

**THE MINUTES OF THE 704TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 APRIL 2021
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 9:02 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Donna Carney (Department of Planning & Development)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Division of Housing & Community Development)	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
Josh Lippert (Department of Licenses & Inspections)		X	
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Betty Turner, MA, Vice Chair		X	
Kimberly Washington, Esq.	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting 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
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Megan Cross Schmitt, Historic Preservation Planner II
Maggy White, Esq., Law Department

The following persons attended the online meeting:

Kim Kimrey
Michael Adler
Steven M. Clofine
Andrew Clayton
Caitlin Siemien
Dennis Carlisle
Beth Johnson
Charles Loomis
David Traub
Constance Winters
Sean Whalen, Esq., Vintage Law
Gina Hall
Lisa Buccieri
Jeremy Tobacman
Sarah Antonelli
Jean Galbraith
Salina Gary
Elizabeth Milroy
Lorraine Rocci
Ori Feibush
Steven Peitzman
Dennis Barnebey
Chris Koch
Paul Steinke, Preservation Alliance
Nick Kraus, Heritage Consulting Group
Chris Strom, Esq.
Catharine Lowery
Stephen Varenhorst
Craig Snyderman
Kevin Block
Emaleigh Doley
Kate Cleveland
Meg Newsome
Aaron Sitbon
Garth Herrick
Abraham Silber
Mary Tracy
Jay Farrell
Patrick Grossi, Preservation Alliance
Barbara McDowell Dowdall
Mary Lambert
Steve Clement
Ian Toner
Christine Crutchley
Patrick Reeves
Dorothy Burton
Krystal Whalin
John Struble
Mary McGettigan
Sarah McEneaney

Lynda White
Marc Costner
Nancy Pontone
Allison Weiss
J. F. McCarthy
Vincent Mancini
Rob Mandeville
Celeste Oliveri
Alex Balloon
Matt McClure, Esq., Ballard Spahr
Charles Overholser
Oscar Beisert
Aaron Wunsch
Jeremy Montgomery
Tristan Costanzo
Cathie Dopkin
Job Itzkowitz, Old City District
Eliza Kelsten Alford
Ginger Hamilton
Loretta Nass
Susan Wetherill
Dan Ciolino
Kathleen Walsh
Rick Hamilton
Janice Woodcock
Mason Carter
JoAnne Hill
Heather Little
Michele Clayton
Justin Detwiler
Dina Bleckman, Esq., Ballard Spahr
Jennifer Harrell
Patrick Grossi, Preservation Alliance
Emily Jonsson
H. White
Suzanne Edinger
Todd Pearson
Sue Patterson
J. M. Duffin
Grace Flisser
Donah Beale
Justin Detwiler
Kristen MacPherson
George Earl Thomas, Ph.D.
David Gest, Esq., Ballard Spahr
Rag McCloskey
Tony Forte, Esq., Saul Ewing
Kevin Brett
Christina Prieb
Jan Vacca, Harman Group
Birdie Busch

Raymond Rola
Harrison Haas
Donah Beale
Vin DiMaria
Chelsea Hengstler
Russ Bishop
Felicia Diarra
Gina Hall

ADOPTION OF MINUTES, 703RD STATED MEETING, 12 MARCH 2021

START TIME IN ZOOM RECORDING: 00:05:20

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 703rd Stated Meeting, held 12 March 2021. No corrections were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 703rd Stated Meeting of the Philadelphia Historical Commission, held 12 March 2021. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: Adoption of the Minutes of the 703rd Meeting					
MOTION: Adoption of minutes					
Moved BY: Thomas					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

REPORT OF THE ARCHITECTURAL COMMITTEE, 23 MARCH 2021

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:05:50

RECUSAL:

- Mr. McCoubrey recused, owing to familial connection to one of the principals at the contracting company involved with the application for 25 Summit Street.

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 recommendations of the Architectural Committee for the applications for 25 Summit Street, 244-58 N. 2nd Street, and 2227 Panama Street for the Consent Agenda. Ms. Cooperman seconded the motion, which adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Approval					
MOVED BY: Thomas					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey				X	
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	10			1	2

THE REPORT OF THE ARCHITECTURAL COMMITTEE, 23 MARCH 2021

ADDRESS: 312-14, 316, AND 318 RACE ST

Proposal: Demolish non-contributing buildings and rear ells; construct new building and additions

Review Requested: Review In Concept

Owner: Race Street Apartments LLC

Applicant: Monica Wyatt, Studio 111 Architects and Associates

History: 1831

Individual Designation: 6/5/1980

District Designation: Old City Historic District, Contributing, 12/12/2003

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This in-concept application proposes work to three properties within the Old City Historic District. The building at 312-14 Race Street, considered contributing in the district, dates to 1831 and historically functioned as a hotel. It consists of a four-story main block with two rear ells that are minimally visible from the public right-of-way. The buildings at 316 and 318 Race Street are classified as non-contributing and were both constructed in the 1950s.

This application proposes to demolish the non-contributing buildings and the two rear ells of the contributing building at 312-14 Race Street. A new four-story building with a setback fifth story would be proposed to replace the non-contributing structures. The new building would span the three properties at the rear.

The applicant is seeking recommendations on the appropriateness of the proposed demolition and height of the potential new construction.

SCOPE OF WORK:

- Demolish non-contributing buildings at 316 and 318 Race Street;
- Demolish rear ells of 312-14 Race Street; and
- Construct five-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.*
 - Demolition would be limited to the non-contributing buildings at 316 and 318 Race and the largely non-visible rear ells of 312-14 Race Street. Visibility of one of the existing ells is limited to the view through a narrow private alley off Orianna Street. The work complies with this standard.
 - The proposed new construction would be limited to four stories along Race Street to maintain the scale of the streetscape. An additional story would be set back from the front façade of all three structures and would be inconspicuous from the public right-of-way. The fifth-story addition at 312-14 Race Street would minimally intersect the rear of the existing building's main block. The massing, size, and scale of the new construction and addition comply with this standard.

