

**THE MINUTES OF THE 737TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JANUARY 2024, 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		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)		X	
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Erin Kindt (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)		X*	*Arrived at 9:12 am
Matthew Treat (Department of Planning and Development)	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 III
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

Alex Aberle
Alina Herzberg
Allison Weiss, SoLo/Germantown Civic Association
Amber N. Wiley

Bill Strehse
Brett Feldman, Esq., Klehr Harrison
Carey Jackson Yonce, CANNO Design
Carolyn Klepser
Chris Carickhoff
Cristina Elena Guzman
David Lo
David Fecteau, PCPC Staff
David Traub, Save Our Sites
Dennis Carlisle
Douglas Green, MSC
Eileen Javers, Chestnut Hill Conservancy
Ed Senenman
Eugene Desyatnik, Bella Vista Neighbors Association
Ferdinand Morrison
Hal Schirmer, Esq.
Hanna Stark, Preservation Alliance
Jacqueline Wiggins
James Blumgart
Jay Farrell
Jenn Patrino
Jerry Roller, JKRP Architects
J.M. Duffin
John Coleman, Esq., Eckert Seamans
Jonathan Hugg, Esq., Eckert Seamans
Judith Robinson
Justino Navarro, Spring Garden Civic Association
Oscar Beisert, Keeping Society
Kelley Wade
Kevin Angstadt
Kevin McMahon
Kimberly Haas, Hidden City Philadelphia
Leah Silverstein
Lea Litvin, LO DESIGN
Lori Salganicoff, Chestnut Hill Conservancy
Marissa Howard
Mary Costello, Esq., Phila Law Dept.
Mason Carter
Meredith Ferleger, Esq., Dilworth Paxson
Meredith Trego, Esq., Ballard Spahr
Michael McIlhinney, Esq., Orphanides & Toner
Michael Ramos
Nancy Pontone
Nina Curlett
Paul Steinke, Preservation Alliance
Ralph Marano, Bella Vista Neighbors Association
Robert Powers
Sasha Coviello
Seth Brown
Stephen Mileto, Qb3, LLC
Steven Peitzman

Suzanne Ponsen, West Central Germantown Neighbors
Tim Lux, Tierview Development
Tom Beck
Zuoda He

ADOPTION OF MINUTES, 736TH STATED MEETING, 8 DECEMBER 2023

START TIME IN ZOOM RECORDING: 00:05:03

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 736th Stated Meeting, held 8 December 2023. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 736th Stated Meeting of the Philadelphia Historical Commission, held 8 December 2023. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 736th Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: Thomas					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

REQUESTS FOR CONTINUANCES

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden Residence
Proposed Action: Designation
Property Owner: CHH Community Health
Nominator: Chestnut Hill Conservancy
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J. Under Criteria C and D, the nomination argues that the house with stable is representative example of the Colonial Revival “country houses” that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia. Under Criterion E, the nomination contends that the buildings were designed by the nationally significant and Philadelphia-born architect Charles Barton Keen. Under Criterion J, the nomination argues that the residence and stable contributed to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

The Committee on Historic Designation reviewed the nomination at its November 2022 meeting. The review has been continued since that time to allow the property owner and community representatives to meet and discuss plans for the site.

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

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

SEE BELOW.

ADDRESS: 1424-26 CHESTNUT ST

Name of Resource: Jacob Reed’s Sons’ Store, Main Sales Floor
Review: Reconsider Designation on Remand
Property Owner: Sunny Spring LLC
Appellant: Michael Phillips, Esq., Klehr Harrison
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: The Historical Commission designated the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob Reed’s Sons’ Store, on 13 May 2022. The owner of the property appealed the interior designation to the Court of

Common Pleas, which has remanded the matter to the Historical Commission for reconsideration. The Historical Commission designated the exterior of the building in 1966.

During its review of the nomination in May 2022, the Historical Commission found that the interior satisfied Criteria C, D, E, and F. The nomination argued under Criterion E that the Main Sales Floor of the Jacob Reed's Sons' Store is the primary public interior space in this landmark building designed by prominent Philadelphia architect William L. Price for Alan H. Reed, successor to one of the leading menswear merchants of the nineteenth century in Philadelphia. Under Criteria C and D, the nomination contended that the store, constructed between 1904 and 1905, was the first commercial building in Philadelphia constructed of reinforced concrete, a structural system which is most expressed by the public interior space of the Main Sales Floor. The nomination also argued that the Main Sales Floor is also the only major Arts and Crafts style commercial interior in Philadelphia, serving as a significant early example of Price's influential ideas on the appropriate expression of materials, structure, and labor. Finally, under Criterion F, the nomination asserted that the interior space features craftsmanship and artistry in the form of tilework from Henry Chapman Mercer's Moravian Pottery and murals by local artist Gertrude Monaghan, which reflect Price's thinking on architecture and its relationship with ornamentation.

