

**THE MINUTES OF THE 724TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 DECEMBER 2022, 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		
Mark Dodds (Department of Planning and Development)	X		
Kelly Edwards, MUP (Real Estate Developer)	X		
Patrick O'Donnell (Department of Public Property)	X		
Sara Lepori (Commerce Department)			
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)	X		
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
Allyson Mehley, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner I
Alex Till, Historic Preservation Planner I

The following persons attended the online meeting:

Allison Weiss
Bob O'Donnell, Esq.
Steven Peitzman
Susan Wetherill
David Fecteau, Philadelphia City Planning Commission

Amy Levine
Adam Bowen
Frank DeFazio
David Traub, Save Our Sites
Celeste Morello
Shawn Rexroad, Esq.
Stuart Rosenberg
Celia Jailer
Jay Farrell
Oscar Beisert
Brenna March
Raymond Rola
Alex Balloon
Deborah Gary
Lindsey Peruto
Nancy Pontone
Patrick Grossi, Preservation Alliance for Greater Philadelphia
John Christopher
Mary McGettigan
Stuart Rosenberg, SgRA
Derek Spencer

ADOPTION OF MINUTES, 723RD STATED MEETING, 10 NOVEMBER 2022

START TIME IN ZOOM RECORDING: 00:06:40

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. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 723rd Stated Meeting of the Philadelphia Historical Commission, held 10 November 2022. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of 10 November 2022					
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				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

CONTINUANCE REQUESTS

ADDRESS: 7701 RIDGE AVE

Proposal: Construct rear addition

Review Requested: Final Approval

Owner: Ridge Avenue LLC

Applicant: Charles Whitlock, US Best Construction LLC

History: 1790

Individual Designation: None

District Designation: Ridge Ave Roxborough Historic District, Contributing, 10/12/2018

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

OVERVIEW:

This application seeks final approval for a two-story addition at 7701 Ridge Avenue.

Constructed in 1790, the building is a contributing resource to the Ridge Avenue Roxborough Thematic Historic District. The applicant is proposing to restore the front and south façades and construct a new rear addition. Vinyl siding is proposed for cladding on the addition. Window materials are not specified.

SCOPE OF WORK:

- Restore front façade and south elevation.
- Rehabilitate interior for residential space.
- Construct two-story addition.

STANDARDS FOR REVIEW:

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

- *Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
 - The applicant plans to preserve and restore the features of the historic front façade and south elevation, meeting Standard 5. The staff will work with the applicant to approve new windows, doors, woodwork, and masonry repairs. The staff recommends that the applicant consider a stucco finish for south elevation.
- *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 massing, size, and scale of the proposed addition meets Standard 9. If the applicant agrees to revise the exterior cladding to wood or cement clapboard, window details to include framing and sill, and rear railing to be wood or composite material, the application can meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - All demolition of historic fabric is limited to the rear roof and rear openings. In the future, if the addition was removed, the essential form and integrity of the property would remain; therefore, the application meets Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, provided the applicant revises the material as suggested, with the staff to review details, pursuant to Standards 5, 9, and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 5, 9, and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:15

PRESENTERS:

- Mr. Thomas presented the continuance request.
- No one represented the continuance request.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the review of the building permit application for 7701 Ridge Avenue to the February 2023 meeting of the Historical Commission. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 7701 Ridge Ave. Continuance Request MOTION: Continue to February 2023 meeting of the Historical Commission MOVED BY: Thomas SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:08:40

PRESENTERS:

- Mr. Thomas presented the continuance request.
- No one represented the continuance request.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the review of the nomination for 775 S. Christopher Columbus Boulevard to the March 2023 meeting of the Committee on Historic Designation. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 775 S. Christopher Columbus Blvd. Continuance Request					
MOTION: Continue to March 2023 meeting of the Committee on Historic Designation					
MOVED BY: Thomas					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 3401 SOLLY AVE