STAFF RECOMMENDATION: Approval in-concept, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the demolition provision at 14-1005(6)(d) of the preservation ordinance.

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

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application is in-concept, and the applicant is seeking guidance on the removal of the rear ells at 312-14 Race Street.
- The application proposes to demolish the existing rear ells of 312-14 Race Street in their entirety; no demolition is proposed to the main block of the building, and the rear wall of the main block would be retained.
- The rear ells are minimally visible from the public right-of-way.
- The applicant is also seeking guidance on the appropriateness of the massing for future new construction at all three properties.

The Historical Commission concluded that:

- The rear ells of 312-14 Race Street are narrow, in poor condition, and are compromised.
- Complete demolition of the rear ells may not be appropriate and may not satisfy Standard 9 or the demolition provision at 14-1005(6)(d) of the preservation ordinance. To satisfy the standards and preservation ordinance, consideration should be given to incorporating some component of the rear wings in the development plan.
- The overall massing of the proposed new construction is satisfactory, including the potential visibility of the additions. The proposed construction complies with Standard 9.

ADDRESS: 341 S 25TH ST

Proposal: Construct third-story addition

Review Requested: Final Approval

Owner: Brooks Tanner and Penelope Carter

Applicant: Ian Toner, Toner Architects

History: c. 1855

Individual Designation: None

District Designation: Rittenhouse Fitler Historic District, 2/8/1995

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This application proposes to add a third-story addition with a 5-foot setback on a two-story contributing building in the Rittenhouse Fitler Historic District. At its 12 February 2021 meeting, the Historical Commission reviewed an in-concept application of this same proposal.

At the time, the Commission commented that the setback addition was compatible in size, scale, massing, and material. The addition would be clad in fiber cement clapboard siding and would feature six-over-six aluminum clad double-hung sash windows.

SCOPE OF WORK:

- Construct third-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.*
 - The proposed addition would be differentiated from the historic building through a 5-foot setback and the use of clapboard siding. At its 12 February 2021 meeting, the Historical Commission found that the addition would be compatible in its massing, size, scale, and materials. The work complies with this standard.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9 and the Historical Commission's comments at its 12 February 2021 meeting.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:11:35

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Architects Catharine Lowery and Ian Toner represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was approved in-concept by the Historical Commission at its 12 February 2021 meeting.
- The application was revised to slope the roof of the addition forward, reducing its height at the front elevation by approximately two feet. The front windows were also reduced in size.
- The third-story addition would be set back five feet and would include a one-foot rear overhang that would not be visible from a public right-of-way.
- The application proposes six-over-six, aluminum-clad, double-hung sash windows at the front façade of the addition and fiber cement clapboard siding.

The Historical Commission concluded that:

- The addition is appropriate in in size, scale, massing, and materials and complies with Standard 9.

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

ITEM: 341 S 25TH ST MOTION: Approval MOVED BY: Thomas SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 25 SUMMIT ST

Proposal: Construct two-story rear addition

Review Requested: Final Approval

Owner: Michele and Andrew Clayton

Applicant: Charles Overholser, McCoubrey/Overholser, Inc.

History: 1928

Individual Designation: 8/2/1973

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Constructed in 1928, the existing building at 25 Summit Street is the remaining east wing of a large, three-story villa constructed c. 1858 in the Chestnut Hill section of Philadelphia. The original building was added to and altered numerous times between 1895 and 1950, when it was demolished. The foundation of the original house became the walled garden on the southwest side of the existing building. Additional alterations were made to the property in 1974.

This application proposes to construct a two-story rear addition to the 1928 wing. At the first floor, the addition would extend approximately 21 feet in width and depth, over an existing garage. At the second floor, the addition would be set in from the sides and extend approximately eight feet from the rear façade. The addition would require the removal of approximately 16 feet 10 inches of masonry at the rear of both floors. The addition would be clad in composite siding, with Azek trim and aluminum clad windows.

SCOPE OF WORK:

- Remove portion of rear wall
- Construct two-story addition

STANDARDS FOR REVIEW:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed addition removes some historic material, but is differentiated from and compatible with the old and is appropriate in massing, size, scale and proportion to protect the integrity of the property and its environment. The application complies with this Standard.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided additional stone is retained at the second floor, with existing window opening utilized for new doorways; the muntins and transom bars of the windows and doors on the west elevation are aligned; the corner boards of second story are reduced; the siding has a six-inch exposure; and the shutters are removed on second story of the proposed addition, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 541 N 23RD ST

Proposal: Construct roof decks

Review Requested: Final Approval

Owner: Thomas and Kathleen Klemm

Applicant: Elizabeth Johnson, Brighton Architecture + Design

History: 1875

Individual Designation: None

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

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

BACKGROUND:

The property at 541 N. 23rd Street is classified as contributing in the Spring Garden Historic District. The applicant is proposing to construct two new roof decks in the exact locations of the two existing roof decks. Both decks were constructed prior to the designation of the Spring Garden Historic District. No zoning or building permit was found for the decks, but they are visible in aerial photographs as far back as 1996. The historic district was created in 2000 and the decks are noted in the district's inventory. The lower deck is situated on the rear ell and is inconspicuous from the public right-of-way. The upper deck is located on the flat roof of the main block, and while it is set back from the front façade, it is built to the very edge of the side of the house, making it visible from the public right-of-way.

SCOPE OF WORK

- Construct roof decks.

STANDARDS FOR REVIEW:

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

- *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.*
 - The deck on the main block is visible from the public right-of-way due to the fact that it is not set back from the side of the house. It therefore fails to satisfy this guideline.