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob Reed's Sons' Store, satisfies Criteria for Designation C, D, E, and F and should be designated as historic and listed on the Philadelphia Register of Historic Places.

SEE BELOW.

ADDRESS: 1402-04 W OXFORD ST

Name of Resource: Barber's Hall

Review: Designation

Property Owner: 1402 West Oxford Street Realty Holding Company

Nominator: Drew Barnhart, Society for the Preservation of Philadelphia African American Assets, Center for the Preservation of Civil Rights Sites

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

OVERVIEW: This nomination proposes designating the property at 1402-04 W. Oxford Street as historic and listing it on the Philadelphia Register of Historic Places. The nomination contends that the building, constructed as an Italianate rowhouse between 1863 and 1868, and then renovated into a clubhouse for the Quaker City Wheelmen in 1895, satisfies Criteria for Designation A, D, and J. The nomination argues that the façade, which dates from the 1895 renovation, embodies distinguishing characteristics of the Renaissance Revival style, satisfying Criterion D. The nomination further argues that the building's use by a wide variety of social clubs including several cycling clubs, the Philadelphia Section of the National Council of Jewish Women, the Arion Gesang Verein, and the National Barber's Sunshine Club makes it eligible for designation under Criterion J. Finally, the nomination argues that the history of musical performances at the building by acts including Boyz II Men satisfies Criterion A.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1402-04 W. Oxford Street satisfies Criteria for Designation A, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1402-04 W. Oxford Street satisfies Criteria for Designation A, D, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:50

PRESENTERS:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the review of the nominations for 8835 Germantown Avenue to the April 2024 meeting of the Historical Commission; 1424-26 Chestnut Street to the February 2024 meeting of the Historical Commission; and 1402-04 W. Oxford Street to the July 2024 meeting of the Historical Commission. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 8835 Germantown Ave, 1424-26 Chestnut St, 1402-04 W Oxford St					
MOTION: Approve continuances					
MOVED BY: Thomas					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

REPORT OF THE ARCHITECTURAL COMMITTEE, 19 DECEMBER 2023

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:14:45

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 500 N. Christopher Columbus Boulevard. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Approve consent agenda					
MOVED BY: Thomas					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

AGENDA

ADDRESS: 1423 SPRUCE ST

Proposal: Demolish non-contributing building; construct seven-story building

Review Requested: Final Approval

Owner: K of C Federal Credit Union

Applicant: David Lo

History: 1980; K of C Federal Credit Union; Arthur Basciano, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

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

BACKGROUND:

This application seeks final approval for the construction of a seven-story, mixed-use building with ground floor commercial space and apartments on floors two to seven. The existing two-story building was constructed in 1980 and is non-contributing to the Rittenhouse Fidler Historic District. Demolition of the existing building can be approved without a finding of financial hardship or public necessity. The Historical Commission has full jurisdiction over the proposed construction.

The Architectural Committee reviewed proposals at its September and October 2023 meetings and in both cases the applicant withdrew the application prior to the Historical Commission's review to submit revised plans. The Architectural Committee had recommended denial in both cases. The October denial was based upon the building's seven-story height and design elements.

The proposed building would stand 75 feet tall, plus a parapet and pilot house, in the middle of the 1400 block of Spruce Street (primary elevation) and the 1400 block of Bach Place (secondary elevation). Setbacks at the fourth and fifth stories are a departure from the previous design in which the front façade is on a single plane. The fourth-floor cornice is similar in design and located at the same height as adjacent buildings. The fifth-floor setback includes a glazed railing for safety and is not intended for use as a balcony. The ground floor commercial storefront is mostly glass, surrounded by red brick. Floors two to seven of the Spruce Street façade feature four bays of one-over-one windows of unspecified material. The windows have been adjusted to better conform to the pattern on adjacent structures. The north, east, and west elevations will be clad in cementitious panels with a 4-inch exposure and the color to match the brick on the Spruce Street facade.

All buildings on the north side of the 1400 block of Spruce Street and the south side of the 1400 block of Bach Place, except for the easternmost parcel, are within the Rittenhouse-Fidler Historic District and all but one is contributing. These buildings are three and four-and-one-half stories tall, except the western-most structure, which is 19 stories tall. The contemporary Kimmel Center on the south side of Spruce Street is not within the district. There is little historically significant context fronting Bach Place; only one building's primary facade fronts this street.

