

**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**WEDNESDAY, 17 JULY 2024
REMOTE MEETING ON ZOOM
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:30 a.m. The following Committee members joined her:

Committee Member	Present	Absent	Comment
Emily Cooperman, Ph.D., Chair	X		
Suzanna Barucco	X		
Jeff Cohen, Ph.D.	X		
Bruce Lavery		X	Arrived 9:53
Debbie Miller		X	
Elizabeth Milroy, Ph.D.	X		

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

The following staff members were present:

- Kim Chantry, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Izzy Korostoff, Community Initiatives Specialist
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

- Allison Weiss, SoLo Germantown
- Chrissy Clawson, Chestnut Hill Conservancy
- David Traub, Save Our Sites
- Hanna Stark, Preservation Alliance
- Jay Farrell
- Kevin McMahon
- Matthew Havens
- Matthew Morley
- Nancy Pontone
- Oscar Beisert, Keeping Society
- Rev. VK Macwana
- Roz McKelvey, Wakefield 49ers Community Improvement and Development Association
- Sherman Aronson
- Steven Peitzman
- Suzanne Ponsen, West Central Germantown Neighbors
- Zachary Romanofsky

ADDRESS: 106 E SHARPNACK ST

Name of Resource: Douglas Political Club, Hattie Hill Huckabee House

Proposed Action: Designation

Property Owner: Douglas Political Club

Nominator: East Mount Airy Neighbors

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

OVERVIEW: This nomination proposes to designate the property at 106 E. Sharpnack Street and list it on the Philadelphia Register of Historic Places. The building on the property consists of a main volume constructed in the 1850s and a rear addition constructed after 1942. The nomination contends that the building satisfies Criteria for Designation A and J. The nomination argues that, as one of the oldest buildings standing on E. Sharpnack Street, the property represents the early development and heritage of East Mount Airy. The nomination further contends that the property, in its association with the life of Hattie Huckabee and its use by the Douglas Political Club, represents the political, social, and historical heritage of the African American community in Mount Airy.

STAFF RECOMMENDATION: The staff recommends that the property at 106 E. Sharpnack Street satisfies Criteria for Designation A and J.

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

PRESENTERS:

- Mr. Maust presented the nomination to the Committee on Historic Designation.
- Oscar Beisert represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Ms. Barucco asked for clarification about the period of significance, especially the end date of 1968.
 - o Mr. Beisert answered that the Douglas Political Club had celebrated an anniversary that year and that evidence of the club's activities became harder to find after that point.
- Ms. Barucco noted that the nomination considers the front and rear additions "non-contributing," yet they were constructed within the proposed period of significance. She suggested that the period of significance should end earlier, given that the nomination does not provide significant information about the activities of the Douglas Political Club after it purchased the property.
 - o Mr. Beisert answered that the Douglas Political Club was an active part of an African-American neighborhood and worthy of commemoration.
 - o Ms. Barucco wondered if there was a way to make future reviews of alterations to this property easier for the Historical Commission, given the more recent additions. She acknowledged the history of the Douglas Political Club being worthy of commemoration but suggested that a period of significance ending in 1941 would provide clearer boundaries about which parts of the building were worthy of preservation.
 - o Mr. Beisert noted that there is an extant photograph of the property from 1942 when the Douglas Political Club moved in and that that year may be a good end date for the period of significance.
- Ms. Cooperman expressed the desire for clearer sub-headings in the nomination,

especially to better delineate the connection between the various historical threads and the Criteria for Designation.

- o She also opined that the house's status as an early development on Sharpnack Street meets Criterion A but not J and that the latter history of the Huckabee family and the Douglas Political Club satisfies Criterion J and perhaps A.
- Mr. Cohen noted that this property is significantly wide and on a wide lot and that he would be interested in knowing how it compared to other house forms in Germantown.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- That later additions to the building are not contributing to the historic resource and that they should be excluded from the period of significance, which should be revised to end in 1942.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property's status as an early development within the neighborhood satisfies Criterion A.
- The nomination demonstrates that the property's association with Hattie Hill Huckabee and the Douglas Political Club satisfies Criterion J.
- The period of significance should end in 1942 when the Douglas Political Club moved into the property.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 106 E Sharpnack Street satisfies Criteria for Designation A and J, and to revise the period of significance to end in 1942.