STAFF RECOMMENDATION: Denial of the upper roof deck as proposed, but approval of a roof deck set back from the edge of the side of the house, with the staff to review details, pursuant to the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the upper deck as proposed, but approval of the lower deck and staircase, with the staff to review details, pursuant to the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:15:38

PRESENTERS:

- Ms. Schmitt presented the application to the Historical Commission.
- Deck contractor Chelsea Hengstler and architect Beth Johnson and represented the application.

PUBLIC COMMENT: None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposal is to replace the upper roof in the exact location where it has been since at least 1996, prior to the creation of the Spring Garden Historic District.

The Historical Commission concluded that:

- The application may be approved because the existing decks were in place prior to the creation of the Spring Garden Historic District and the applicant is proposing to replace the existing upper deck in kind.

ACTION: Ms. Carney moved to approve the application. Mr. Mattioni seconded the motion, which passed by a vote of 10 to 1.

ITEM: 541 N 23rd ST MOTION: Approval MOVED BY: Carney SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey		X			
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	10	1			2

ADDRESS: 244-58 N 2ND ST

Proposal: Construct 11 single-family residences

Review Requested: Final Approval

Owner: Shirley Snyderman

Applicant: Agata Reister, Landmark Architectural Design LLC

History: 1960

Individual Designation: None

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

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

OVERVIEW: This application proposes to demolish a non-contributing gas station on this property located within the Old City Historic District, and construct 11 single-family residences on the site. Rowhouses stood on this site until at least the 1960s. The proposed buildings would be four stories in height with roof decks and pilot houses. Parking for nine of the houses would be accessed through a shared interior driveway, while the remaining two houses fronting Vine Street would utilize existing curb cuts for garage access.

SCOPE OF WORK:

- Demolish non-contributing gas station structures.
- Construct 11 single-family residences.

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 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.

- The proposed new construction is compatible with the materials, features, size, scale, proportions and massing of the surrounding context.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee recommended approval, provided the suggested design improvements are considered, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 1505 SPRING GARDEN ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: Linggan Realty 89

Applicant: Adam Zangrilli, Zangrilli Design

History: 1859; storefront, new brickwork, stucco and cornice, 1923

Individual Designation: None

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

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

BACKGROUND:

The building at 1505 Spring Garden Street is a three-story building with a two-story rear ell. At its February 2021 meeting, the Architectural Committee reviewed an application proposing to construct an addition so that the rear ell and most of the main block rose four stories in height. The addition was set back nine feet from the front façade, where a deck was proposed. The Architectural Committee voted to recommend denial as proposed, but approval of a rear addition with no massing or deck on the main block, pursuant to Standard 9. The applicant submitted a revised scope for review by the Historical Commission at its March 2021 meeting, which the Commission voted to remand to the Architectural Committee for review. This revised application removes the roof deck and extends the setback of the rooftop addition from nine feet to eighteen feet, in response to the Architectural Committee's comments at its February meeting regarding potential visibility from the public right-of-way.

Several other buildings on this row have full three-story rear ells, but only one has a fourth story, which is the property next door with the mansard addition, constructed about 1885. The only work to the front façade called out in the application is the replacement of the non-historic storefront windows and door, for which the staff can work with the applicant on the details.

SCOPE OF WORK

- Construct third and fourth floor 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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.

- The revised massing will be minimally visible from the public right-of-way and will not detract from the historic character of the row.

STAFF RECOMMENDATION: Approval of the revised application, with the staff to review details, 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: 00:24:45

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The drawings provided in the application are more in line with an in-concept application rather than a final approval application, owing to the lack of detail and aspects that are being reworked according to the applicant's comments to the Architectural Committee. However, the applicant has requested a final approval, and the Commission is obligated to act on the application within 60 days. Providing comment alone is not sufficient. The applicant is not in attendance to discuss the type of review requested.
- The three primary concerns with the proposed scope are visibility of the addition from the public right-of-way, overbuilding on the main block, and demolition of the rear wall of the main block.
- The applicant seemed willing to incorporate comments from the Architectural Committee review, but the drawings have not changed or been further developed since that review.
- The applicant should submit more developed drawings for review.

The Historical Commission concluded that:

- The revised massing will be minimally visible from the public right-of-way and will not detract from the historic character of the row, partially satisfying Standard 9.
- The drawings show the rear wall of the main block being demolished, partially failing to satisfy Standard 9.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 9 and owing to incompleteness. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 1505 Spring Garden St. MOTION: Denial MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 2227 PANAMA ST

Proposal: Construct rooftop addition with deck and pilot house

Review Requested: Final Approval

Owner: Jeremy Tobacman and Jean Galbraith

Applicant: Charles Loomis

History: 1963

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a fourth-floor addition with roof deck and pilot house on a rowhouse that was built in 1963 and is classified as non-contributing in the Rittenhouse-Fitler Historic District. The staff approved a fourth-floor addition at the adjacent property in 2019, but determined that this proposal, which includes a roof deck and pilot house as well as an addition, exceeds the staff's approval authority.

The addition, deck, and pilot house will be visible from the public right-of-way. The standard established by the Roofs Guideline, inconspicuousness, is not the standard that should be applied in this case because the property is classified as non-contributing in the historic district. The inconspicuous standard is designed to protect historic buildings that contribute to districts. Additions and roof decks can be visible on non-historic buildings and new construction without adversely affecting their surrounds. Conspicuous additions and roof decks are generally prohibited on contributing buildings because they change the spatial characteristics of the historic buildings, and therefore the viewer's perceptions and understandings of those buildings. The question in this case is whether the addition and deck would adversely impact the historic district, not the building itself, which has no historic value. Given that this building is part of a row of non-contributing buildings and is relatively short and squat compared to the historic buildings around it, adding height and mass to this building will not adversely affect its

surroundings. Even with the proposed additions, it will not be as tall as the surrounding historic buildings. The character of the environment will be protected.

