

**THE MINUTES OF THE 719TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 JULY 2022, 9:00 A.M.
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Mark Dodds (Department of Planning and Development)		X	
Kelly Edwards, MUP (Real Estate Developer)	X		
Patrick O'Donnell (Department of Public Property)	X		
Sara Lepori (Commerce Department)	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	Arrived 9:18 a.m.
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)	X		

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

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Shannon Garrison, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Nika Faulkner, Historical Commission intern

The following persons attended the online meeting:

Kevin Trapper
Murray Spencer
Deborah Gary, SPPAAA
Monica Ortiz, VMA
Jonathan Frisby

Maggy White, Esq., Law Department
Desjenee Davis, Esq., Law Department
Camilla MacKay
Sean Whalen, Esq.
Sherri Darden
Michaelle Bond
Steven Peitzman
Howard B Haas
Adrian Trevisan
Portia Wall Williams
Nancy Pontone
Kevin Block
Alina Macneal
Maya Hogarth
Paul Badger
Karen Blanchard, SITIO
Hal Schirmer
Mary Walsh
Dr. Rae Alexander-Minter
Tim Kerner
Zamir Garcia
P. Loeb
C. Aaron Gross, NCBC President
Mathew Huffman
Antonio Fiol-Silva, SITIO
Megan Schmitt
Rob Fluehr
Cuby Lin
Stephen Williams
Kevin King, VMA
Christopher Greene
Nicole Healy
Mary Costello, Esq., Law Department
Alex Balloon
Michael Phillips, Esq.
Justin Veasey
Stacey Redmond
Paul Steinke, Preservation Alliance for Greater Philadelphia
Madeline Shikomba
David Traub, Save Our Sites
Dennis Cormier
Samuel Haward
David Smith
Chris Tantillo
Vincent Thompson
Linda Evans
Derek Spencer
Claudia Sherrod
Camilla MacKay
Keisha Usher-Martin
Patrick Grossi, Preservation Alliance for Greater Philadelphia

Leah Silverstein, Chestnut Hill Conservancy
 Celia Jailer, Hidden City
 Susan Wetherill
 Brandon Washington
 Jim Duffin
 Vicki Ellis
 Michael Gray
 Cheryl Mobley-Stimpson
 Allison Weiss, SoLo/Germantown Civic Association
 Bob Torres
 Tom MacDonald, WHYY
 Dennis Carlisle
 Jay Farrell

ADOPTION OF MINUTES, 718TH STATED MEETING, 10 JUNE 2022

START TIME IN ZOOM RECORDING: 00:05:00

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 718th Stated Meeting, held 10 June 2022. No comments were offered.

ACTION: Mr. McCoubrey moved to adopt the minutes of the 718th Stated Meeting of the Philadelphia Historical Commission, held 10 June 2022. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 718th Meeting					
MOTION: Adoption of minutes					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	11				2

REPORT OF THE ARCHITECTURAL COMMITTEE, 21 JUNE 2022

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:05:45

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the applications for 200 S. Broad Street, 3701-15 Chestnut Street, 500-10 S. Broad Street, 1904-40 Sansom Street, and 1914 Wilcox Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DHCD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	11				2

AGENDA

ADDRESS: 160-64 N 2ND ST

Proposal: Construct six-story building

Review Requested: Final Approval

Owner: BVG 160-64 N 2nd Street, LLC

Applicant: Justin Veasey, BVG Property Group

History: 160, vacant lot; 162, built 1950; 164, built 1851, upper stories removed, 1938

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

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

OVERVIEW:

This application proposes to construct a six-story building at the southwest corner of N. 2nd and Race Streets in the Old City Historic District. The consolidated parcel includes two non-contributing buildings and a vacant lot. As such, the Historical Commission retains full jurisdiction over the proposed construction. The north, east, and west elevations of the proposed building would be clad in grey brick and feature asymmetrical fenestration with a combination of rectangular and arched window openings. At the ground floor, a recessed entrance plaza would allow access to the residential lobby along Race Street, and a three-car parking garage would be accessed from N. 2nd Street. The south elevation would be clad in metal panels.

Following the Architectural Committee, the applicants revised to address some of the feedback from the Committee members by differentiating the base of the building with a darker color brick and adding a marble cornice at the second-floor line; updating the window layouts so they are better aligned; updating the cornice at the sixth floor; relocating and reducing the size of the Benjamin Franklin Bridge mural from the south elevation to the stair tower, to which brick was also added.

The Historical Commission has reviewed numerous projects for this location over the past few years and approved a six-story building of a different design in September 2019.

SCOPE OF WORK:

- Construct six-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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The proposed construction is compatible in height, massing, and overall materials with the Old City Historic District. The rhythm and fenestration of the new building differ from the older buildings in the historic district, but can be considered compatible. The context of the property is varied, with historic buildings ranging from two to five stories along the nearby blocks, intermixed with taller new construction, including the 17-story new construction to the north across Race Street. The application generally complies with Standard 9.

STAFF RECOMMENDATION: Approval, 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: 00:07:25

PRESENTERS:

- Ms. DiPasquale presented the revised application to the Historical Commission.
- Attorney Michael Phillips and architects Zamir Garcia and James Morrissey represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites stated a preference for red brick or earth tone cladding.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application took into consideration the Architectural Committee comments, particularly in regard to the ground floor and window alignment.
- The parapet of the building is still out of scale with the massing of the building and the features of the Old City Historic District and should be reduced as much as possible.
- The reduction or elimination of the parapet in the plane of the façade and installation of a deck railing set back five feet from the street facades would be beneficial to the composition of the building and would provide better views for the building occupants.

The Historical Commission concluded that:

- The revised design is compatible with but differentiated from the Old City Historic District in height, massing, materials, and overall features, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, with the parapet lowered as much as possible, with the staff to review details, pursuant to Standard 9. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 160-64 N 2nd ST MOTION: Approval, with revisions MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	11				2

ADDRESS: 200 S BROAD ST

Proposal: Install marquee, ADA ramp

Review Requested: Final Approval

Owner: 200 S. Broad Property Owner, LLC

Applicant: Christopher Tantillo, Tantillo Architecture

History: 1902; Bellevue Stratford Hotel; Hewitt Brothers, architects

Individual Designation: 8/2/1973

District Designation: None

Preservation Easement: Yes

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

OVERVIEW:

This application proposes to reconstruct the historic marquee over the primary entrance to the Bellevue Stratford Hotel on S. Broad Street, to reconstruct the steel and glass canopies over two restored entrances flanking the primary entrance, and to install an ADA ramp. The reconstruction is based on historic photographs and the project is also applying for historic preservation tax credits.