ITEM: 106 E SHARPNACK ST					
MOTION: Designate, with a period of significance of 1853-56, 1921-1942					
MOVED BY: Barucco					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	5				1

ADDRESS: 5209-13 GERMANTOWN AVE

Name of Resource: St. Stephen's Methodist Episcopal Church

Proposed Action: Designation

Property Owner: St. Stephens Church of Germantown

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes designating the property at 5209-13 Germantown Avenue and list it on the Philadelphia Register of Historic Places. Two buildings sit on the property: a three-story parsonage fronting on Germantown Avenue and a church set further back in the lot. The Historical Commission designated the parsonage in 1957. This nomination seeks to designate the church building and associated burial ground. The nomination contends that the church building and burial ground satisfy Criteria for Designation A, I, and J, as well as Criteria C and/or D. The nomination argues that the property exemplifies the cultural, economic, and social heritage of the community as a place of worship and social gathering, satisfying Criteria A and J. Citing the burial ground, the nomination further contends that the property satisfies Criterion I because it is likely to yield archaeological information about the area's history or prehistory. The nomination form indicates that the property satisfies Criterion C as "Reflect[ing] the environment in an era characterized by a distinctive architectural style," but the nomination cites Criterion D. The discrepancy should be corrected during the review.

STAFF RECOMMENDATION: The staff recommends that the property at 5209-13 Germantown Avenue satisfies Criteria for Designation A, C, I, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:36:10

PRESENTERS:

- Mr. Maust presented the nomination to the Committee on Historic Designation.
- Oscar Beisert represented the nomination.
- Attorney Matthew Morley and Rev. VK Macwana represented the property owner.

DISCUSSION:

- Ms. Cooperman noted that efforts to disinter human remains from cemeteries are not always complete and added that, owing to a significant area of open land, this property could have significant archaeological resources beyond the cemetery as well.
- Mr. Cohen spoke about the vividness of the design of the church building and how it projected its identity to the outside world. He speculated that though the architect is unknown, that it would likely have been a designer whose work elsewhere is known, given the sophistication of the building.
 - o Ms. Milroy concurred that the building is beautiful and noted that many historic church buildings have been adaptively reused.
- Ms. Milroy wondered about the appropriateness of the period of significance, especially as it extends into the 1960s. She wondered about the status of church records, which the nominator had difficulty accessing.
 - o Mr. Morley spoke to the process by which church records were added to the denominational archives and that it could be a lengthy process.
 - o Mr. Beisert recounted meeting one of the women who had been among the first Black congregants in 1968 and expressed his belief that the desegregation of the church was a significant milestone.

- Mr. Cohen appreciated the references to “lollipop” parcels set back from Germantown Avenue but wished there had been more illustration of the phenomenon.

PUBLIC COMMENT:

- Rosalind McKelvey, the president of the Wakefield 49ers Community Improvement and Development Association, spoke in favor of the nomination and spoke to the archaeological resources in the former burial ground.
- Allison Weiss of SoLo/Germantown spoke in favor of the nomination.
- Suzanne Ponsen, the president of West Central Germantown Neighbors, spoke in favor of the nomination.
- Steven Peitzman spoke in favor of the nomination.
- David Traub of Save Our sites spoke in favor of the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The nomination cites both Criterion C and Criterion D at different parts, but it appears that all of these references intend to cite Criterion C: “Reflects the environment in an era characterized by a distinctive architectural style.”