Name of Resource: Stonyhurst

Proposed Action: Designation

Property Owner: Missionary Servants of the Most Blessed Trinity

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate Stonyhurst, one building on a larger parcel at 3401 Solly Avenue, and list it on the Philadelphia Register of Historic Places. The nomination contends that Stonyhurst satisfies Criteria for Designation A, C, E, G, and H. Under Criterion A, the nomination argues that the property is significant for its association with George A. Castor, a businessman and U.S. Congressman who constructed the 18-bedroom mansion for his residence. Under Criterion C, the nomination contends that the building and its landscape represent the Picturesque style. Under Criterion E, the nomination argues that the building is the work of significant Philadelphia architect George T. Pearson. The nomination further contends that the property satisfies Criteria G and H for its relationship to Pennypack Park.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that Stonyhurst, located at 3401 Solly Avenue, satisfies Criteria for Designation A, E, G, and H. The staff contends that the building is an example of the Chateausque, not Picturesque, style of architecture. Not enough information is provided about the landscape to discern a style of landscape design. Additionally, the staff recommends extending the Period of Significance from 1888 to 1906 to reflect George Castor's ownership. The staff acknowledges that significance may be attributed to the current owners, but no discussion of the significance of the Missionary Servants of the Most Blessed Trinity is included under any Criteria for Designation.

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

PRESENTERS:

- Mr. Farnham presented the continuance request.
- Attorney Shawn Rexroad represented the property owner and requested a continuance to the July 2023 meeting of the Committee on Historic Designation.

PUBLIC COMMENT:

- None.

ACTION: Ms. Cooperman moved to continue the review of the nomination for 3401 Solly Avenue to the March 2023 meeting of the Committee on Historic Designation. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 3401 Solly Ave. Continuance Request MOTION: Continue to March 2023 meeting of the Committee on Historic Designation MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

REPORT OF THE ARCHITECTURAL COMMITTEE, 22 NOVEMBER 2022

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:15:55

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and public for comments on the Consent Agenda. None were offered.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the application for 1703 Walnut Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda MOTION: Approval of Consent Agenda MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

AGENDA

ADDRESSES: 1703 WALNUT ST

Proposal: Construct rear addition

Review Requested: Final Approval

Owner: Mira Properties

Applicant: Raymond Rola, Raymond F. Rola Architect

History: 1860

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a rear addition on the building at 1703 Walnut Street, which runs through to Moravian Street at the rear. This section of Moravian Street is a service alley. No work is proposed for the building's front façade. The only work proposed to the main block is the addition of a pilot house at the rear roof slope, which will not be visible from the public right-of-way. A portion of the existing third-floor rear addition, which is altered and not visible from the public right-of-way, will be demolished and the new addition will be constructed with roof decks for the new residential use of the upper floors. The existing rear addition that is visible from Moravian Street appears to date to alterations and additions made in 1994 according to zoning archive documents. Historic maps show a four-story building at the far rear of this site in 1860 which was demolished by 1910. The new rear façade will retain existing brickwork at the first floor, with vertical metal panels above and windows with small balconies.

SCOPE OF WORK:

- Demolish portion of third floor rear.
- Construct rear addition with pilot houses and roof decks for new residential units on upper floors.

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 rear addition will not destroy historic materials that characterize the property. The new work visible from Moravian Street is differentiated yet compatible with the Moravian Street context, and is appropriate in massing, size, scale, and architectural features, satisfying Standard 9.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the first-floor rear window openings are infilled with brick recessed approximately one inch, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 3401 HAMILTON ST

Proposal: Construct mixed-use building

Review Requested: Final Approval

Owner: 3401 Hamilton LLC

Applicant: Derek Spencer, Gnome Architects LLC

History: Non-historic commercial structure and parking lot

Individual Designation: None

District Designation: Powelton Village Historic District, Non-contributing, 11/10/2022

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

OVERVIEW: This application proposes to construct a four-story mixed-use masonry building on a non-contributing property at the corner of N. 34th and Hamilton Streets in the newly designated Powelton Village Historic District. The Historical Commission enjoys plenary jurisdiction over this proposal owing to the one-story, non-contributing building, which was on the site at the time of the designation of the historic district. The surrounding context is primarily three-story brick and stone twins and rows with set back from the streets with front yards.