SCOPE OF WORK:

- Construct rooftop addition with deck and pilot house on non-contributing 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 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.*
 - The building is not historic, so no historic materials would be destroyed with the construction of the addition and deck. The size, scale, proportions, and massing of the proposed addition and deck are compatible with the surroundings and will protect the integrity of the historic district.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial as proposed, but approval of a revised design provided the addition is further studied to make it look more like a dormer rather than an extended room, and consideration is given to reducing the massing of the pilot house, pursuant to Standard 9.

ACTION: See Consent Agenda.

THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 3 MARCH 2021

WITHDRAWAL REQUEST

ADDRESS: 3143 W PASSYUNK AVE

Name of Resource: Point Breeze Gas Works

Proposed Action: Designation

Property Owner: Philadelphia Energy Solutions Refinery and Marketing LLC

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes the designation of a portion of the property at 3143 W. Passyunk Avenue. Most of the Point Breeze Gas Works site is located at 3101 W. Passyunk Avenue and is proposed for designation in a related nomination. The nominations for the two properties are identical, except for the two-page nomination form. Almost the entirety of the nomination is dedicated to resources at 3101 W. Passyunk, where most of the surviving structures related to the historic gasworks stand, not this property. The nomination for 3143 W. Passyunk Avenue contends that this section of the Point Breeze Gas Works, which it calls the Wharf and which was subdivided off from the main gasworks property, includes four resources: retaining walls (4a), kilns (4b), an access road (4c), and a pump house (4d). The nomination claims that the retaining walls and kilns satisfy Criteria for Designation A, C, D, E, and J, and the pump house and access road satisfy Criteria C and D. The four potential

resources are briefly described on pages 23 to 25 of the nomination. The pump house and access road are never mentioned in statement of significance; the kilns and retaining walls are mentioned briefly. The nomination makes only one claim of significance for the so-called Wharf section of the gasworks, that the buttresses of the retaining walls indicate that the walls are Gothic Revival in style. The claim is not credible.

Access to the site is strictly controlled and visitors are not permitted. Aerial imagery was utilized to identify and catalog the resources. The nomination acknowledges that “it is unclear exactly what survives due to the lack of access to the site and limited visibility.”

The property owner objects to the nomination and has retained an attorney and preservation consultant to represent its interests before the Historical Commission. The preservation consultant has submitted a report refuting the claims of the nomination. The report concludes that this section of the gasworks does not merit designation because:

- the property is not publicly accessible;
- most of the historic structures that were on the site have been demolished, leaving the remaining few without context;
- the structures, especially the kilns, are in poor and very poor condition and/or have been altered;
- none of the structures exhibits elements or features of the Gothic Revival style;
- little or no justification for the claims of significance of the structures is offered in the nomination;
- most of the surviving structures on the site were built or significantly altered after John Chapman Cresson’s involvement with the site; and,
- most of the site is open, vacant land or is occupied by non-historic fire department structures and a maze of pipes and other infrastructure.

STAFF RECOMMENDATION: The staff recommends that nomination fails to demonstrate that the property at 3143 W. Passyunk Avenue satisfies any Criteria for Designation. The public cannot access the site. The remaining sections of the kilns are in ruins. Nothing on the site is Gothic Revival in style. The retaining wall and asphalt-paved roadway have been altered. The pump house is a later addition. The site is overrun with modern infrastructure. The site should not be designated.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination fails to demonstrate that the property at 3143 W. Passyunk Avenue satisfies any Criteria for Designation, and should not be designated as historic.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:35:40

PRESENTERS:

- Ms. Chantry presented the nominator’s withdrawal request to the Historical Commission and outlined the reasons for the Committee on Historic Designation’s recommendation against designation.
- Attorneys Matt McClure and David Gest represented the property owner, and supported the nominator’s withdrawal request.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- This nomination covered a sliver of the larger Gas Works site that is proposed for historic designation under the separate address of 3101 W. Passyunk Avenue.

The Historical Commission concluded that:

- Both the staff and the Committee on Historic Designation recommended against designation of 3143 W. Passyunk Avenue, and therefore a withdrawal of the nomination is an appropriate action.

ACTION: Ms. Cooperman moved to grant the request to withdraw the nomination for 3143 W. Passyunk Avenue. Mr. McCoubrey seconded the motion, which passed by unanimous consent.

ITEM: 3143 W. Passyunk Ave MOTION: Approve nominator's request to withdrawal nomination MOVED BY: Cooperman SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

CONTINUANCE REQUESTS**ADDRESS: 1826 CHESTNUT ST**

Name of Resource: Aldine Theatre

Proposed Action: Designation; Request to Continue to June 2021 CHD Mtg

Property Owner: Sam's Place Realty Associates LP

Nominator: Kevin Block, Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1826 Chestnut Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Aldine Theatre, constructed in 1921, is significant under Criteria for Designation A, E, and J. Under Criterion A, the nomination argues that the theatre has significant character, interest, or value as one of the last remaining first-run movie palaces in Philadelphia. Under Criterion E, the nomination explains that the Aldine was the work of prominent local builders

William Steele & Sons. Under Criterion J, the nomination argues that the Aldine represents the commercial development of Chestnut Street in the prestigious Rittenhouse Square neighborhood after the turn of the twentieth century.

Following the submission of the nomination and notification to the property owner, the nominator uncovered additional information not presented in the nomination, which is posted on the Historical Commission's website as additional information.