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property satisfies Criterion I, with both a former burial ground and a significant area of undeveloped land contributing to the potential for archaeological resources yielding information about history or prehistory.
- The nomination demonstrates that the property satisfies Criterion C with its architecture as well as its pattern of development, set back from Germantown Avenue behind two other buildings.
- The nomination demonstrates that the property satisfies Criteria A and J, owing to its legacy as a place of public and religious gatherings

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5209-13 Germantown Avenue satisfies Criteria for Designation A, C, I, and J.

ITEM: 5209-13 GERMANTOWN AVE MOTION: Designate, Criteria A, C, I, and J MOVED BY: Cohen SECONDED BY: Laverty					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	5				1

1517-19 PARRISH ST

Name of Resource: Engine 13 Firehouse

Proposed Action: Designation

Property Owner: Marion Ryder

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at Engine 13 Firehouse and list it on the Philadelphia Register of Historic Places. The nomination states that the property, known as “Engine 13 Firehouse,” satisfies Criteria for Designation C, D, and E. The firehouse was constructed in 1901 as part of a major campaign by the Philadelphia Fire Department to modernize and rebuild the city’s fire stations after the turn of the twentieth century. The nomination argues that the property satisfies Criteria C and D as it exemplifies the Beaux Arts architectural influences seen throughout American cities in this era. It further contends that the property satisfies Criterion E, as it was designed by architect Philip H. Johnson, one of the most prominent and prolific designers of public buildings in Philadelphia during this period. The proposed period of significance is from the time of construction in 1901 through 1951 when Engine 13 relocated from 1517-19 Parrish Street to a new firehouse.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:15:13

PRESENTERS:

- Ms. Mehley presented the nomination to the Committee on Historic Designation.
- Hanna Stark of the Preservation Alliance and author Kevin McMahon represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Ms. Barucco opined that the nomination was well done and that it highlighted the history of firehouse design in Philadelphia. She commented that a thematic historic district may be worth pursuing for historic firehouses in Philadelphia since so much research has already been done. Ms. Barucco noted that she had worked on one of the firehouse buildings represented in the nomination and that she views these buildings as amazing survivors. She stated her support for the designation of Engine 13 Firehouse.
- Mr. Cohen stated that he agreed with Ms. Barucco’s comments. He stated that the nomination is well written and researched. Mr. Cohen said that he appreciates the nomination and that it makes the case for designation beautifully.
- Mr. Lavery commended Mr. McMahon for a well-done nomination. He said firehouses such as Engine 13 were small but grand and represented the official municipal presence in Philadelphia. Mr. Lavery commented that he finds it remarkable that the City of Philadelphia did not rely on a single architectural style for their firehouse facades and commented on the talent Philip H. Johnson showed in the design of this building.
- Ms. Milroy stated she agreed with the previous Committee members’ comments.

PUBLIC COMMENT:

- David Traub of Save Our Sites spoke in support of the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The nomination is thoroughly researched, well written, and illustrated. It provides the history of the building and context for firehouse design in Philadelphia during the early twentieth century.
- The nomination successfully argues for the designation of the building.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property satisfies Criteria C and D as it exemplifies the Beaux Arts architectural influences seen throughout American cities in this era.
- The nomination demonstrates that the property satisfies Criterion E, as it was designed by architect Philip H. Johnson, one of the most prominent and prolific designers of public buildings in Philadelphia during this period.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1517-19 Parrish Street satisfies Criteria for Designation C, D, and E.

ITEM: 1517-19 PARRISH ST					
MOTION: Designate; Criteria C, D, and E					
MOVED BY: Barucco					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	5				1

ADDRESS: 1628-36 CHESTNUT ST

Name of Resource: Provident Trust Company Building

Proposed Action: Designation

Property Owner: Phila. Retail Trust 1998 LP/BRE Hotels Resorts, BRE Quad PA Owner LP

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1628-36 Chestnut Street and list it on the Philadelphia Register of Historic Places. The building was constructed in three phases: the 12-story tower (1928), and two two-story additions (1946, 1987). The nomination contends that the building satisfies Criteria for Designation C, D and E. The nomination argues that the building is Georgian Revival style, satisfying Criteria C and D. Furthermore, the nomination argues that Rankin & Kellogg was a leading Philadelphia architectural firm that

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designed large commercial and institutional buildings, satisfying Criterion E.