SCOPE OF WORK:

- Reconstruct entrance marquee, side entrances, and canopies
- Construct ADA ramp

STANDARDS FOR REVIEW:

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

- *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 reconstruction of the historic marquee and flanking canopies is substantiated by documentary and pictorial evidence. The application complies with this standard.
- *Accessibility Guideline | Recommended: Complying with barrier-free access requirements in such a manner that the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting are preserved or impacted as little as possible.*
 - o The proposed ADA ramp will provide much-needed access to the Broad Street elevation of the building and will minimally impact the character-defining features of the exterior. The ramp and landing should be separated from the historic masonry at all points of contact with a fiber expansion joint board or comparable material so that the ramp could be removed in the future without negatively impacting the historic masonry.

STAFF RECOMMENDATION: Approval, provided the ramp is not directly adhered to the historic masonry, with the staff to review details, pursuant to Standard 6 and the Accessibility Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the ramp is not directly adhered to the historic masonry, with the staff to review details, pursuant to Standard 6 and the Accessibility Guideline.

ACTION: See Consent Agenda.

ADDRESS: 511 S 4TH ST

Proposal: Demolish rear and roof, construct addition and deck, infill storefront

Review Requested: Final Approval

Owner: 511 S 4th Street Realty LLC

Applicant: Cuby Lin, Liu Consulting & Construction LLC

History: 1830

Individual Designation: 1/22/1963

District Designation: None

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

OVERVIEW:

This application proposes to convert a mixed-use commercial and residential building to multi-unit residential use. The proposed scope at the front façade includes removal of the storefront and its infill with brick veneer with paired windows and an entrance door, window replacement on the upper floors, removal (apparently) of the cornice, and the painting of the brick façade. At the rear, the proposed scope includes demolition of the gable roof and rear wall of the main block, and the rear addition. A full-width, four-story rear addition would be constructed. The existing gable roof would be replaced by a flat roof with deck and pilot house.

The existing rear addition proposed for demolition was constructed in 1942, according to a zoning permit application for the demolition of the historic rear ell. The 1942 rear addition is visible from Gaskill Street through a rollup gate. The windows on the front façade would have been wood six-over-six double-hung windows historically. The application proposes to install one-over-one double-hung windows, not the appropriate six-over-six.

SCOPE OF WORK:

- Remove and infill the storefront.
- Remove the cornice.
- Demolish the gable roof, rear wall, and rear addition.
- Construct a full-width rear addition.
- Construct a roof deck and pilot house, with a five-foot setback of the railing from the front façade.

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 demolition of the rear main wall and roof permanently removes a large amount of historic material and does not meet Standard 9.
 - o The existing rear addition was constructed in 1942; therefore, the addition is not historically significant and its demolition meets Standard 9.
 - o The proposed rear addition is the full width of the lot and the full height of the main block, removing the character-defining gable, and does not meet Standard 9.
 - o The work to the front façade as proposed does not meet Standard 9. The cornice should be maintained and historically accurate windows should be installed or the upper-floor windows should be repaired and retained.
- *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 demolition of the gable roof and rear wall would be an irreversible alteration and therefore does not meet Standard 10.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:25:00

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Cuby Lin represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was revised per the Architectural Committee's comments. The storefront is now proposed for retention, the gable roof will remain intact, and the new four-story rear addition will connect at the rear cornice, which is not visible from the public right-of-way. The roof deck and pilot house will be held to the new rear

addition. The front façade windows are now shown as the appropriate six-over-six double-hung windows, with a note of existing windows to remain.

- Sloping the pilot house roof will reduce the visibility of it from the public right-of-way.

The Historical Commission concluded that:

- The existing rear addition was constructed in 1942; therefore, the addition is not historically significant and its demolition meets Standard 9.
- The revised scope now includes retention of the gable roof and parts of the rear, and restoration of the front façade, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the pilot house roof is sloped or otherwise reduced in size, with the staff to review details including the condition of the rear wall of the main block, pursuant to Standard 9. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 511 S 4TH ST MOTION: Approval with conditions MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 559 RIGHTER ST

Proposal: Construct three-story multi-unit building

Review Requested: Final Approval

Owner: James W. Barnes

Applicant: A. Robert Torres, Studio Torres

History: 1850; Amos Barnes House

Individual Designation: 4/13/2017

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

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

OVERVIEW:

The Historical Commission individually designated the property at 559 Righter Street for the building's architectural and historical significance and the site's archaeological potential. This application proposes to restore the historic building and construct a three-story multi-family

building behind the historic building. The scope of work proposed for the historic building can be approved by the staff. The historic building sits at a prominent corner of the Roxborough-Wissahickon neighborhood where Ridge Avenue, Righter Street, and Hermit Street intersect. The new building would face onto Hermit Street and would not obstruct significant views of the historic building. Two options for façade and roofing materials are provided in the application. The new building appears to be slab-on-grade construct, but it is unclear whether its construction will require significant ground disturbance.

SCOPE OF WORK:

- Construct three-story multi-unit building at rear of property.

STANDARDS FOR REVIEW:

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

- *Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - o If the project requires significant ground disturbance, an archaeologist must be retained to ensure compliance with Standard 8.
- *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 new construction is generally compatible with the massing, size, scale, and architectural features of the property and its environment, satisfying Standard 9. It is a modern interpretation of several buildings in the immediate area. The general proportions of the façade elements could be reconsidered to be more in keeping with typical proportions, including windows, doors, and mansard height.

STAFF RECOMMENDATION: Approval, provided an archaeologist is retained to ensure compliance with Standard 8 if the project requires significant ground disturbance, with the staff to review details, pursuant to Standards 8 and 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:33:45

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- Architect Robert Torres represented the application.

PUBLIC COMMENT:

- Steven Peitzman, representing the East Falls Historical Society, opposed any construction on this site in Roxborough.
- Jonathan Frisby, a near neighbor, expressed concerns related to zoning and landscaping.
- David Traub, representing Save Our Sites, opposed construction on this site.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The new building would face onto Hermit Street and would not obstruct significant views of the historic building.
- As proposed, the upper floor windows are too large compared to the lower windows, and the windows in the center bay could be larger.