SCOPE OF WORK:

- Construct seven-story building.

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 setback design minimizes height differences with the three and four-story buildings extending along the 1400 block of Spruce Street, except for the tall corner buildings at Broad and 15th Streets. However, the height remains incompatible. The cementitious material on the highly visible east and west facades are incompatible with the historic context and therefore the application does not 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 building could be removed from the historic site in the future, leaving all surrounding contributing structures intact; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: The staff recommends 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: 00:15:57

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Historical Commission.
- Architect Zouda He and Developer David Lo represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance of Philadelphia commented in support of the application pending the submittal of design revisions.
- David Traub commented in support of the application pending the submittal of design revisions.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Historical Commission can approve the demolition of the existing non-contributing building administratively.
- The Historical Commission has full jurisdiction over the review of the proposed building's design.
- The buildings at 1423 and 1425 Spruce Street are classified as non-contributing to the Rittenhouse Fitler Historic District.
- The 3.5-story buildings on the north side of the 1400 block of Spruce Street are contributing to the Rittenhouse Fitler Historic District.
- A seven-story building with a setback at the fourth story is proposed.
- The cladding on the lower three stories is red brick on the front facade and cementitious panels on side elevations.
- The cladding of the set-back upper stories is dark metal panels.

The Historical Commission concluded that:

- The proposed eight-foot setback is insufficient to mitigate the proposed seven-story height on the block of 3.5-story buildings, pursuant to Standard 9.
- The dark metal cladding on the set-back portion of the building is inappropriate for the historic context, pursuant to Standard 9.
- A height of seven stories is acceptable with an appropriate setback and compatible design details, pursuant to Standard 9.

ACTION: Mr. McCoubrey moved to deny the revised application, pursuant to Standard 9. Ms. Kindt seconded the motion, which was adopted by unanimous consent.

ITEM: 1432 SPRUCE ST MOTION: Denial MOVED BY: McCoubrey SECONDED BY: Kindt					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 1716 SPRUCE ST

Proposal: Construct four-story building at rear

Review Requested: Final Approval

Owner: Sergeant Glass of 0818 LLC

Applicant: Christopher Carickhoff, Studio C Architecture LLC

History: 1855; rear garage built 1955

Individual Designation: None

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

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

OVERVIEW: The property at 1716 Spruce Street extends from Spruce Street to Delancey Place. No work is proposed in this application for the historic building at 1716 Spruce Street. The proposed new construction on Delancey Place is a four-story, red-brick, single-family dwelling with front-loaded garage, roof deck, and pilot house. It will replace a non-historic one-story garage which was constructed in 1955.

SCOPE OF WORK:

- Construct four-story single-family dwelling at rear of 1716 Spruce Street, fronting Delancey Place.

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 building is compatible with the historic district in terms of size and overall massing, but the proportions of the building should be reconsidered to be of a more typical appearance, with a taller first floor and less prominent mansard.

STAFF RECOMMENDATION: Approval, provided the proportions and scale of the architectural features are reconsidered to be of a more typical appearance, with a taller first floor and less prominent mansard, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, but approval of a revised design provided the comments regarding the mansard, dormers, second-floor arch, and first-floor door openings are reflected in a revised design, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:48:30

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Architect Chris Carickhoff represented the revised application.

PUBLIC COMMENT:

- Oscar Beisert commented in support of the application.
- Jim Duffin commented in support of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was revised to reflect comments from the Architectural Committee.

The Historical Commission concluded that:

- The proposed building is compatible with the historic district in terms of massing, size, scale, and architectural features, satisfying Standard 9.

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 was adopted by unanimous consent.

ITEM: 1716 SPRUCE ST MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 500 N CHRISTOPHER COLUMBUS BLVD

Proposal: Construct five-story rooftop addition on piers, cut windows

Review Requested: Review In Concept

Owner: 500 NCCB FEE LLC

Applicant: Jerry Roller, JKRP Architects

History: 1891; Philadelphia Warehousing & Cold Storage Company

Individual Designation: 1/8/2021

District Designation: None

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

OVERVIEW: This in-concept review proposes constructing a rooftop addition at 500 N. Christopher Columbus Boulevard. This complex of buildings, historically known as the Philadelphia Warehousing and Cold Storage Company, was constructed between 1891 and 1910. When the property was designated in 2021, the eight-story building known as “Building B” was deemed contributing. This project would convert Building B from its original use as a storage warehouse to residential use.

The proposed five-story rooftop addition would be constructed on piers at the top of the historic building. The addition would add 65 feet of height, for a total height of 169 feet when complete. The proposed cladding is glass and metal arranged in a grid pattern. Windows would be inserted on three elevations of the historic building. Currently, the building has a small number of windows but adaptive use to residential space requires the addition of a significant number of new window openings.