The proposed building lacks any setback from the sidewalk. The fenestration and overall flatness of the facades lacks the rhythm typical of the surrounding residential context.

SCOPE OF WORK:

- Construct four-story mixed-use building with pilot houses and deck.

STANDARDS FOR REVIEW:

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

- o The proposed construction is in keeping with the general materials and height of the district, but not the setbacks, size, scale, proportion, fenestration, or features of the district, failing to satisfy Standard 9.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:16:30

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Architect Derek Spencer represented the application.

PUBLIC COMMENT:

- David Traub, representing Save Our Sites, commented in support of the application.
- Steven Peitzman commented about square footage and the material of the bays.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Historical Commission enjoys plenary jurisdiction over this proposal owing to the one-story, non-contributing building, which was on the site at the time of the designation of the historic district.
- Façade detailing has been substantially revised based on comments received by the Architectural Committee.

The Historical Commission concluded that:

- The revised design of the new construction is in keeping with the materials, size, scale, proportions and features of the historic district, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application with either dormer roof option, provided floor heights are adjusted for a taller ground floor and shorter mansard; the party wall is articulated with brick pattern or trim; the rear is clad in a panelized or stucco system rather than clapboard; and trim is added to the top of the mansard; with the staff to review details, pursuant to Standard 9. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 3401 Hamilton St 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 (DHCD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 3701-03 N BROAD ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: 3701 North Broad LLC

Applicant: Stuart Rosenberg, SgRA Architecture

History: 1927; National Bank of North Philadelphia, Beury Building; William Harold Lee, architect

Individual Designation: 11/27/1985

District Designation: None

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

OVERVIEW: This application seeks final approval for an eight-story addition at 3701-03 N. Broad Street. Constructed in 1927, the Art Deco Style building historically served as a bank and offices. After decades of vacancy, the building is currently undergoing conversion to a hotel. The original rehabilitation and conversion project was approved by the Historical Commission on 8 September 2017. A building permit was issued by the Department of Licenses and Inspections in December 2021.

This proposed addition would be connected along the rear north wall of the historic building. The proposed addition would be open at the ground floor to provide vehicular access to a surface parking area. The addition would include seven levels of hotel rooms above the open parking access area. The exterior cladding materials would be masonry, with a mix of light-colored buff brick and stucco, and is intended to be compatible with the limestone, brick, and terra cotta of the historic building. The proposed window openings would be of a comparable size to the windows on the 1927 building.

The demolition on the north wall was previously approved by PHC staff in March 2022. This targeted demolition was also approved by the Pennsylvania Historic and Museum Commission

and National Park Service, as the overall project is seeking Historic Tax Incentives. It should be noted that this demolition was originally intended to accommodate the construction crane and create a fire stair.

SCOPE OF WORK:

- Construct eight-story addition.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction 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 compatible in its massing, size, materials, and scale. The staff recommends adding more screening and architectural detail to the first level accessway to meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - o The proposed addition could be removed from the historic building in the future, leaving the historic building intact; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the application for final approval but approval in concept of the location, height, width, and massing of the addition, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:44:12

PRESENTERS:

- Ms. Mehley presented the application, which has been revised, to the Historical Commission.
- Architect Stuart Rosenberg represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application has been revised to address the concerns of the Architectural Committee.
- The height of the opening on the first level is required by code to accommodate fire department and waste removal vehicles.
- Future development adjacent to this site will limit visibility of the addition from N. Broad Street.

The Historical Commission concluded that:

- The window layout should be further refined.