The Historical Commission concluded that:

- A Phase 1A archaeological survey and, if necessary, a Phase 1B archaeological survey, would satisfy Standard 8 if there is significant ground disturbance.
- The proposed new construction is generally compatible with the massing, size, scale, and architectural features of the property and its environment, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the window sizes are modified as discussed, street trees or trees on the property are provided, and a Phase 1A archaeology survey is conducted, pursuant to Standards 8 and 9. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 559 RIGHTER ST MOTION: Approval with conditions MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 3701-15 CHESTNUT ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: CSC Co-Living

Applicant: Mathew Huffman, ALMA architecture llc

History: 1970; International House; Bower & Fradley, architects

Individual Designation: 12/11/2020

District Designation: None

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

OVERVIEW: This application proposes the final approval of the addition of a structure for retail use on the western section of the plaza at International House in University City. It also proposes to rehabilitate the eastern section of the plaza. The Historical Commission designated International House, a Modernist hi-rise, in December 2020. At the same meeting, the Historical Commission approved in concept the construction of the retail structure on the western section of the plaza. While the in-concept application approved in 2020 was not an explicit financial hardship application, the owner did argue that the International House building had several idiosyncrasies that would render its adaptive reuse expensive and difficult, and the retail structure would offset some of those expenses. The owner agreed not to oppose the designation in exchange for the Historical Commission's commitment that the retail structure as well as a rear addition would be approved. The Historical Commission indicated its commitment with the December 2020 in-concept approval, when it approved in concept a retail addition, provided it was limited to the western section of the plaza, to the west of the main entranceway. In June 2022, the Historical Commission approved a second in-concept application for the addition of the retail structure on the western section of the plaza. During that review, the Architectural Committee offered several suggestions for the improvement of the design, which the applicant implemented.

This application proposes the same design for the retail structure that the Historical Commission approved in concept in June 2022. The structure is designed to stand on its own, without any support from the historic building. Its construction will require no significant alterations to the historic building, allowing for it to be removed in the future and the historic building restored to its original condition. It will incorporate the existing concrete wall that runs along Chestnut Street and encloses the plaza. The front of the retail structure now steps down from the main roof height to the two-story glass box, to the one-story glass box, to the canopy over the entrance, referencing the terraced façade of the historic building. At the suggestion of the Architectural Committee, the applicant turned the entrance 90 degrees from the plaza to the street, lightened the color of the metal panels cladding the addition, and additional fenestration and articulation along Chestnut Street, and made other changes to improve the design.

SCOPE OF WORK

- Construct retail structure on western section of the plaza,
- Rehabilitate eastern section of the plaza.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with*

the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- o The new construction will not destroy historic materials, features, and spatial relationships that characterize the property, satisfying Standard 9.
 - o The new construction will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, satisfying Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o The 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, satisfying Standard 10.

STAFF RECOMMENDATION: Approval, pursuant to Standards 9 and 10 and the Historical Commission's approvals in concept of December 2020 and June 2022.

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

- A detail drawing is provided to show the transition from the lower roof to the International House;
- The south façade be refined in terms of window alignment and additional detailing;
- The west façade metal panels be vertical rather than horizontal;
- New rooftop mechanical equipment is not visible from the public right-of-way.

ACTION: See Consent Agenda.

ADDRESS: 500-10 S BROAD ST

Proposal: Rehabilitate building; construct building on parking lot

Review Requested: Final Approval

Owner: Broad Lombard Associates LP

Applicant: Kevin T. King, Voith & Mactavish Architects

History: 1959; District Health Center 1; Newcomb Montgomery & Robert Bishop, architects

Individual Designation: 10/13/2017

District Designation: None

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

OVERVIEW: This application proposes the rehabilitation of the Mid-Century Modern health center at the southwest corner of S. Broad and Lombard Streets and the construction of a residential tower on the surface parking lot adjacent to the health center building. The property is individually designated. It is not in a historic district.

Most of the work to the historic building would be restoration work. Windows and doors would be replaced with units to match the originals. Glass block would be repaired and replaced in kind. Masonry would be repaired and repointed. Concrete would be cleaned and repaired. Exterior metal shaft ways and other later additions and alterations would be removed. Roofing would be replaced.

The historic building would be altered to create a parking entrance at the rear, northwest corner. Materials removed to create the opening to access the basement garage would be salvaged and reused during the restoration. The new building would lightly connect to the historic building at the recessed entranceway at the first floor of the north façade, creating an entry plaza to the complex.

The proposed tower would be 43 stories and 573 feet tall. It would be clad in glass and metal panels. The Lombard Street façade of the base of the tower would be clad in masonry to echo the masonry buildings to the west on Lombard. Although tall, the height of the building is appropriate for the area, which is zoned CMX-4. Arthaus, a new building one block to the north on S. Broad Street, is 47 stories and 542 feet tall. Symphony House, one-half block to the north, is 31 stories and 375 feet tall.

SCOPE OF WORK

- Rehabilitate health center building,
- Construct residential tower.

STANDARDS FOR REVIEW:

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

- *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 Deteriorated historic features will be repaired when possible and replaced in kind when necessary, owing to the severity of deterioration, satisfying Standard 6.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The new construction will not destroy historic materials, features, and spatial relationships that characterize the property, satisfying Standard 9.
 - o The new construction will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment, satisfying Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o The 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, satisfying Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, with the staff to review restoration details for the historic building, pursuant to Standards 6, 9, and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review restoration details for the historic building, pursuant to Standards 6, 9, and 10.

ACTION: See Consent Agenda.

ADDRESS: 1904-40 SANSOM ST

Proposal: Paint mural

Review Requested: Final Approval

Owner: Southern Land Company

Applicant: Ryan Strand Greenberg, City of Philadelphia Mural Arts Program

History: 1901; Warwick Apartments

Individual Designation: None

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

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

OVERVIEW: This application proposes to add a mural to the west wall of the Warwick Apartments building on the 1900-block of Sansom Street. A three-story commercial building is currently under construction to the west of the Warwick at the southwest corner of 20th and Sansom Streets. The roof of the commercial building will include a pool and other amenities for the Laurel, the new residential tower being completed on the 1900-block of Walnut Street. The Warwick, adjacent Rittenhouse Coffee Shop building, and commercial building as well as the tower are all part of the Laurel complex. The rooftop amenity space will be accessed from the Laurel by a bridge over Moravian Street. The mural would provide a backdrop for the amenity space.