As part of the conversion to the new use, the existing mural is proposed to be moved to the west elevation of “Building C.” The applicant is working with Mural Arts on this element of the project.

SCOPE OF WORK:

- Construct five-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 rooftop addition is not compatible with the historic building as it is currently presented. Although the precedent of the Wythe Hotel is an excellent example of compatibility between old and new, in this proposal the addition of the piers and exaggerated grid pattern creates too much physical and visual separation between the historic building and addition. In terms of hierarchy, the addition does not complement the historic building but rather draws attention away from it; therefore, the proposal does not meet Standard 9. The overall massing of the proposed addition could meet Standard 9. In order to create compatibility, the placement of the addition should be reconsidered, eliminating the separation from the historic roof, and developing a more subtle grid pattern.
 - o The proposed insertion of the windows could meet Standard 9. Currently there are two main issues with cutting of new openings and insertion of windows. The first is the proposed vertical line within the window openings on the south elevation. Although there is an attempt to connect the vertical lines of the rooftop addition to the vertical line in these window openings, this strong element makes the windows appear out of place on the historic façade. Second, the insertion of windows at the top of the building suggests the removal of the historic ghost sign. The insertion and window configuration should be revisited. As proposed, the proposed windows do not meet Standard 9
 - o The entrances proposed on the east and west elevations take advantage of the tall historic openings that currently exist. The entrances as proposed 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 overall form and massing of historic "Building B" will retain its essential form and massing once this project is complete. Both the roof addition and window openings could be infilled if a future owner wished to return it to its original appearance as a storage warehouse; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in concept, pursuant to Standards 9 and 10.

SEE THE CONSENT AGENDA.

ADDRESS: 2313 GREEN ST

Proposal: Demolish garage, construct three-story residential building

Review Requested: Final Approval

Owner: Laura and Anil Nanda

Applicant: Lea Litvin, LO Design

History: 1908; garage built 1954

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

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

OVERVIEW: This application proposes demolishing a non-historic garage and constructing a three-story residential building at the open rear area of 2313 Green Street. The new construction would face Wallace Street and would not connect to the historic building. The proposed building is planned as three stories tall and would contain five residential units. The proposed cladding material is a mix of red brick and gray metal standing-seam siding. Windows are proposed as single-light openings. A garage with a roll down door would be located on the first level facing Wallace Street.

Views of the proposed new building are largely obscured by surrounding buildings, fencing, and landscaping. The most visible area of the building would be the north and west elevations. The north elevation would be visible from a driveway entry along Wallace Street. The west wall would be visible from Wallace Street during part of the year or if one or more trees were removed from the adjacent property.

SCOPE OF WORK:

- Demolish a non-historic two-story garage.
- Construct a three-story building with a roof deck.

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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
 - o The 1954 garage building was constructed outside of the historic district's period of significance (1901-1950) and is not physically connected to the historic building. Therefore, it is not considered contributing to the property and may be demolished, meeting Standard 9.
 - o The size and scale of the proposed building is compatible with the historic building and district, meeting Standard 9.
 - o The proportion and features of the window openings and single-light windows are not compatible with the overall historic district and do not meet Standard 9.
 - o While the red brick is compatible with the historic district, the dark standing seam siding is not. Although much of the new building will not be seen from the public right-of-way, owing to the visibility of the standing seam metal on the north and west walls. The application does not 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 Since the new construction is separated from the historic building, the application satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided additional brick is added to the west elevation, with the staff to review details, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:59:45

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Evan Litvin represented the application.

PUBLIC COMMENT:

- Justino Navarro, representing the Spring Garden Civic Association and Spring Garden Community Development Corporation, stated the organizations oppose the application. He said they are requesting a continuance because the application failed to provide site line views of the proposed new construction from Wallace Street. He said the application as proposed does not meet Standard 9 in their opinion. Mr. Navarro concluded that neighbors impacted by the project have not had sufficient time to comment.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was not revised based on the Architectural Committee's comments at the 19 December 2023 meeting.
- Additional visual materials such as photographs and renderings that show the view from Wallace Street toward the project's west elevation should be provided.
- Tabling the review for one month would allow applicant time to provide additional materials for review and complete revisions.