- The cornice design on the historic building and addition should be differentiated. The cornice shown on connector between the two structures should be removed.
- The revised design is compatible in massing, size, materials, scale, and architectural details; therefore, the application satisfies Standard 9.
- The proposed addition could be removed from the historic building in the future, leaving the historic building intact; therefore, the application satisfies Standard 10.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the applicant takes the Historical Commission's comments into account, with the staff to review details, pursuant to Standards 9 and 10. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 3701-03 N Broad St MOTION: Approval of revised application with comments MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 534 N 19TH ST

Proposal: Construct multi-family residential building

Review Requested: Review and Comment

Owner: Waybar 534 LLC

Applicant: Paul J. Lorenz, Canno Design

History: vacant lot

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a four-story, multi-family, masonry building on a vacant lot at the corner of N. 19th and Wilcox Streets in the Spring Garden Historic District. The Historical Commission's jurisdiction is limited to review-and-comment because the property was a surface parking lot at the time of the designation of the historic district. The context of the building along N. 19th Street is one of primarily three-story, red-brick, Italianate rowhouses on elevated basements with marble watertables. Adjacent to the property on Wilcox Street is a two-

story carriage house. The majority of the Wilcox Street block is composed of the rear elevations of properties on Green Street.

The first floor of the proposed building is almost at grade, resulting in a lack of base like those found on the majority of properties in the district. The lack of a base alters the scale of the proposed building in relationship to the neighboring properties. The front or 19th Street façade features windows only; it does not include a door like every other front façade in the district. The paired windows on the Green Street elevation are out of keeping with the rhythm of the individual bays of windows found on most properties on the block and in the district. The four-story, eleven-bay-wide Wilcox elevation is out of keeping with the size and scale of the small street. The height of the parapet and lack of cornice are not in keeping with the scale, proportion, or features of properties that characterize the district.

SCOPE OF WORK:

- Construct four-story building with pilot houses and decks

STANDARDS FOR REVIEW:

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

STAFF COMMENT: The proposed construction is in keeping with the general materials and height of the district, but not the size, scale, proportion, or features of the district, failing to satisfy Standard 9.

ARCHITECTURAL COMMITTEE COMMENT: The Architectural Committee voted to comment that the proposed building is not compatible with the Spring Garden Historic District and the application does not satisfy Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:04:40

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Historical Commission's jurisdiction is limited to review and comment.

The Historical Commission concluded that:

- The proposed construction is not compatible with the Spring Garden Historic District in size, scale, proportion, or features.

OLD BUSINESS

ADDRESS: 2009-11 DELANCEY PL

Proposal: Construct rear decks at second, third, and fourth floors

Review Requested: Final Approval

Owner: A. Charles Peruto

Applicant: Lindsey Glasgow, Peruto Development LLC

History: 1870

Individual Designation: 1/16/1972

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

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

OVERVIEW:

This application proposes to construct decks on the second, third, and fourth floors at the rear of 2009-11 Delancey Place. The building was constructed in 1870 and is four stories tall with a mansard roof. The mansard roof and dormers are visible at the front and rear facades. The decks would be constructed of wood framing, wood decking, and metal railings. The new decks would be visible from the public right-of-way along Cypress Street.

SCOPE OF WORK:

- Construct six rear decks on the rear elevation of 2009-11 Delancey Pl.
- Install new rear stair.
- Re-roof mansard with a slate-like shingle.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - o The proposed rear decks at the second and third floors meets Standard 2.
 - o The proposed decks at the fourth floor, the mansard level, will obscure views of the mansard roof and dormers. The addition of decks at this level will also alter the existing rear mansard and cornice. Therefore, the fourth-floor decks do not meet Standard 2.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - o The installation of the proposed roofing material and new rear stair, meet Standard 9.
 - o The proposed decks at the second and third floor are compatible in terms of massing, size, and scale of the rear elevation and therefore meet Standard 9. The proposed metal picket railing should be simplified to meet Standard 9.
 - o The proposed decks at the fourth level are not compatible with the mansard roof and would adversely affect the building's rear elevation. Therefore, the fourth-level decks do not meet Standard 9.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:11:25

PRESENTERS:

- Ms. Mehley presented the application, which had been revised, to the Historical Commission.
- Developer Lindsey Glasgow represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites supported the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application successfully responds to the Architectural Committee's comments.
- The decks have been reduced in size and the structural posts have been removed.
- The scope of work is limited to rear decks, rear roofing, and a new stair.