STAFF RECOMMENDATION: The staff recommends that the property at 1628-36 Chestnut Street satisfies Criteria for Designation C, D and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 1:26:58

PRESENTERS:

- Mr. Shachar-Krasnoff presented the nomination to the Committee on Historic Designation.
- Hanna Stark of the Preservation Alliance and author Kevin McMahon represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Ms. Cooperman invited representatives of the property owner to come forward and speak.
 - o No owner representative was in attendance.
- Mr. McMahon noted that it is unusual to see a direct relationship between a twentieth-century building such as the Provident Trust office building and the colonial-era Christ Church.
 - o Ms. Cooperman opined that it was noteworthy that the Christ Church design was virtually replicated as the top of the Provident Trust office building.
- Mr. Cohen commented that the nomination was well researched and efficiently presented. He expressed modest disagreement with some architectural terminology. He wondered about the collaboration between Rankin & Kellog and Carl Zeigler, whose role was to ensure fidelity to colonial-era Georgian Revival design.
- Mr. Laverty intoned that Ranken & Kellog deserves greater recognition for their contribution to Philadelphia architecture. He referenced the Provident Trust's brochure that extolled the appropriateness of colonial design for tall office buildings.
- Ms. Barucco questioned the period of significance ending in 1997. She noted that that date relates to the bank's history, not the design firm or the style of the building.
 - o Mr. McMahon stated that the date is based upon the Provident Trust selling the building in 1987, ceasing its ownership.
- Ms. Cooperman noted that the completion of the last faithful addition in 1987 is an appropriate date to end the period of significance because that makes the date about the design of the building and not the history of the bank.

PUBLIC COMMENT:

- David Traub of Save Our Sites spoke in favor of the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The building at 1628-36 Chestnut Street was constructed in three phases: the 12-story tower (1928), and two two-story additions (1946, 1987).
- The building is designed in the Georgian Revival style.
- The architectural firm of Ranken & Kellog designed the building in collaboration with Carl Zeigler.

The Committee on Historic Designation concluded that:

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- The nomination demonstrates the building is a noteworthy structure designed in the Georgian Revival style, satisfying Criteria C and D.
- The nomination demonstrates that Rankin & Kellog was a leading Philadelphia architectural firm that designed large commercial and institutional buildings, satisfying Criterion E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1628-36 Chestnut Street satisfies Criteria for Designation C, D, and E, with an amended period of significance to end in 1987.

ITEM: 1628-36 CHESTNUT ST					
MOTION: Designate; Criteria C, D, and E, with period of significance ending in 1987					
MOVED BY: Lavery					
SECONDED BY: Barucco					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Lavery	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	5				1

ADDRESS: 1600-10 N 15TH ST

Name of Resource: Siegmund Lubin House at 1608 N. 15th Street

Proposed Action: Designation

Property Owner: Beech LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1608 N. 15th Street and list it on the Philadelphia Register of Historic Places. A semi-detached, three-story, brick rowhouse with a prominent Italianate cornice stands on the property. It was the home of Siegmund Lubin and from 1897 to 1899, served as his primary workplace and studio. The nomination contends that the property satisfies Criterion for Designation A for its association with Mr. Lubin, an important early motion-picture pioneer, who grew to become an international icon in filmmaking, equipment manufacturing, and exhibition. In addition, the property was the primary location for some of Lubin's earliest filmmaking experiments.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1608 N. 15th Street satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:42:28

PRESENTERS:

- Mr. Till presented the nomination to the Committee on Historic Designation.
- Hanna Stark of the Preservation Alliance and author Matthew Havens represented

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- the nomination.
- No one represented the property owner.