ACTION: Mr. McCoubrey moved to table the review of the application for one month to the February 2024 meeting of the Historical Commission. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 2313 GREEN ST MOTION: Table for one month MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 6915 GERMANTOWN AVE

Proposal: Construct four-story residential building on subdivided parcel

Review Requested: Final Approval

Owner: Tier View Development

Applicant: Zach Jones, CANNO Design

History: 1798; Joseph Gorgas House

Individual Designation: 5/28/1957

District Designation: None

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

OVERVIEW: The property at 6901 Germantown Avenue includes a late-eighteenth-century stone structure, the Joseph Gorgas House, located at the corner of Germantown Avenue and Gorgas Lane, and a large parking lot at the side and rear. The property's large open space historically functioned as a side and rear yard. Aside from a wood-frame shed or stable building at the rear of the stone house, historic maps show that no other structures existed on the site. The property has been subdivided along the western edge of the Joseph Gorgas House to create 6903 Germantown Avenue, which has subsequently been consolidated with the neighboring property at 6915 Germantown Avenue. This application proposes to construct a four-story, multi-unit building on this newly-consolidated lot with frontages on Germantown Avenue and Gorgas Lane. While the corner closest to the Gorgas House maintains the setback of the historic structure from Germantown Avenue, the façade bends toward the street before arcing back at the northern end of the elevation.

At the December meeting of the Architectural Committee, members recommended denial, citing the building's scale and proximity to the Joseph Gorgas House. They expressed the opinion that the proposed building would interrupt the existing relationship of the Gorgas House to its surroundings.

In response to this recommendation, the application has been revised significantly. Among the changes, the Germantown Avenue elevation now features tan rather than green brick, and a corbelled cornice, with very different window openings.

In response to committee suggestions that the brick should wrap around the corners to the side elevations, the revised plans pull brick around the rounded corners.

Most importantly, the revised plans pull further away from the Gorgas House at the front corner. Previously the corners of the buildings were 12' 2" apart with the closest point between them being 5' 6" further back. The new plans call for 22' 2 ¾" between the front corners with the closest point being approximately 10'.

SCOPE OF WORK:

- Construct a four-story, multi-unit building with roof deck on a consolidated parcel which includes a portion of a designated property.

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 four-story building would be differentiated from the historic building, though it would not be compatible in scale or style. The proposed building is much too large in massing, size, and scale, given its proximity to the Gorgas House. The chosen materials and style do not reflect the surrounding structures.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
 - o Recommended: *Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
 - o Recommended: *Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationships of solids to voids, and color.*
 - o Recommended: *Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.*
 - o Recommended: *Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
 - o Not Recommended: *Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
 - o The proposed building is sited too close to the historic resource, diminishing the Gorgas House by virtue of its much larger scale.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

START TIME OF DISCUSSION IN ZOOM RECORDING: 1:23:45

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- Architect Carey Jackson Yonce and attorney Meredith Ferleger represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance of Greater Philadelphia spoke in opposition to the application.
- Oscar Beisert of the Keeping Society of Philadelphia spoke in opposition to the application.
- David Traub of Save Our Sites spoke in opposition to the application.
- Mason Carter spoke in opposition to the application.
- Jim Duffin spoke in opposition to the application.
- Alex Aberle spoke in opposition to the application.
- Allison Weiss spoke in opposition to the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised plans improve upon the original plans, with the color of the brick and windows both indicating a more residential form.
- Articulating the large façade with vertical or horizontal elements would help the building feel more to scale with the surrounding historic context.
- Differentiating the commercial space from the residential portions of the building may also be an improvement to the design.
- Scaling the building down where it approaches the Gorgas House would be more appropriate.

The Historical Commission concluded that:

- As proposed, the building is out of scale with the historic resource and does not meet Standard 9 or respond to the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 6915 GERMANTOWN AVE MOTION: Denial MOVED BY: McCoubrey SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 29 NOVEMBER 2023

ADDRESS: 1538 KERBAUGH ST

Name of Resource: Roy “Campy” Campanella Childhood Home

Proposed Action: Designation

Property Owner: James A. Pender Jr.

Nominator: Historical Commission staff

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

OVERVIEW: This nomination contends that the property at 1538 Kerbaugh Street, known as the Roy “Campy” Campanella Childhood Home, is historically significant and should be listed on the Philadelphia Register of Historic Places. The nomination asserts that the property satisfies Criterion for Designation A; it “is associated with the life of a person significant in the past,” Roy Campanella, a Hall of Fame catcher who helped break the color barrier in professional baseball in the United States. Roy Campanella was born on November 19, 1921. His parents, John and Ida Campanella, purchased the property at 1538 Kerbaugh Street in 1928, when Roy was six years old, about to turn seven. Roy lived in the house for the remainder of his childhood, until he was 16, when he left to play professional baseball, but returned to visit throughout the Campanella family’s ownership of the property until 1988. Roy Campanella is considered one of the greatest catchers to play baseball. The child of a Black mother and Sicilian father, Campanella played in the Negro League before overcoming racism and intolerance to break the color barrier and join the Brooklyn Dodgers, playing alongside Jackie Robinson. A superstar, Campanella holds numerous records, was selected as an All Star and Most Valuable Player several times, and won a World Series before an injury in an automobile accident cut his career short. In 1969, he was inducted into the Baseball Hall of Fame in Cooperstown, New York, baseball’s highest honor.