The Committee on Historic Designation previously reviewed a nomination for the property in March 1986 and recommended against designation owing to the loss of architectural integrity of the interior and the front doors. The Historical Commission adopted the recommendation of the Committee at its April 1986 meeting and declined to designate the property. The staff notes that the interior of the property is not under consideration, and that the Historical Commission routinely designates properties that have alterations.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1826 Chestnut Street satisfies Criteria for Designation A, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination for 1826 Chestnut Street be continued to the June 2021 Committee on Historic Designation meeting.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:40:45

PRESENTERS:

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

PUBLIC COMMENT:

- None

ACTION: Ms. Cooperman moved to continue the review of the nomination for 1826 Chestnut Street to the June 2021 Committee on Historic Designation meeting. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 1826 Chestnut St MOTION: Continue to June 2021 CHD MOVED BY: Cooperman SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 1615 WALNUT ST

Name of Resource: The Clarke & Sarah Merchant House

Proposed Action: Designation; Request to Continue to April 2021 CHD Mtg

Property Owner: Honey Nuts LLC

Nominator: Center City Residents' Association

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

OVERVIEW: This nomination proposes to designate the property at 1615 Walnut Street, located in Center City, as historic and list it on the Philadelphia Register of Historic Places. Historically known as the Clarke and Sarah Merchant House, it was constructed in 1832 with substantial alterations completed in 1892 and 1911.

Under Criterion A, the nomination argues that the building is associated with the life of Clarke Merchant, whose career as a manufacturer and merchant of metal and tin-plate architectural and building materials made a significant impact on the built environment of Philadelphia and beyond. The nomination further contends that the building qualifies under Criterion E, owing to the alterations and addition completed in 1892 by prominent Philadelphia architect Addison Hutton. Finally, the nomination asserts that the building is significant under Criterion J because it is a rare surviving urban mansion on a principal street that was once home to expensive residences but is now lined with purpose-built commercial structures.

The period of significance begins in 1892, when the Merchant family purchased the property and engaged architect Addison Hutton, and ends in 1931, when the building was sold out of the Merchant family.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1615 Walnut Street, satisfies Criteria for Designation A, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: Mr. Lavery moved to recommend that the nomination for 1615 Walnut Street be continued to the April 2021 Committee on Historic Designation meeting. Ms. Barucco seconded the motion, which passed by unanimous consent.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:41:55

PRESENTERS:

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

PUBLIC COMMENT:

- None

ACTION: Mr. Thomas moved to continue the review of the nomination for 1615 Walnut Street to the April 2021 meeting of the Committee on Historic Designation. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: 1615 Walnut St MOTION: Continue to April 2021 CHD Mtg MOVED BY: Thomas SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden House

Proposed Action: Designation; Request to Continue to July 2021 CHD Mtg

Property Owner: Chestnut Hill Hospital LLC

Nominator: Chestnut Hill Conservancy

Staff Contact: Meredith Keller, Meredith.keller@phila.gov

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden house 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 and stable are highly representative examples 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.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the former residence and stable at 8835 Germantown Avenue satisfies Criteria for Designation C, D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the review of the nomination for 8835 Germantown Avenue be continued to the July 2021 Committee on Historic Designation meeting.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:42:40

PRESENTERS:

- Mr. Thomas presented the continuance request to the Historical Commission.
- Mr. Farnham explained the reason for the request.

PUBLIC COMMENT:

- None

ACTION: Mr. Thomas moved to continue the review of the nomination for 8835 Germantown Avenue to the July 2021 meeting of the Committee on Historic Designation. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: 8835 Germantown Ave. MOTION: Continue to July 2021 CHD Mtg MOVED BY: Thomas SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 3101 W PASSYUNK AVE

Name of Resource: Point Breeze Gas Works

Proposed Action: Designation; Request to Continue to May 2021 PHC Mtg

Property Owner: City of Philadelphia, Philadelphia Gas Works

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes the designation of the property at 3101 W. Passyunk Avenue. A related nomination proposes the designation of a portion of the property at 3143 W. Passyunk Avenue. The nominations for the two properties are identical, except for the two-page nomination form. This nomination contends that the Point Breeze Gas Works satisfies Criteria for Designation A, C, D, E, and J, although some Criteria are not applied to all resources listed in the nomination. The site is inaccessible to the general public and subject to significant safety and security restrictions; therefore, aerial imagery was utilized to identify and catalog the resources. Under Criteria A and J, the nomination contends that the Point Breeze Gas Works, which expanded as the city's population grew, was one of the city's largest employers in the mid-to-late nineteenth century and is one of the oldest surviving gasworks. Under Criteria C and D, the nomination argues that many of the structures embody characteristics of the Gothic Revival style. It also notes that later structures were designed in the Jacobean Revival style. Under Criterion E, the nomination contends that the earliest buildings of the Point Breeze Gas Works were built under the leadership of John Chapman Cresson, an influential figure.

At the property at 3101 W. Passyunk Avenue, the nomination proposes the following numbered structures as contributing to the historical significance:

- 1, 2, and 5 - purifying houses, which date to the 1850s with later additions;
- 3 - remnants of a wall of a coal house;
- 6 and 7 - shops, which date to 1859;
- 8 - locomotive shop, which dates to 1859 and had a second floor added; and,
- 9a and 9b - office and garage, which date to the early twentieth century.

The site is very large and most of the land is vacant. Most of the buildings associated with the historic gasworks have been demolished. The site is currently used by the Philadelphia Gas Works (PGW) for the storage and distribution of liquefied natural gas. Access to the site is strictly controlled and visitors are not permitted. Persons with business at the site must be accompanied by PGW staff and wear protective gear including flame-retardant suits. The nominated buildings are primarily unused or used for storage.

PGW objects to the nomination and has retained an attorney and preservation consultant to represent its interests before the Historical Commission. The preservation consultant has submitted a report refuting the claims of the nomination. The report concludes that the gasworks does not merit designation because:

- this gasworks was not the city's primary gasworks;
- the Gothic Revival architectural style is not a legitimate basis for designation because the choice of the style was inappropriate for an industrial complex;
- the buildings have been altered many times and have lost integrity;
- this gasworks was not significant in the city's history or in the history of gas technology;
- John Chapman Cresson was not an influential designer and may not have been a designer or engineer at all;

- the site does not exemplify any aspect of any community, but is an abandoned industrial area cut off from the rest of the city; and,
- the site is inaccessible, poses safety hazards, and is subject to myriad safety and security restrictions.