The Historical Commission concluded that:

- The installation of the proposed roofing material and new rear stair meets Standard 9.
- The proposed decks at the second, third, and fourth floors are compatible in terms of massing, size, and scale and therefore meet Standard 9. The fourth-floor deck will maintain its current footprint and will not be enlarged.

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

ITEM: 2009-11 Delancey PI MOTION: Approval of revised application MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

ADDRESS: 914-26 CHRISTIAN ST

Name of Resource: St. Paul's Roman Catholic Parochial School

Proposed Action: Designation

Property Owner: Christopher Columbus Charter School

Nominator: Celeste Morello

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

OVERVIEW:

This nomination proposes to designate the property at 914-26 Christian Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the school building and site satisfy Criteria for Designation A, B, E, and I. Under Criterion A, the nomination contends that the site has significant character, interest, or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation, as the location of the c. 1833 Moyamensing Hall, which was converted to the first Civil War U.S. Army Hospital in 1861, and then built onto for the 1898 St. Paul's Parochial School. Under Criterion B, the nomination contends that the site is associated with an event of importance to the history of the Nation, the Civil War, which necessitated the hospital. Under Criterion I, the nomination contends that the site, now a paved parking area and school yard but once home to the hospital and school building which were demolished c. 1957, may be likely to yield information important in history should it ever be excavated. Lastly, the nomination contends that the existing school building on the site, constructed in 1905, satisfies Criterion E, and the work of Edwin F. Durang, an architect whose work significantly influenced the historical and architectural development of the city.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 914-26 Christian Street satisfies Criteria for Designation A, B, E, and I.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 914-26 Christian Street satisfies Criteria for Designation A, B, E, and I.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:22:55

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Celeste Morello represented the nomination.
- Attorney Bob O'Donnell represented the property owner.

PUBLIC COMMENT:

- Oscar Beisert commented in support of the designation.
- David Traub, representing Save Our Sites, commented in support of the designation.
- Steven Peitzman commented in support of the designation.
- Deborah Gary commented that she is concerned about the Historical Commission's discussion regarding Criterion I.
- Allison Weiss commented in support of the designation.

DISCUSSION:

- Ms. Morello summarized the historic significance of the property and noted the presence of a state historic marker at the site.
- Mr. O'Donnell summarized the opposition of the property owner, Christopher Columbus Charter School, to the designation of the property. He showed a series of photographs of the school building and site, focusing on the freestanding fire towers on the site which are abandoned and obsolete. He showed how the doors block access to the catwalks which lead to the fire towers. He noted that the rear façade will need to be altered because of this condition, and the fire towers demolished. He commented that the building is not a good representation of Edwin F. Durang's work and that it is within the discretion of the Commission to determine that the school building does not satisfy Criterion E for its architect. He asked that the Commission use its discretion and decline to designate the property, or at a minimum, classify the fire towers as non-contributing. He commented that the language of Criterion I for archaeological potential is flawed in its use of "may be likely" and he questioned where the burden of proof lies. He commented that there is not sufficient evidence to determine a likelihood of archaeological significance under the parking lot.
- Mr. Thomas noted that alterations to historic buildings for safety reasons, such as the removal of the fire towers and catwalks, is not precluded. He asked if there are plans for new construction on the parking lot.
 - o Mr. O'Donnell responded that there are no plans at this time for construction on the parking lot.
- Ms. Cooperman asked about the age of the fire towers.
 - o Mr. O'Donnell responded that, although he was unable to prove it definitively, one could reasonably conclude that the towers were built at the same time as the school.
- Mr. Mattioni opined that the nomination does not make a cogent argument for designation under any of the Criteria for Designation.
- Mr. Thomas asked the nominator to explain her arguments for designation.
- Ms. Morello stated that Criteria A, B, and I pertain to the lot itself, and that only Criterion E is applied to the building.