STAFF RECOMMENDATION: The staff recommends that the property at 1538 Kerbaugh Street satisfies Criterion for Designation A for its association with baseball legend Roy Campanella.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1538 Kerbaugh Street satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:05:35

PRESENTERS:

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

PUBLIC COMMENT:

- Hanna Stark of the Preservation Alliance spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Roy Campanella lived at the property at 1538 Kerbaugh Street from 1928 to around 1946, when he began his professional baseball career.
- The Campanella family owned the property from 1928 to 1988.
- Roy Campanella was the child of a Black mother and Sicilian father and played in the Negro League before overcoming racism and intolerance to break the color barrier and join the Brooklyn Dodgers, playing alongside Jackie Robinson.

The Historical Commission concluded that:

- The property at 1538 Kerbaugh Street satisfies Criterion A for its association with Roy “Campy” Campanella, a Hall of Fame catcher who helped break the color barrier in professional baseball in the United States.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1538 Kerbaugh Street address satisfies Criterion for Designation A and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 1538 KERBAUGH ST MOTION: Designate; Criterion A MOVED BY: Cooperman SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 915-17 S 11TH ST

Name of Resource: South Philadelphia State Bank

Proposed Action: Designation

Property Owner: White Birch Ventures LLC

Nominator: Bella Vista Neighbors Association

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

OVERVIEW: This nomination proposes to designate the property at 915-17 S. 11th Street, historically known as the South Philadelphia State Bank, and list it on the Philadelphia Register of Historic Places. The nomination argues that the property satisfies Criteria for Designation C and J. Constructed in 1919 to serve Italian immigrants, the building is an excellent example of an Italian Renaissance Revival style bank, satisfying Criterion C. The South Philadelphia State Bank was an important institution that allowed immigrants to send funds back to relatives living in Italy and accrue savings for their new lives in the United States, satisfying Criterion J. The period of significance is 1919 to 1924, during the period when the bank occupied the building.

STAFF RECOMMENDATION: The staff recommends that the property at 915-17 S. 11th Street, the South Philadelphia State Bank, satisfies Criteria for Designation C and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 915-17 S. 11th Street satisfies Criteria for Designation C and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:10:35

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Ralph Marano of the Bella Vista Neighbors Association represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

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

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination focuses on the time when the South Philadelphia State Bank occupied the building from 1919 to 1924.

The Historical Commission concluded that:

- The nomination demonstrates the building is a fine example of an early twentieth-century bank design inspired by Romanesque and Classical styles, satisfying Criterion C.
- The nomination demonstrates that the South Philadelphia State Bank was an important institution to its community and neighborhood, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 915-17 S. 11th Street address satisfies Criteria for Designation C and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 915-17 S 11TH ST MOTION: Designate; Criteria C and J MOVED BY: Cooperman SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 2037 S BROAD ST

Name of Resource: Beneficial Savings Fund Society, South Philadelphia Branch

Proposed Action: Designate

Property Owner: Moday Realty LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 2037 S. Broad Street as historic and list it on the Philadelphia Register of Historic Places. The nomination argues that the former Beneficial Saving Fund Society Bank building, constructed in 1928, satisfies Criteria for Designation C, D, and E. This location served as the second branch office of this well-known local banking institution headquartered at 12th and Chestnut Streets. Beneficial engaged the prominent architectural firm of Horace Trumbauer to design the South Philadelphia branch building; the firm also designed the Beneficial headquarters at 1200 Chestnut Street. Sources suggest that Julian Abele, the first Black graduate of the University of Pennsylvania's architecture department in 1902 and Trumbauer's chief designer from 1909 to 1938, likely oversaw the design of the building.

As Philadelphia's residents moved further away from Center City during the early part of the twentieth century, banks increasingly constructed branches in outlying neighborhoods to serve their customers' banking needs. The branch banks including Beneficial's South Philadelphia branch were often among the most prominent and architecturally distinctive buildings in their neighborhoods. This building stands as a high-quality example of the Classical Revival neighborhood bank of the 1920s, satisfying Criteria C and D. It is an important work by the renowned Philadelphia architectural firm of Horace Trumbauer, with Julian Abele serving as chief designer during this period, satisfying Criterion E. The proposed period of significance is 1928 to 2012, which represents the year of construction through the year the bank sold the building.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2037 S. Broad Street satisfies Criteria for Designation C, D, and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2037 S. Broad Street satisfies Criteria for Designation C, D, and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:15:35

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- Attorney John Coleman, Douglas Green of MSC Retail, and Ed Senenman of Moday Realty represented the property.

