------------|-----|----|----------------|--------|
| VOTE                                                                                                               |     |    |                |        |
| Commissioner                                                                                                       | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair                                                                                                      |     |    |                | x      |
| Cooperman                                                                                                          | x   |    |                |        |
| Edwards                                                                                                            | x   |    |                |        |
| Hartner (DPP)                                                                                                      | x   |    |                |        |
| Lippert (L&I)                                                                                                      | x   |    |                |        |
| Long (DHCD)                                                                                                        | x   |    |                |        |
| Mattioni                                                                                                           | x   |    |                |        |
| McCoubrey                                                                                                          | x   |    |                |        |
| Trego (PCPC)                                                                                                       | x   |    |                |        |
| Stanford (Commerce)                                                                                                |     |    |                | x      |
| Turner, Vice Chair                                                                                                 | x   |    |                |        |
| Washington                                                                                                         | x   |    |                |        |
| Total                                                                                                              | 10  |    |                | 2      |

**ADDRESS: 6950 GERMANTOWN AVE**

Name of Resource: Leibert House

Proposed Action: Designation

Property Owner: Germantown Home Inc

Nominator: The Keeping Society of Philadelphia

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov), 215-686-7660

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 6950 Germantown Avenue satisfies Criteria for Designation C, D, and J.

**OVERVIEW:** This nomination proposes to designate the property at 6950 Germantown Avenue and list it on the Philadelphia Register of Historic Places. The nomination describes the Leibert House as a commodious Federal-style “Mansion House” with later Gothic Revival stylistic embellishments. Under Criterion C, the nomination contends that the building reflects the environment in an era characterized by the Federal style, representing the original period of construction between 1800 and 1808 and the Gothic Revival style, representing the Victorian improvements that took place and some point between 1840 and 1880. Under Criterion D, the nomination argues that, though certain detailing was lost during the property’s mid-nineteenth-century Gothic renovation, the Leibert House retains many features that allow it to continue to embody distinguishing characteristics of the Federal style. It also states that despite the loss of the porch, the building continues to embody a blend of distinguishing features associated with both the Federal and Gothic Revival eras. Under Criterion J, the nomination contends that the building is significant owing to its association with the Leibert family, specifically William Leibert, a bookbinder who represents Germantown’s rich German-language printing and bookselling

history. It should be noted that the front porch was removed recently, before the Historical Commission's jurisdiction went into effect.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 6950 Germantown Avenue satisfies Criteria for Designation C, D, and J and that the property also satisfies Criterion I, with the area proposed for the Historical Commission's jurisdiction to include all of those portions of the original 1799 property that fall within 100 feet of the existing building.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 02:15:30

**PRESENTERS:**

- Ms. Schmitt presented the nomination to the Historical Commission.
- Robert Theil of NewCourtland represented the property owner and requested that the Historical Commission not approve the nomination, explaining that it would negatively impact their ability to execute their mission of providing senior housing and services.
- Oscar Beisert and Jim Duffin of the Keeping Society represented the nomination.

**PUBLIC COMMENT:**

- Connie Winters of Historic Germantown Properties supported the nomination.
- Robert Kafus, a neighbor, supported the nomination.
- David Traub of Save Our Sites supported the nomination.
- Joe McCarthy, Historic Germantown, supported the nomination.
- Paul Steinke of the Preservation Alliance supported the nomination.
- Alex Aberle, a neighbor, supported the nomination.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The level of public support for the nomination was impressive.
- The building reflects the environment in an era characterized by the Federal style, representing the original period of construction, and embodies characteristics of the Gothic Revival style, representing the later Victorian improvements, satisfying Criteria C and D.
- The building played a key role in the history of German-language printing in Germantown, satisfying Criterion J.

**ACTION:** Ms. Cooperman moved to find that the property at 6950 Germantown Avenue satisfies Criteria for Designation C, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Hartner seconded the motion, which passed unanimously.

**ITEM: 6950 GERMANTOWN AVE****MOTION: Designate, Criteria C, D and J****MOVED BY: Cooperman****SECONDED BY: Hartner**

| VOTE                |     |    |                |        |
|---------------------|-----|----|----------------|--------|
| Commissioner        | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair       |     |    |                | x      |
| Cooperman           | x   |    |                |        |
| Edwards             | x   |    |                |        |
| Hartner (DPP)       | x   |    |                |        |
| Lippert (L&I)       | x   |    |                |        |
| Long (DHCD)         | x   |    |                |        |
| Mattioni            | x   |    |                |        |
| McCoubrey           | x   |    |                |        |
| Trego (PCPC)        | x   |    |                |        |
| Stanford (Commerce) |     |    |                | x      |
| Turner, Vice Chair  | x   |    |                |        |
| Washington          | x   |    |                |        |
| Total               | 10  |    |                |        |

**ADJOURNMENT****START TIME OF DISCUSSION IN AUDIO RECORDING: 02:32:00**

Upon completing the discussions of the matters on the agenda, Ms. Turner requested a motion to adjourn.

**ACTION:** At 11:38 a.m., Ms. Cooperman moved to adjourn. Mr. Mattioni seconded the motion, which passed unanimously.

| VOTE                |     |    |                |        |
|---------------------|-----|----|----------------|--------|
| Commissioner        | Yes | No | Abstain/Recuse | Absent |
| Thomas, Chair       |     |    |                | x      |
| Cooperman           | x   |    |                |        |
| Edwards             | x   |    |                |        |
| Hartner (DPP)       | x   |    |                |        |
| Lippert (L&I)       | x   |    |                |        |
| Long (DHCD)         | x   |    |                |        |
| Mattioni            | x   |    |                |        |
| McCoubrey           | x   |    |                |        |
| Trego (PCPC)        | x   |    |                |        |
| Stanford (Commerce) |     |    |                | x      |
| Turner, Vice Chair  | x   |    |                |        |
| Washington          | x   |    |                |        |
| Total               | 10  |    |                |        |

**PLEASE NOTE:**

- Minutes of the Philadelphia Historical Commission are presented in action format. Additional information is available in the audio 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](http://www.phila.gov/historical), under "Current Applications."