The commercial building will share a party wall with the Warwick below the sixth-story window-sill level of the Warwick. The west party wall of the Warwick above that level will be exposed. The mural would be painted directly onto the west wall or would be painted on mural cloth that would be attached to the wall. The party wall as well as the west wall at the rear, which sets back from the property line, have been painted, altered, and repaired many times, including for the removal of a fire escape. Most of the mural would not be visible from the public right-of-way.

The corners of the Warwick building at Sansom Street include an unusual architectural detail. The brick building has limestone or cast-stone quoins at the corners and an additional wythe of brick that projects out from the party walls about one foot back from the corner.

SCOPE OF WORK

- Install mural.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The installation of the mural will not destroy historic features, satisfying Standard 9, provided it is set back at least five feet from the northwest corner of the building to protect the view of the quoins at the corner.

- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - o The mural could be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired and satisfying Standard 10.

STAFF RECOMMENDATION: The staff recommends approval, provided the mural is set back at least five feet from the northwest corner of the building to protect the view of the quoins at the corner, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the mural is set back an appropriate distance relative to the quoins, and that the mural is applied using mural cloth, with the staff to review details, pursuant to Standards 9 and 10.

ACTION: See Consent Agenda.

ADDRESS: 1914 WILCOX ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: Waybar 534 LLC

Applicant: Paul J. Lorenz, CANNODesign

History: 1880

Individual Designation: None

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

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

BACKGROUND:

This application seeks final approval for a third-story addition with a roof deck at 1914 Wilcox Street. The building was originally constructed as a carriage house in 1880 to serve nearby residences. Today, Wilcox Street remains a service alley for the 1900 blocks of Green and Brandywine Streets with mostly garages, parking areas, and rear yards facing the street. This review focuses on the third-story addition. First and second floor façade rehabilitation work can be reviewed by the Historical Commission's staff.

The proposed third-story addition will have a mansard roof with paired dormer windows. The mansard will be clad in standing-seam metal roofing with a steel gray finish. A roof deck will be constructed on top of addition, with a black metal railing set back five feet from the front of mansard. The roof deck railing and third-floor addition will be visible from the public right of way along Wilcox Street but will not be visually out of character for street.

SCOPE OF WORK:

- Construct one-story addition and 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 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 one-story addition is compatible in terms of massing, size, scale, and architectural features and meets Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - o The proposed addition does not alter the essential form and integrity of the historic property; therefore, the application meets Standard 10.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the upper roof deck railing is pulled back five feet from the east and west sides, the condensing units are located only on the lower deck, and the scale, pattern, and rhythm of the dormers is reconsidered to have a better relationship with the existing fenestration, with the staff to review details, pursuant to Standards 9 and 10.

ACTION: See Consent Agenda.

ADDRESS: 321 AND 323 QUEEN ST

Proposal: Consolidate lots; construct three-story addition

Review Requested: Final Approval

Owner: Anna and Kevin Towers

Applicant: Gabriel Deck, Gnome Architects, LLC

History: 1825

Individual Designation: 3/25/1969

District Designation: None

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

BACKGROUND:

This application seeks final approval for a three-story addition with roof decks at 321 and 323 Queen Street. The property at 323 Queen Street is not designated as historic and is currently used as a parking area. The property 321 Queen Street includes a two and half story brick rowhouse with a gable roof and dormer rowhouse that maintains its 1825 historic appearance from the public right-of-way. Behind the front portion of the gable, the rear section of the building has been significantly altered and is three stories from the roof ridge to the back wall.

The proposed addition would stand in the currently open lot at 323 Queen Street and connect to the designated building at 321 Queen Street. The front façade of the addition would be red brick and would maintain the cornice line of the adjacent properties. Like the historic building, the proposed addition would rise to three stories at the rear. Roof decks are proposed for the second and third stories. The second-floor roof deck would be connected to an upper deck with an outside staircase. The upper roof deck would span across the historic building and new addition.

SCOPE OF WORK:

- Construct three-story addition with roof deck extending onto the historic 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 proposed front façade of the addition up to the cornice is compatible in massing, size, scale, and architectural features; therefore, it meets Standard 9.
 - o The proposed front roof of the new addition is not compatible with the historic property. The proposal presents an abbreviated gable roof and visible staircase leading to the new upper roof deck. The staff recommends a full front gable roof to maintain a continuous ridge line with 321 Queen Street in order to meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - o The proposed addition could be removed from the historic building at 321 Queen Street in the future, leaving the historic building intact; therefore, the proposal meets Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - o The top-level roof deck as currently proposed would be visible from the public right-of-way; therefore, the application does not meet the Roofs Guideline. The staff recommends that the applicant create a physical mockup of the deck railing on 321 Queen Street for the staff to review onsite to determine how the roof deck, possibly through additional setbacks and alternate materials, can meet the Roofs Guideline.

STAFF RECOMMENDATION: The staff recommends denial, pursuant to Standards 9 and the Roofs Guideline.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:04:00

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was revised based on the Architectural Committee's comments.
- The new addition roof has been revised. The addition's front gable roof is solid up to the ridge. A dormer similar to the historic dormers on the block has been added to the front roof.

- The size of the garage door has been reduced by two feet in height and the garage now has an arched transom window.
- The roof deck has been pushed back from the front façade an additional two to three feet. The roof deck has also been lowered approximately six inches and the top of the roof deck is now below the peak of the roof ridge line. As a result, the deck railing is no longer visible from Queen Street.
- Deck railing has been revised from a glass railing to a metal picket railing.