DISCUSSION:

- Mr. Coleman expressed opposition to the historic designation of the property and contended the nomination has failed to demonstrate satisfaction of any Criteria. He expressed the property owner's concerns about the impact of a designation on the property at 2037 S. Broad Street.

- Mr. Green contended that a designation of the property would create an undue economic hardship for the property owner.
- Mr. Senenman explained that the last tenant vacated the property in July 2020, and it has been marketed for sale and lease since that time. He stated that there has not been much interest, and the burden of designation will add an additional hurdle on the leasing and marketing efforts.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society of Philadelphia commented in support of the nomination.
- Judith Robinson commented on the Historical Commission's processes and expressed her concern about the potential hardship historic designation may create for low- and middle-income property owners.
- David Traub of Save Our Sites commented in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Horace Trumbauer architectural firm designed the building at 2037 S. Broad Street. The nomination highlighted the involvement of architect Julian Abele in the design of the building in a measured, balanced, and accurate way. He was Chief of Design in Horace Trumbauer's office at the time the bank building was designed and built. The nomination does not claim that Julian Abele designed this building, but notes that he was the firm's Chief of Design and would have been involved with all projects in the office including this building.
- The nomination argues successfully for Criteria C, D, and E, and does not rely on Mr. Abele's involvement alone for significance.

The Historical Commission concluded that:

- The nomination demonstrates that the building satisfies Criteria C and D as an excellent example of a Classical Revival neighborhood bank of the 1920s.
- The nomination demonstrates that the building satisfies Criterion E as an important work by the renowned Philadelphia architectural firm of Horace Trumbauer, with Julian Abele employed as Chief of Design during this period.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 2037 S. Broad Street address satisfies Criteria for Designation C, D and E and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 2037 S BROAD ST MOTION: Designate; Criteria C, D and E MOVED BY: Cooperman SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 684-86 N BROAD ST

Name of Resource: American Trust, Loan, and Guaranteed Investment Company

Proposed Action: Designate

Property Owner: Gloria and Justo Guzman

Nominator: Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 684-86 N. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building, constructed for the American Trust, Loan, and Guaranteed Investment Company in 1890, satisfies Criteria for Designation D, H, and J. Under Criterion D, the nomination maintains that the building, designed by the architectural firm of Baker & Dallett, embodies distinguishing characteristics of the Richardsonian Romanesque style. Under Criterion H, the nomination argues that owing to its unique location at the intersection of Broad Street, Ridge Avenue, and Fairmount Avenue, and owing to it being one of only two remaining structures from the 19th Century at this intersection, represents an established and familiar visual feature of the neighborhood, community, and city. The nomination illustrates the building, erected during the heyday of Philadelphia's Gilded Age and originally serving the *nouveau riche* community of North Broad Street, was later repurposed to accommodate a new identity when North Broad Street transformed into an automotive landscape, exemplifying the cultural, political, economic, and social heritage of the community and satisfying Criterion for Designation J. The period of significance for this property is proposed as starting in 1890, the year it was constructed, and ending in 1928, the year the Broad Street line subway entrance was completed.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 684-86 N. Broad Street satisfies Criteria for Designation D, H, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 684-86 N. Broad Street satisfies Criteria for Designation D, H, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:05:45

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Cristina Elena Guzman represented the property owner. Ms. Guzman explained that she and her parents have owned the property for many years and that she runs a business out of the building.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Ms. Guzman would benefit from a discussion with the Historical Commission's staff to better understand the implications of historic designation.
- Alterations in place at the time of designation, such as gates and signage, can remain until an owner chooses to apply to remove or replace such features.

The Historical Commission concluded that:

- The property remains under the jurisdiction of the Historical Commission during the continuance period.

ACTION: Ms. Cooperman moved to continue the review of the nomination for 684-86 N. Broad Street to the 9 February 2024 meeting of the Historical Commission. Ms. Kindt seconded the motion, which was adopted by unanimous consent.