DISCUSSION:

- Mr. Till clarified the boundaries proposed in the nomination. The subject property is limited to one twin house that was formerly known as 1608 N. 15th St. Currently, it is part of a consolidated parcel known as 1600-10 N. 15th St that is comprised of six individual twin houses.
- Ms. Stark gave an overview of the nomination. She described Siegmund Lubin as an early motion picture pioneer and the property as the location of some of his earliest filmmaking experiments.
- Mr. Havens concurred with Ms. Stark's description of the nomination. He emphasized the recognition of Lubin and his early filmmaking accomplishments help illuminate the role that Philadelphia, and in particular, North Philadelphia, played in the early history of filmmaking.
- Ms. Milroy praised the nomination and compared Lubin to photography pioneer John McAllister who worked in Philadelphia about a century earlier.
- Mr. Laverty described Lubin as an important subject and character in both Philadelphia and national history. He was surprised to learn that the subject property was the location of some of his early films. He offered some comments on the description of the south elevation and asked the more labels to be added to the maps in the nomination document. He also challenged the nomination's comments that Lubin is an overlooked figure and added that his importance has more recently been recognized.
- Mr. Cohen also praised the nomination for its description of Lubin and his importance but criticized the relative lack of information on the development of the house itself. He would have liked to see more about the developer who built this house and some of the other twins on the block in a part of the city which at the time was relatively undeveloped. He thought the narrowly spaced twin house form was unique.
 - o Mr. Laverty added that similar twin houses are not uncommon in the Spring Garden neighborhood of the city. He also pointed out that the nomination describes the property as a "semi detached rowhouse" but it is really better described as a twin.
 - o Mr. Cohen reemphasized the importance of knowing the history of the house and described how the way North Philadelphia was developed, and the history of this building adds to Lubin's story.
- Ms. Milroy suggested that the Smedley map referred to in the nomination is not always 100% accurate.
- Ms. Cooperman echoed Mr. Cohen's comments. She added that having the basic facts of the history of the building and why it may be designed the way it is and how it is set within its surrounding environment is always important. She emphasized that the subject property does have some architectural decoration and design and would like to see some more context regarding it.
- Ms. Barucco agreed with the other Committee members' comments and added that she is fascinated with the history of filmmaking in Philadelphia. She also questioned where Lubin fits in relation to Thomas Edison, who also conducted early filmmaking experiments and worked nearby. She would have liked to hear a little more context about other early filmmakers.
 - o Ms. Milroy pointed out that there is a mention of Edison in the nomination and added that one of the aspects of Lubin's career that stood out to her was how he

- o integrated all aspects of the filmmaking world into his own business and ran theaters, distribution, and everything else in addition to making films.
- o Other Committee members also pointed out that his business operated over a relatively short amount of time.
- The Committee members emphasized the importance of being clear with the nomination boundaries and address.
 - o Ms. Cooperman stated that she thinks the nomination is clear about what house is being proposed for nomination and suggested the staff make sure the final nomination was accurate in that regard.

PUBLIC COMMENT:

- Steven Peitzman commented in support of the nomination. He recalled viewing some of Lubin's films in the past.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The house at 1608 N. 15th Street was occupied by Siegmund Lubin from 1897 to 1899.
- Siegmund Lubin was an influential early motion picture pioneer who conducted some of his early filmmaking experiments at the house.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property at 1608 N. 15th Street was the home and studio of Siegmund Lubin, an important early motion-picture pioneer, satisfying Criterion A.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1608 N. 15th St satisfies Criterion for Designation A with a period of significance of 1897-1899.

ITEM: 1600-10 N 15TH ST					
MOTION: Designate, Criterion A, period of significance amended to 1897-1899					
MOVED BY: Barucco					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller					X
Elizabeth Milroy	X				
Total	5				1

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:03:47

ACTION: The Committee on Historic Designation adjourned at 11:36 a.m.

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.