The Historical Commission concluded that:

- The proposed front façade of the addition is compatible in massing, size, scale, and architectural features; therefore, it meets Standard 9.
- The proposed front roof of the addition is compatible with the historic property. The revised proposal presents a solid front gable roof with a historically compatible dormer. While the exterior stair to the roof deck remains, it is hidden behind the front gable roof and ridge. The revisions to the front gable roof area of the 321 Queen Street addition meets Standard 9.
- The proposed addition could be removed from the historic building at 321 Queen Street in the future, leaving the historic building intact; therefore, the proposal meets Standard 10.
- The revised top-level roof deck will not be visible from the public right-of-way; therefore, the application does meet the Roofs Guideline.
- The horizontal muntin division in the garage doors should be removed and windows should appear as vertical panes only.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the windows in the garage doors are not divided horizontally, with the staff to review details, pursuant to Standards 9 and 10 and the Roofs Guidelines. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 321 and 323 QUEEN ST MOTION: Approval with conditions MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 15 JUNE 2022

ADDRESS: 700 WESTVIEW AVE

Name of Resource: Sadie T.M. Alexander House

Proposed Action: Designation

Property Owner: Margaret S Shapiro & Howard Steven Bilofsky

Nominator: Nika Faulkner, Historical Commission intern

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

OVERVIEW: This nomination proposes to designate the property at 700 Westview Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property is significant under Criterion A for its association with civil rights pioneers Sadie Tanner Mossell Alexander and her husband Raymond Pace Alexander, who purchased the property in 1959. Among her many accomplishments, Sadie T.M. Alexander was the first African American to receive a Ph.D. in economics in the United States, the first woman to receive a law degree from the University of Pennsylvania Law School, and the first Black woman to practice law in Pennsylvania. Raymond Pace Alexander gained prominence as a civil rights attorney, representing black defendants in high-profile cases including the Trenton Six, and went on to have a successful political and judicial career.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 700 Westview Avenue satisfies Criterion for Designation A.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 700 Westview Avenue satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:12:35

PRESENTERS:

- Ms. Faulkner presented the nomination to the Historical Commission.
- No one represented the property owner. Mr. Farnham noted that the property owner attended the Committee on Historic Designation meeting and supported the designation.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance for Greater Philadelphia supported the nomination and suggested that the name of the property include both Raymond Pace and Sadie T.M. Alexander.
- Keisha Usher-Martin commented in support of the designation.
- Deborah Gary commented in support of the designation.
- Steven Peitzman commented in support of the designation.
- Dr. Rae Alexander-Minter, daughter of Sadie T.M. Alexander and Raymond Pace Alexander, commented in support of the designation and provided information about her parents.
- Howard Haas commented in support of the designation. He noted that Raymond Pace Alexander's law office building at 1900 Chestnut Street is designated as historic.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Both Sadie T.M. and Raymond Pace Alexander were significant individually and as a couple.
- The Alexanders purchased 700 Westview Avenue in 1959.

The Historical Commission concluded that:

- The property is significant under Criterion A for its association with civil rights pioneers Sadie Tanner Mossell Alexander and her husband Raymond Pace Alexander, and the name of the resource should include both names.

ACTION: Ms. Cooperman moved to find that the property at 700 Westview Avenue, to be known as the Sadie T.M. Alexander and Raymond Pace Alexander House, 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 passed by unanimous consent.

ITEM: 700 Westview Ave. MOTION: Designate as Sadie T.M. Alexander and Raymond Pace Alexander House; Criterion A MOVED BY: Cooperman SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 1901 W OXFORD ST

Name of Resource: Sultan Jihad Ahmad Community Foundation

Proposed Action: Designation

Property Owner: Sultan Jihad Ahmad Community Foundation

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: The City of Philadelphia constructed the building at 1901 W. Oxford Street as a police station in 1908. In 1964, the Reverend Leon Sullivan, a civil rights leader, converted the building for use as the Opportunities Industrialization Center (OIC). The nomination argues that the property satisfies Criterion A, owing to its role in the development of North Philadelphia

during the Great Migration in the early twentieth century, and for its association with nationally significant figures like the Reverend Sullivan, President Lyndon B. Johnson, and Senator Robert F. Kennedy. The nomination contends that the building is a fine example of the Colonial Revival Style, satisfying Criteria C and D. The nomination argues that the property satisfies Criterion E, owing to its association with prominent black architect Walter R. Livingston, Jr., who renovated the building for the OIC. Finally, the nomination claims the property satisfies Criterion J, as the founding location of the Reverend Sullivan's OIC, which played a central role in the civil rights movement. The proposed period of significance is 1908 to 1970, from the date of construction to the moment when the Opportunities Industrial Center vacated the building.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the building at 1901 W Oxford Street satisfies Criteria for Designation A, C, D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1901 W Oxford Street satisfies Criteria for Designation A, C, D, E, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:35:40

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Patrick Grossi of the Preservation Alliance for Greater Philadelphia represented the nomination.
- No one represented the property owner. Ms. Mehley noted that the owner has not contacted the Historical Commission.

DISCUSSION:

- Ms. Lepori reported that the owner may have recently died. She inquired if it was possible to reach out to other members of the owner's family.
 - o Ms. Mehley responded that the staff would attempt to contact the owner's family.
- The Commissioners discussed delaying vote until further contact was made.
 - o Mr. Mattioni said that he respected the ownership but had no indication of improper notice. He suggested that the Historical Commission move ahead and make a decision on the nomination. He said this would be consistent with past practice when an owner does not participate.

PUBLIC COMMENT:

- Deborah Gary supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The City of Philadelphia constructed the building at 1901 W. Oxford Street as a police station in 1908.
- In 1964, the Reverend Leon Sullivan, a civil rights leader, converted the building for use as the Opportunities Industrialization Center (OIC).

The Historical Commission concluded that:

- The property is associated with nationally significant figures like the Reverend Sullivan, President Lyndon B. Johnson, and Senator Robert F. Kennedy, satisfying Criterion A.

- The nomination contends that the building is a fine example of the Colonial Revival style, satisfying Criteria C and D; however, the building is not strictly an example of the Colonial Revival style.
- The property is associated with prominent black architect Walter R. Livingston, Jr., who renovated the building for the OIC, satisfying Criterion E.
- The property is the founding location of the Reverend Sullivan's OIC, which played a central role in the civil rights movement, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1901 W. Oxford Street satisfies Criteria for Designation A, C, D, E, J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: 1901 W. Oxford St.					
MOTION: Designate; Criteria A, C, D, E, and J					
MOVED BY: Cooperman					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 4500 AND 4506 TYSON AVE

Name of Resource: Disston Memorial Presbyterian Church

Proposed Action: Designation

Property Owner: Tyson PA LLC

Nominator: Tacony Community Development Corporation

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

OVERVIEW: This nomination proposes to designate the property at 4500 and 4506 Tyson Avenue, historically known as the Disston Memorial Presbyterian Church, and list it on the Philadelphia Register of Historic Places. The properties include the Church, Parish Hall, Sunday School, and Garage buildings. Construction commenced in 1885 with the Church. The Parish Hall was added in 1908, owing to the growth of the congregation. The additions of the Sunday School and Garage buildings from 1925 to 1927 completed the church complex.