The staff had planned to visit the site with PGW staff on 25 February 2021 and then report on its findings to the Committee on Historic Designation, but was compelled to cancel the site visit because the safety risks at the site were deemed unacceptably high for City staff.

STAFF RECOMMENDATION: The staff initially offered a compromise recommendation that sought to protect the most important buildings from demolition while limiting the impact on PGW, but, in light of the Mayor's letter, the staff must recognize the significant safety and security concerns associated with the site and recommend against any designation.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 3101 W. Passyunk Avenue satisfies Criteria for Designation A, C, D, E, and J, and to limit the designation to buildings 1a, 1b, 1c, 2, 5a, 5b, 6, 7, 8, and 9a, with a period of significance of 1855-1929.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:44:15

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- Attorney Christopher Strom represented the continuance request and explained that his client needs the additional one month to understand how recent decisions made by the Public Utility Commission may impact this property.
- Oscar Beisert represented the nominator and stated that he has no objections to this continuance and hopes the property owner will consider a compromise that preserves the historic buildings.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property would remain under the Historical Commission's jurisdiction during the continuance period.

ACTION: Mr. Thomas moved to grant the continuance of the review of the nomination for 3101 W. Passyunk Avenue to the May 2021 meeting of the Historical Commission. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 3101 W. Passyunk Ave. MOTION: Continue to May 2021 PHC Mtg MOVED BY: Thomas SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 319 N 19TH ST AND 312 N 18TH ST

Name of Resource: John W. Hallahan Girls' Catholic High School

Proposed Action: Designation; Request to Continue to October 2021 CHD Mtg

Property Owner: Archdiocese of Philadelphia

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the properties at 319 N. 19th Street and 312 N. 18th Street, now collectively known as John W. Hallahan Girls' Catholic High School, as historic and list them on the Philadelphia Register of Historic Places. Located in the Logan Square neighborhood, the school's buildings were constructed in 1911 and 1914. Under Criterion A, the nomination argues that John W. Hallahan Girls' Catholic High School represents the first Catholic girls' high school in the United States and played an important part in the development of the city's educational system in response to the demands of an industrializing economy. Under Criterion C, the nomination contends that the building at 319 N. 19th Street was designed by one of Philadelphia's leading architects of ecclesiastical buildings, the firm of Ballinger & Perrot. The firm designed numerous Roman Catholic and Methodist Episcopalian churches and parish schools, influencing the development of the city. The period of significance begins in 1911, the year the school began construction, and ends in 2021, when the school is scheduled to close as announced by the Archdiocese of Philadelphia in November 2020.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 319 N. 19th Street and 312 N. 18th Street, satisfies Criterion A, and 319 N. 19th Street satisfies Criterion E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination for 319 N. 19th Street and 312 N. 18th Street be continued to the October 2021 Committee on Historic Designation meeting.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:47:05

PRESENTERS:

- Ms. Mehley presented the continuance request to the Historical Commission.
- Attorney Tony Forte represented the property owner. Mr. Forte stated that the owner, the Archdiocese of Philadelphia (AOP), only announced the closing of the school in November 2020 and is focused on completion of the final school year prior to evaluating the nomination. He noted that the owner will form a preservation committee to study the nomination argument, building condition, and potential for reuse or redevelopment. Mr. Forte said that the owner has not taken a position on the nomination but requests time to evaluate the nomination and building to potentially find common ground with the buildings' preservation advocates.
- Patrick Grossi of the Preservation Alliance represented the nominator. Mr. Grossi stated that his organization does not object to a continuance but that the length of continuance until October 2021 does seem long. He noted that a review by the Committee on Historic Designation at a meeting this summer would be reasonable while providing the owner with additional time to complete their evaluation. Mr. Grossi pointed out that the AOP is familiar with the designation process.

PUBLIC COMMENT:

- Mary Tracy, Board of Directors Hallahan Girls' Catholic School, opposed the length of continuance requested by the owner.
- Lorraine Rocci, Hallahan alumna, opposed the owner's continuance request and stated continuance should be no longer than 30 days.
- Lisa Cuilla opposed the owner's continuance request and requested status update beginning in June.
- Suzanne Edinger, Hallahan alumna, opposed the owner's continuance request and stated continuance should be no longer than 30 days. Mr. Edinger noted that all outreach by the Friends of Hallahan organization to owner has been unsuccessful.
- Sarah Antonelli, Hallahan alumna, opposed the owner's continuance request and stated continuance should be no longer than 30 days.
- Michael Adler, attorney representing the non-profit organization Friends of Hallahan, pointed out the high volume of letters and emails sent to Commission staff in support of the nomination. Mr. Adler opposed the owner's continuance request and stated continuance should be no longer than 30 days.
- Cheryl Ann, daughter of Hallahan alumna, opposed the owner's continuance request and stated continuance should be no longer than 30 days.
- Dorothy Burton, Hallahan alumna, opposed the owner's continuance request and stated continuance should be no longer than 30 days.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Owing to verbal and written public comment in response to the owner's October 2021 continuance request, the Commission determined that a status update from the owner's representative at the 11 June 2021 Commission would be appropriate. At

- that time, the Commission will discuss when the Committee on Historic Designation would proceed with the review of the nomination.
- The property would remain under the Historical Commission's jurisdiction during the continuance period.

ACTION: Ms. Cooperman moved to continue the review of the nomination for 319 N. 19th Street and 312 N. 18th Street to the June 2021 meeting of Historical Commission, at which time the Historical Commission will reconsider the continuance request. Mr. Mattioni seconded the motion, which passed unanimously.