- Ms. Cooperman commented that the City's engagement with the Civil War and resulting hospital on the site is significant under Criteria B and I.
- Ms. Cooperman noted that at the time of the review by the Committee on Historic Designation, there was no archaeologist on the Committee, so the nomination did not benefit from a review by an archaeologist. She stated that it is known that these potentially significant institutions were on this lot, and that one might learn more from what is below grade.
 - o Mr. Mattioni countered that that same potential exists anywhere in the city, and that the potential is not a basis for designating a property.
- Ms. Cooperman expressed frustration about the discussion regarding Criterion I.
- Mr. O'Donnell clarified that his position is that the Commission may designate a property, but it is not obligated to do so. He also clarified that he is not disputing the existence or the efficacy of Criterion I, but rather is suggesting that the Commission has a range of discretion about what level of evidence is sufficient for designation under Criterion I.
- Ms. Morello suggested that the material from the demolition of the building on site previously may not have been hauled away but rather is trapped underground.
- Ms. Carney commented that the frontage of the building on Montrose Street has significance to the neighborhood.
 - o Mr. McCoubrey agreed, noting the subtle architectural details on the Montrose Street frontage.
- Mr. Dodds commented in opposition to designation under Criterion I based on the information provided in the nomination.
 - o Ms. Carney noted that an argument is made for designation under Criterion I in the nomination, which is a contrast to some cases where Criterion I had been added by the Committee on Historic Designation but not argued for in the nomination.
 - o Mr. Thomas noted that the Commission may remove Criteria for Designation at the time it designates a property.
 - o Ms. Cooperman noted that designation under Criterion I would not require the owner to excavate the site at this time. Rather, it would only require oversight from an archaeologist at the time that the owner chooses to undertake significant ground disturbance.
- Mr. O'Donnell asked if the Commission could consider the designation of the building and the site separately.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The two fire towers and their associated exterior balconies and stairs are not in use, abandoned, and are obsolete. The school building has an updated interior fire stair which is in use. The fire towers should be considered non-contributing.

The Historical Commission concluded that:

- The site has significant character, interest, or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation, as the location of the c. 1833 Moyamensing Hall, which was converted to the first Civil War U.S. Army Hospital in 1861, and then built onto for the 1898 St. Paul's Parochial School, satisfying Criterion A.
- The site is associated with an event of importance to the history of the Nation, the Civil War, which necessitated the hospital, satisfying Criterion B.

- The site, now a paved parking area and school yard but once home to the hospital and school building which were demolished c. 1957, may be likely to yield information important in history should it ever be excavated, satisfying Criterion I.
- The existing 1905 school building on the site is the work of Edwin F. Durang, an architect whose work significantly influenced the historical and architectural development of the city, satisfying Criterion E.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 914-26 Christian Street satisfies Criteria for Designation A, B, E, and I, and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with the two fire towers classified as non-contributing. Ms. Carey seconded the motion, which passed by a vote of 11 to 2. Commissioners Dodds and Mattioni dissented.

ITEM: 914-26 Christian St MOTION: Designate, Criteria A, B, E, and I; fire towers non-contributing MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)		X			
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni		X			
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11	2			

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:14:20

ACTION: At 11:15 a.m., Mr. Mattioni moved to adjourn. Mr. O'Donnell seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourn MOVED BY: Mattioni SECONDED BY: O'Donnell					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	13				

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.