Beginning in the late nineteenth century through the mid twentieth century, the church property served as a social hub for Tacony's Presbyterian community and the origin for dozens of clubs and organizations that were part of the development of Northeast Philadelphia. The nomination maintains that the Disston Memorial Presbyterian Church is representative of the social and cultural community in Tacony, as well as the Disston family's strong influence over neighborhood development, satisfying Criterion J.

The nomination contends that the Church building is the work of prominent architect Edwin F. Durang, satisfying Criterion E. More than 200 buildings in the Philadelphia area have been attributed to Durang, most notably churches and institutions for Roman Catholics. Durang, who had a relationship with Mary Disston, designed the Church, which was constructed in memory of Henry and Mary Disston's late daughter, Mary Disston Gandy.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 4500 and 4506 Tyson Avenue satisfy Criteria for Designation E and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 4500 and 4506 Tyson Avenue satisfy Criteria for Designation E and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:49:37

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- No one represented the nomination.
- Attorney C. Aaron Gross represented the property owner, David Damaghi. Mr. Gross requested the designation be limited to the church building only. He explained that they are concerned about the future implications of all the four buildings being historically designated.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The properties include the Church, Parish Hall, Sunday School, and Garage buildings. Construction commenced in 1885 with the Church. The Parish Hall was added in 1908, owing to the growth of the congregation. The additions of the Sunday School and Garage buildings from 1925 to 1927 completed the church complex.
- The properties, with all four buildings, are recognized on the National Register of Historic Places within the Tacony Disston Community Development Historic District.
- All four buildings fall within the Period of Significance.

The Historical Commission concluded that:

- All four buildings are historically significant. Not designating all buildings, as requested by the property owner, would be inconsistent with the precedents set by the Historical Commission.
- The church building is the work of prominent architect Edwin F. Durang, satisfying Criterion E.

- The Disston Memorial Presbyterian Church complex is representative of the social and cultural community in Tacony, as well as the Disston family's strong influence over neighborhood development, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the properties at 4500 and 4506 Tyson Avenue satisfy Criteria for Designation E and J and to designate them as historic, listing them on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: 4500 and 4506 Tyson Ave. MOTION: Designate; Criteria E & J MOVED BY: Cooperman SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 2852-56 FRANKFORD AVE

Name of Resource: Ioska Tribe, No. 379, Improved Order of Red Men

Proposed Action: Designation

Property Owner: 2850 Frankford LLC

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 2852-56 Frankford Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property, designed by architect Carl F. Otto and constructed in 1922, satisfies Criteria for Designation A, H, and J. Under Criteria A and J, the nomination argues that the multi-purpose “store and lodge” or “store and hall” building, designed with a large second-floor hall to serve a fraternal organization that was subsidized by ground-floor commercial tenants, was a common building type in Philadelphia during the late nineteenth and early twentieth centuries. Built for a “tribe” of the Improved Order of Red Men, a national fraternal organization, the building served the local Kensington community during its heyday as a prosperous working-class neighborhood at a time when fraternal and masonic institutions were central to the cultural and social lives of men in the United States. Under Criterion H, the nomination argues that the signage and iconography of the primary elevation is an established and familiar visual feature of

the neighborhood that speaks to the cultural and social practices of the Improved Order of Red Men, a predominantly white organization that appropriated aspects of Native American culture.

The nomination raises important questions about whether a building that housed an organization that appropriated and exploited aspects of Native American culture in ways that are undeniably racist should be designated as historic. Would the designation of this building perpetuate the racism represented by the fraternal organization and the building itself, explicitly in its exterior ornament? Would a designation reopen old wounds and reenforce racist stereotypes? Or would designation create a space in which to interpret the past and examine the present including systemic racism? Such questions can only be answered in dialogue with the communities involved and impacted.

The nomination would benefit from proofreading and editing. For example, the sentence from page 14, included below, should be rewritten. The “seizure” was neither “idealized” nor “misinterpreted.” The members of the fraternal organization idealized and misinterpreted Native American culture when they seized it.

This same signage and iconography also signify the cultural appropriation of indigenous people, specifically an idealized and misinterpreted seizure of Native American identity and heritage, as seen through the eyes of white men during the duration of the organization’s history from ca.1813 to the present.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2852-56 Frankford Avenue satisfies Criteria for Designation A, H, and J, without implying that the property should be designated. The staff recommends that the Historical Commission and its advisory Committee on Historic Designation engage in a discussion with all interested parties about the cultural misappropriations at the foundation of this fraternal organization before deciding whether designating this property would benefit the public.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2852-56 Frankford Avenue satisfies Criteria for Designation A, H, and J, but that there is no evidence presented in the nomination that a designation of this property serves a public purpose.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:15:07

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- No one represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- Hal Schirmer commented on the nomination.
- Madeline Shikomba opposed the designation.
- Steven Peitzman supported the designation of the building without the appropriated iconography.
- Dennis Carlisle commented on the nomination.
- Keisha Usher-Martin opposed the designation.
- Mr. Farnham noted that the staff contacted representatives of the Delaware Nation, Delaware Tribe, and Eastern Shawnee Tribe of Oklahoma, who participate in Section 106 reviews in Philadelphia, to see if they wished to participate in this discussion. He

noted that the staff initially heard back from Deputy THPO and archaeologist for the Delaware Tribe but received no formal comments from the groups.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Membership in the Improved Order of Red Men was limited to white men over the age of 21 until relatively recently.
- The Improved Order of Red Men appropriated Native American culture while excluding Native Americans from membership.
- The appropriated name and stereotyped iconography are displayed on the façade of the building.

The Historical Commission concluded that:

- It is important not to erase uncomfortable or challenging history, but to interpret and contextualize it properly. Any interpretation of the history of this organization and the iconography on the building would be impossible for the Historical Commission to manage because the property is privately owned and the owner has not participated in the designation process.
- Designation imbues a level of honor on a building, and the property at 2852-56 Frankford Avenue is not worthy of that honor.
- The nomination may demonstrate that the property satisfies some Criteria for Designation, but the property should not be designated and listed on the Philadelphia Register because of the racist nature of the organization and the iconography displayed on the façade of the building.