ITEM: 684-86 N BROAD ST MOTION: Continue to Feb. 2024 PHC mtg MOVED BY: Cooperman SECONDED BY: Kindt					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 5131-37 WALNUT ST

Name of Resource: The Louis G. Groh Building

Proposed Action: Designate

Property Owner: 5131 Walnut Property LLC

Nominator: Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 5131-37 Walnut Street and list it on the Philadelphia Register of Historic Places. A two-story steel and masonry commercial building known as the Louis G. Groh Building, designed by the architect Harry Gordon McMurtrie in the Art Deco style and built in 1929-30, stands on the property.

The nomination contends that the Louis G. Groh Building satisfies Criteria for Designation C and D. It argues that the building reflects the environment in an era characterized by a distinctive architectural style and embodies many of the distinguishing characteristics of the Art Deco architectural style as seen on commercial buildings, satisfying Criteria C and D.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5131-37 Walnut Street satisfies Criteria for Designation C and D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5131-37 Walnut Street satisfies Criteria for Designation C and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:24:24

PRESENTERS:

- Alex Till presented the nomination to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building expresses a unique and significant architectural style, but it does not cleanly fit into one stylistic category.

The Historical Commission concluded that:

- The nomination demonstrates that the property satisfies Criterion C in that it reflects the environment characterized by a distinctive architectural style.
- The nomination demonstrates that the property satisfies Criterion D in that it embodies distinguishing characteristics of an architectural style.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 5131-37 Walnut Street satisfies Criteria for Designation C and D and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 5131-37 WALNUT ST MOTION: Designate MOVED BY: Cooperman SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

OLD BUSINESS

ADDRESS: 1706 DELANCEY PL

Proposal: Legalize marble veneer and doorway replacement

Review Requested: Final Approval

Owner: Sasha Coviello

Applicant: Stephen Mileto, Qb3, LLC

History: 1850

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 legalize façade alterations made to the building at 1706 Delancey Place, which exceeded approved building permits. These alterations included installation of marble veneer over brick at the first floor, and removal and replacement of the historic door frame and transom. The six-panel door itself was likely not original but was an appropriate panel configuration for the building. The Department of Licenses and Inspections issued a violation for the unpermitted alterations at the Historical Commission's request in September 2023, after Commission staff received a complaint from a neighbor.

Work approved through the review of building permit applications between 2020 and 2022 included window replacement and a rear addition and rooftop pilot house. That scope is not part of this legalization application. The work included in this application is solely the marble veneer and front doorway alterations. The marble veneer was installed over an altered area of the front facade, which was cut down for a below-grade entrance prior to historic designation. The historic doorway that was removed matched the adjacent one at 1708 Delancey Place. The historic transom bar and associated trim at the top of the opening was removed from the historic door frame and a new, taller door was installed.

SCOPE OF WORK:

- Legalize marble veneer installation and doorway replacement.

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.*
 - o The removal of the historic doorway and replacement with a new door and frame which does not replicate the historic appearance fails to satisfy Standard 2.
 - o The installation of marble veneer to the height of the first-floor windowsill creates an unusual spatial relationship not typically found on a historic building. However, the brick area being covered is a later alteration to the building.
- *Standard 6: Deteriorated historic features shall 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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - o The new door and specifically doorway including frame and transom do not match the old in appearance.

STAFF RECOMMENDATION: Denial of the legalization of the marble veneer and door replacement, pursuant to Standards 2 and 6.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:29:20

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- Architect Stephen Mileto and property owner Sasha Coviello represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Removing the marble above-grade and repointing the existing brick with a darker or red mortar would help the projecting brick to visually recede.
- The owner can work with the Historical Commission's staff on the details of a lowered marble water table that only rises to the height of the door threshold.
- The front entrance doorway should be restored to its historic appearance, which will match the adjacent doorway at 1708 Delancey Place.

The Historical Commission concluded that:

- The removal of the historic doorway and replacement with a new door and frame that does not replicate the historic appearance fails to satisfy Standard 2.

- The new door and doorway including the door frame and transom do not match the old in appearance, failing to satisfy Standard 6.
- The installation of marble veneer to the height of the first-floor window sill creates an unusual spatial relationship not typically found on a historic building and fails to satisfy Standard 2. However, lowering the marble to only the height of the door threshold would bring it in line with a more typical historic appearance. The applicant can work with Historical Commission's staff on this revision in order to satisfy Standard 2.

ACTION: Mr. Mattioni moved to deny the legalization of the front door alterations and marble as installed, but to approve a marble water table as outlined by the Historical Commission during the review, with the staff to review details, pursuant to Standards 2 and 6. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 1706 DELANCEY PL MOTION: Denial of legalization MOVED BY: Mattioni SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:04:25

ACTION: At 1:21 p.m., Mr. Mattioni moved to adjourn. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourn MOVED BY: Mattioni SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

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.