ITEM: 319 N. 22 nd St and 312 N. 18 th Street MOTION: Continue to June 2021 meeting MOVED BY: Cooperman SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

NOMINATION REVIEWS

ADDRESS: 5200-08 WAYNE AVE

Name of Resource: Second Empire twin and stable

Proposed Action: Designation

Property Owner: Sunday Breakfast Association

Nominator: SoLo Germantown Civic Association RCO

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

OVERVIEW: This nomination proposes to designate the property at 5200-08 Wayne Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Second Empire twin and rear stable satisfy Criteria for Designation C, D, and E. Under Criterion C, the nomination contends that the twin reflects the environment in an era characterized by the Second Empire style. Under Criterion D, the nomination argues that the twin embodies distinguishing characteristics of the Second Empire style. Under Criterion E, the nomination argues that the stable is the work of William L. Price, a distinguished Quaker architect whose work significantly impacted and influenced the built environment of the City of Philadelphia and beyond. The stable was associated with a house that stood at 5208 Wayne

Avenue, which was demolished in 1965 to create a parking lot for the funeral parlor operating out of 5200-02 Wayne Avenue.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5200-08 Wayne Avenue satisfies Criteria for Designation C, D, and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:47:00

PRESENTERS:

- Ms. Schmitt presented the nomination to the Historical Commission.
- Jeremy Montgomery represented the property owner.
- Oscar Beisert and Allison Weiss represented the nomination.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The dwelling structure at 5202 Wayne Avenue was constructed in 1870.
- The stable structure at 5208 Wayne Avenue was constructed in 1902.
- The two structures had historically been two separate properties with different construction histories. However, the parcels were consolidated during the 1960s by a previous owner.

The Historical Commission concluded that:

- The dwelling structure reflects the distinguishing characteristics of the Second Empire style in an era characterized by that architectural style, satisfying Criteria C and D.
- The stable was designed by William L. Price, a distinguished Quaker architect, satisfying Criterion E.

ACTION: Mr. Thomas moved to find that the property at 5200-08 Wayne Avenue satisfies Criteria for Designation C, D, and E. Ms. Cooperman seconded the motion, which passed by unanimous consent.

ITEM: 5200-08 Wayne Ave MOTION: Designate, C, D & E MOVED BY: Thomas SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 5151 GERMANTOWN AVE

Name of Resource: The Major Philip R. Freas House

Proposed Action: Designation

Property Owner: 5147-51 Germantown Ave LLC

Nominator: SoLo/Germantown Civic Association

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

OVERVIEW: This nomination proposes to designate the building at 5151 Germantown Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A and J.

The nomination argues that the building is a representative dwelling of the eighteenth-, nineteenth-, and early twentieth-century development of Germantown, therefore satisfying Criterion A. Under Criterion A the nomination also suggests that the building is significant as the former dwelling of the prominent journalist, publisher, writer, and newspaperman Major Philip Rapine Freas. He occupied the subject building from around 1830 to 1884, during which time the house was associated with the publication of the *Germantown Telegraph*, the first English-language newspaper in Germantown.

The nomination contends that the building exemplifies the commercial, economic, and political heritage of Germantown Avenue and Germantown, as it evolved from a German village in Philadelphia County to a lush residential suburb and on to a dense residential neighborhood in the consolidated City of Philadelphia, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the building at 5151 Germantown Avenue satisfies Criteria for Designation A and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the property at 5151 Germantown Avenue satisfies Criteria for Designation A, I, and J, with a period of significance of 1726-1885.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:55:20

PRESENTERS:

- Ms. Schmitt presented the nomination to the Historical Commission.
- No one represented the property owner.
- Oscar Beisert and Allison Weiss represented the nomination.

PUBLIC COMMENT:

- Mason Carter supported the nomination.
- Jim Duffin supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The original structure at 5151 Germantown Avenue may have been constructed about 1723 and evolved over time.

The Historical Commission concluded that:

- The property is significant owing to its association with Major Philip Rapine Freas, a prominent journalist and publisher responsible for the *Germantown Telegraph*, Germantown's first English-language publication, satisfying Criterion A.
- Documentation shows the property may possess archaeological potential, owing to its continuous history as the site of a dwelling as far back as 1723, satisfying Criterion I.
- The subject property exemplifies the commercial, economic, and political heritage of Germantown, in particular owing to Freas' contributions through the *Germantown Telegraph*.

ACTION: Ms. Cooperman moved to find that the property at 5151 Germantown Avenue satisfies Criteria for Designation A, I, and J, with a period of significance of 1726-1885. Mr. Hartner seconded the motion, which passed by unanimous consent.

ITEM: 5151 Germantown Ave MOTION: Designate, A, I & J MOVED BY: Cooperman SECONDED BY: Hartner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 1106-14 SPRING GARDEN ST

Name of Resource: Woodward-Wanger Company

Proposed Action: Designation

Property Owner: Stella and Nga Wong, Mapleville, LLC

Nominator: Callowhill Neighborhood Association

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

OVERVIEW: This nomination proposes to designate the property at 1106-1114 Spring Garden Street. The Historical Commission previously designated the property in March 2018. In 2020, the property owners asked the Historical Commission to rescind the designation and then remand the nomination to the Committee on Historic Designation for a new review because they had not been sufficiently notified of the consideration of the nomination in 2018 and, therefore, did not have an opportunity to participate in the deliberations. At its December 2020 meeting, the Historical Commission granted the request, rescinding the designation and directing the Committee on Historic Designation to review the nomination again.

The property at 1106-1114 Spring Garden Street includes a remnant of a building that stands along Spring Garden Street and vacant land at the rear. Several redevelopment projects have been contemplated for the site in the last decade and one was initiated but then abandoned. Numerous zoning permits as well as building and demolition permits for redevelopment were issued from 2013 to 2017. In 2015 or 2016, the rear half of the building was demolished, but work then stopped and the permits expired. The remaining portion of the building is a shell. It is open but boarded at the rear, where the back half was demolished. It has no interior partitions or finishes.

The nomination argues that the surviving section of the former Woodward-Wanger Co. or Lawsonia Building, constructed in 1929 as a warehouse and office building, is significant under Criterion for Designation D as a distinctive example of the Colonial Revival Style. Under

Criterion C, the nomination argues that the surviving section of the building reflects the environment of commercial and light industrial buildings in the Colonial Revival style. The Colonial Revival features are limited to the Spring Garden or front façade.