ACTION: Ms. Carney moved to decline to designate the property at 2852-56 Frankford Avenue. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 2852-56 Frankford Ave MOTION: Decline to designate MOVED BY: Carney SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

ADDRESS: 8720 GERMANTOWN AVE

Name of Resource: The Yellowstone

Proposed Action: Designation

Property Owner: Lawrence A. & Mary Williams Walsh

Nominator: Chestnut Hill Conservancy

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

OVERVIEW: This nomination proposes to designate the property at 8720 Germantown Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property, which includes three freestanding buildings (the main house, known as The Yellowstone; a stone and frame carriage house; and a frame cottage), satisfies Criteria for Designation A, D, and E. Under Criterion A, the nomination explains that The Yellowstone was the original meeting place of the Chestnut Hill Village Improvement Association, an entity pivotal in the development of the Chestnut Hill neighborhood during the Progressive era. Under Criterion D, the nomination asserts that the property reflects the growing interest in the Colonial Revival style after the Centennial Exposition in Philadelphia and embodies distinguishing characteristics of the Georgian Revival subtype of the Colonial Revival. Designed by Theophilus P. Chandler, Jr., a leading architect in Philadelphia during the last quarter of the nineteenth century, the property is further significant under Criterion E.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 8720 Germantown Avenue satisfies Criteria for Designation A, D, and E. The staff notes that page 5 of the nomination asserts that the earliest documentation of the carriage house is the 1895 Bromley Atlas, and that the cottage was built and first occupied at some point prior to 1919; however, the stone and frame carriage house and a frame building in the location of the cottage are both also evident on the 1889 and 1911 G.W. Bromley atlases.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 8720 Germantown Avenue satisfies Criteria for Designation A, D, and E, with clarifications of the outbuilding dates based on the staff recommendation, and removal of the Congressional Medal of Honor discussion in the nomination.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:01:10

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- No one represented the nomination.
- Attorney Sean Whalen represented the property owner and presented a compromise position reached between the owners and the nominator.

PUBLIC COMMENT:

- David Traub of Save Our Sites supported designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 8720 Germantown Avenue features three buildings: the main house known as The Yellowstone, whose current appearance was designed by T.P. Chandler; a stone and frame carriage house; and a frame cottage.

- Although they have been renovated, the outbuildings, particularly the carriage house, retain surviving historic fabric. However, the outbuildings are minimally visible from the public right-of-way.
- The property owner and nominators have reached an agreement to treat the main house as the only historic structure on the property, and to treat the carriage house and cottage as non-contributing to the historical significance of the property.

The Historical Commission concluded that:

- The property was the original meeting place of the Chestnut Hill Village Improvement Association, an entity pivotal in the development of the Chestnut Hill neighborhood during the Progressive era, satisfying Criterion A.
- The property reflects the growing interest in the Colonial Revival style after the Centennial Exposition in Philadelphia and embodies distinguishing characteristics of the Georgian Revival subtype of the Colonial Revival, satisfying Criterion D.
- Designed by Theophilus P. Chandler, Jr., a leading architect in Philadelphia during the last quarter of the nineteenth century, the property is further significant under Criterion E.
- Only the main house is to be treated as a historic structure. The outbuildings are to be considered non-contributing to the designation.

ACTION: Mr. Mattioni moved to find that the nomination demonstrates that the property at 8720 Germantown Avenue satisfies Criteria for Designation A, D, and E, and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with the main house classified as a contributing resource and the carriage house and cottage as non-contributing. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 8720 Germantown Ave MOTION: Designate; Criteria A, D, E, main house only MOVED BY: Mattioni SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman		X			
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)					X
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	10	1			2

ADDRESS: 1102 MASTER ST

Name of Resource: Sister Rosetta Tharpe House

Proposed Action: Designation

Property Owner: Mildred G. McCollum

Nominator: Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 1102 Master Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property, the residence of Sister Rosetta Tharpe from 1962 to 1973, is historically significant and satisfies Criterion for Designation A. Known as the "Godmother of Rock 'n Roll" and the "Original Soul Sister," Sister Rosetta Tharpe was a gospel singer, instrumentalist, and songwriter who became a recording and performing star in the late 1930s. She was one of gospel music's first superstars, the first gospel performer to record for a major record label, and an early crossover from gospel to secular music. She sang spiritual songs in a raucous rhythm-and-blues musical style and played the electric guitar in a loud, distorted, groundbreaking way that set the stage for the emergence of rock and roll in the early 1950s. Sister Rosetta Tharpe significantly influenced later popular music, especially rock and roll, as acknowledged by Bob Dylan, Little Richard, Elvis Presley, and Johnny Cash. Her guitar playing technique had a profound influence on the development of British blues in the 1960s. In particular, Sister Rosetta Tharpe's guitar playing on a European tour with blues legend Muddy Waters in 1964, specifically a performance in Manchester, England on May 7, 1964, has been cited as especially influential by prominent British guitarists Eric Clapton, Jeff Beck, and Keith Richards. Sister Rosetta Tharpe was a key figure in the development of rock and roll, which became the dominant musical form and means of popular cultural expression in English speaking and other countries in the 1950s and 60s and continues to this day.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at the Sister Rosetta Tharpe House, 1102 Master Street, satisfies Criterion for Designation A.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1102 Master Street satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:14:25

PRESENTERS:

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

PUBLIC COMMENT:

- Hal Schirmer supported the nomination.
- Deborah Gary supported the nomination.
- Steven Peitzman supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 1102 Master Street was the residence of Sister Rosetta Tharpe from 1962 to 1973.

- Sister Rosetta Tharpe was a gospel singer, instrumentalist, and songwriter who became a recording and performing star in the late 1930s. She was one of gospel music's first superstars, the first gospel performer to record for a major record label, and an early crossover from gospel to secular music. She sang spiritual songs in a raucous rhythm-and-blues musical style and played the electric guitar in a loud, distorted, groundbreaking way that set the stage for the emergence of rock and roll in the early 1950s. Sister Rosetta Tharpe significantly influenced later popular music, especially rock and roll.

The Historical Commission concluded that:

- The property at 1102 Master Street, which was the residence of Sister Rosetta Tharpe from 1962 to 1973, satisfies Criterion for Designation A and merits designation as historic.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1102 Master Street satisfies Criterion for Designation A, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 1102 Master St MOTION: Designate; Criterion A MOVED BY: Cooperman SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	12				1

CHRISTIAN STREET HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Various

Nominator: Preservation Alliance for Greater Philadelphia

Number of Properties: 154

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

OVERVIEW: This nomination proposes to designate a historic district that consists of 154 properties on Christian Street between S. Broad Street and S. 20th Street in the Graduate

Hospital neighborhood of Philadelphia. The nomination contends that the Christian Street Historic District is significant under Criteria for Designation A, C, and J. The period of significance begins in 1860 and ends in 1945, recognizing three different phases in the area's development. Beginning in 1860 through about 1900, this was a predominantly Irish neighborhood known as St. Charles Parish. The row houses constructed in the early period of the neighborhood's development between 1860 and 1890 reflect the environment in an era characterized by two distinct architectural styles: the Italianate and the Néo-Grec styles, satisfying Criterion C. The neighborhood underwent demographic transition between 1900 and 1910 and was associated with Philadelphia's Black elite until about 1945. Christian Street was both a residential neighborhood for Black professionals and a streetcar thoroughfare lined with prominent Black institutions, including churches, a public school, a Y.M.C.A., a post office, fraternal and political club houses, a hair salon, and a pharmacy, all there to serve the immediate community, satisfying Criterion J. The individuals who lived and worked here included prominent Black pastors, doctors, teachers, architects, contractors, pharmacists, politicians, small business owners, a postal superintendent, and a funeral director, satisfying Criterion A. This nomination is a direct result of public concern about demolitions in 2020 on Christian Street west of Broad Street. City Council passed demolition moratorium legislation in 2021 which allowed for the Preservation Alliance and South of South Neighbors Association to collaborate on the nomination.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Christian Street Historic District satisfies Criteria for Designation A, C, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Christian Street Historic District satisfies Criteria for Designation A, C, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:44:40

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Patrick Grossi represented the nomination.
- Several property owners were in attendance:
 - o Vicki Ellis represented the property at 1520 Christian Street, supported the designation, and asked that Black Doctors Row be included in the historic district name.
 - o Murray Spencer represented the property at 1725 Christian Street, supported the designation, and asked that Black Doctors Row be included in the historic district name.
 - o Linda Evans represented the property at 1617 Christian Street, supported the designation, and asked that Black Doctors Row be included in the historic district name.

PUBLIC COMMENT:

- Vincent Thompson, Communications Director for Councilmember Johnson, explained how the Councilmember Johnson was responsible for the demolition moratorium to allow time for the nomination to be prepared. He commented in support of the district and urged the Commission to designate under the official name of Christian Street/Black Doctors Row Historic District. He noted that this would be

- the first local historic district in Philadelphia based upon the contributions and heritage of an ethnic group.
- Stacey Redmond, a former property owner on the 1700 block of Christian Street and current near neighbor, supported the designation, and asked that Black Doctors Row be included in the historic district name.
 - Claudia Sherrod, a resident of the area, commented in support of the designation and asked that Black Doctors Row be included in the name of the historic district.
 - Brandon Washington, a fourth-generation resident of the area, commented in support of the designation and of the inclusion of Black Doctors Row as part of the historic district name.
 - Cheryl Mobley-Stimpson commented in support of the designation and of the inclusion of Black Doctors Row as part of the historic district name.
 - Madeline Shikomba commented in support of the designation and of the inclusion of Black Doctors Row as part of the historic district name.
 - Deborah Gary, representing the Society to Preserve Philadelphia African American Assets, commented in support of the designation and of future efforts to highlight African American history in Philadelphia.
 - Keisha Usher-Martin, a resident of the area, commented in support of the designation and asked that Black Doctors Row be included in the historic district name.
 - Ms. Chantry read anonymous comment submitted in writing from a property owner into the record. This anonymous property owner opposed the designation.
 - Sylvia Harrod Blackwell provided comment via a pre-recorded video. She commented in support of the designation and described her family's extensive history on Christian Street.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The historic district consists of 154 properties on Christian Street between S. Broad Street and S. 20th Street in the Graduate Hospital neighborhood of Philadelphia.
- The period of significance begins in 1860 and ends in 1945, recognizing three different phases in the area's development. Beginning in 1860 through about 1900, this was a predominantly Irish neighborhood known as St. Charles Parish. The neighborhood underwent demographic transition between 1900 and 1910 and was then associated with Philadelphia's Black elite until about 1945.
- Testimony from property owners and near neighbors demonstrated overwhelming support for including Black Doctors Row in the official name of the historic district.

The Historical Commission concluded that:

- The individuals who lived and worked here during the period of significance included prominent Black pastors, doctors, teachers, architects, contractors, pharmacists, politicians, small business owners, a postal superintendent, and a funeral director, satisfying Criterion A.
- The row houses constructed in the early period of the neighborhood's development between 1860 and 1890 reflect the environment in an era characterized by two distinct architectural styles: the Italianate and the Néo-Grec styles, satisfying Criterion C.
- Christian Street was both a residential neighborhood for Black professionals and a streetcar thoroughfare lined with prominent Black institutions, including churches, a public school, a Y.M.C.A., a post office, fraternal and political club houses, a hair

salon, and a pharmacy, all there to serve the immediate community, satisfying Criterion J.

ACTION: Ms. Washington moved to find that the nomination demonstrates that the Christian Street/Black Doctors Row Historic District satisfies Criteria for Designation A, C, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Sanchez seconded the motion, which passed by unanimous consent.

ITEM: Christian Street/Black Doctors Row Historic District					
MOTION: Designate as Christian Street/Black Doctors Row Historic District; Criteria A, C, J					
MOVED BY: Washington					
SECONDED BY: Sanchez					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman					X
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey					X
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total					

OLD BUSINESS

ADDRESS: 3101 W PASSYUNK AVE

Name of Resource: Point Breeze Gas Works

Proposed Action: Status Update

Property Owner: City of Philadelphia, Philadelphia Gas Works

Nominator: Keeping Society of Philadelphia

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:25:00

PRESENTERS:

- Mr. Farnham presented the status update to the Historical Commission. He explained that attorney Christopher Strom provided the Historical Commission with a written status update, which was also posted to the Commission's website.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS:

The Historical Commission found that:

- The property remains under the Historical Commission's jurisdiction during the continuance period.
- The nomination is currently scheduled for review by the Commission at its November 2022 meeting.

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:34:55

ACTION: At 1:38 p.m., Mr. Mattioni moved to adjourn. Ms. Sanchez seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourn MOVED BY: Mattioni SECONDED BY: Sanchez					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)					X
Cooperman					X
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey					X
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	9				4

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission 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.