The property owner has submitted reports from a structural engineer and preservation consultant. The structural engineering report demonstrates that the front façade is failing because of a faulty foundation and cannot be reused, but would have to be rebuilt to be incorporated into a new development.

STAFF RECOMMENDATION: The staff initially recommended that the nomination demonstrates that the property at 1106-14 Spring Garden Street satisfies Criteria for Designation C and D and that the front façade to a depth of five feet, which is the character-defining feature, should be preserved. After reviewing the structural engineering report that indicates that the front façade cannot be salvaged, but would need to be rebuilt if reused, the staff revises its recommendation and recommends against designation, owing to the building's condition and limited architectural significance.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1106-14 Spring Garden Street satisfies Criteria for Designation C and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:13:45

RECUSALS:

- Ms. Edwards recused owing to her involvement in the nomination process.
- Mr. Reuter recused owing to a conflict of interest.

PRESENTERS:

- Mr. Farnham presented the nomination to the Historical Commission.
- Oscar Beisert of the Keeping Society, and Sarah McEnany and Vin DiMaria of the Callowhill Neighborhood Association represented the nomination.
- Attorneys Matt McClure and Dina Bleckman, preservation consultant George Thomas, and engineer Jan Vacca represented the property owner.

DISCUSSION:

- Mr. Beisert stated that the building has a unique Colonial Revival façade and was involved in the commercial life on Spring Garden Street. He stated that the Committee on Designation has twice recommended that the building should be designated. He urged the Historical Commission to designate the property.
- Mr. DiMaria stated that the building is beautiful and the Callowhill Neighborhood Association wants to see the façade preserved.
- Ms. McEnany stated that the building is important and should be designated yet again.
- Mr. McClure introduced himself. He asked to correct the record, disputing Mr. Beisert's claim that the Committee on Designation recommended that the building should be designated. He corrected that the Committee recommended that the building satisfies Criteria for Designation C and D, but did not recommend that it should be designated. He stated that the Historical Commission has the discretion to designate or not. He asserted that the Historical Commission can regulate prospectively, but not retrospectively. He stated that this building has been partially

demolished in preparation for a development project. If designated, the Historical Commission would in essence be ordering the property owner to restore the partially demolished building, which would be retrospective regulation and unconstitutional. The government does not have the power to regulate retrospectively. It cannot order the owner to reconstruct the partially demolished historic building. Jan Vacca, the engineer, will testify that the front façade cannot be reused, but would need to be rebuilt, owing to its flawed foundation and poor condition. The extant building is not suitable for human habitation. There is no building at the site, he claimed. He noted that Ms. Edwards, who recused, was involved with the nomination and is a competing developer in the neighborhood. Mr. McClure observed that Janet Klein, a former member of the Committee on Historic Designation, questioned the appropriateness of designating this partial structure when the Committee reviewed the nomination in 2018.

- Ms. Vacca stated that she is a structural engineer with 45 years of experience. She stated that she has worked on numerous historic buildings. She walked the Historical Commission through her report. She stated that the foundations and party walls of rowhouses that stood on the site were reused for the construction of the current building. She stated that the existing building is partially demolished. She showed many photographs and explained them. She stated that the rear of the building and the interior floors and finishes were demolished. She stated that the party walls are in poor condition and parts are unsupported. The foundations are insufficient and need to be rebuilt. The foundation will need to be removed and reconstructed. To do that, the front façade would need to be removed. Ms. Vacca stated that the front façade is in very poor condition. Water has infiltrated the façade and rusted the lintels. The rust jacking has pushed the brick out of line and cracked it. The brick and lintels have to be replaced and rebuilt. The façade cannot be repaired. It must be replaced.
- Mr. George Thomas stated that the “fragment of the building” does not meet the Criteria for Designation. He stated that there are many mistakes in the nomination. The building is not Colonial Revival in style. The author of the nomination apparently never visited the site. For example, the cornice is not stone, as claimed; it is sheet metal. The nomination fails to address the extent of demolition. The nomination does not justify a designation.
- Mr. McClure stated that, when a building is so compromised and has no adaptive reuse, it should not be designated. It would be an abuse of power and an error of law. The nomination is severely flawed. The building was under demolition so that the site could be redeveloped. A lawsuit stalled the demolition, but the lawsuit was unsuccessful and the site can now be redeveloped for residential use. The building is substantially demolished. It is only a front façade. The foundations are insufficient. There are no adaptive reuse for this building, which is only a wall. It should not be designated.
- Ms. Cooperman stated that the Committee on Historic Designation made no promises to Mr. McClure regarding what he could or could not present at the Historical Commission meeting. The Committee does not have that power.
- Mr. Beisert stated that the nomination was submitted to ensure the preservation of the building. He stated that facades can be preserved and incorporated into new buildings. It is done all over the world. Foundations can be rebuilt. Brick work can be replaced. Mr. Beisert questioned Ms. Vacca recent assessment of St. Laurentius Church and asserted that she must have been wrong when she said that it posed a danger because it is still standing.

- Ms. Vacca to exception to Mr. Beisert's statement. She stated that: "when I say something is imminently dangerous, I damn well mean it, and I do not take that lightly at all."
- Mr. Mattioni stated that the Historical Commission should not designate a building that must then be reconstructed, especially in light of its limited significance. He stated that he has significant reservations about designating a building in this condition, a building that must be rebuilt. Ms. Carney agreed with Mr. Mattioni.
- Mr. Thomas stated that the Historical Commission could designate the site and then allow something to be built on it that makes reference to the historic building.
- Ms. Cooperman stated that the Committee on Historic Designation hears testimony on significance, but not condition. She disagreed with Mr. George Thomas, stating that this building has Colonial Revival features, even if it also has features found on industrial buildings. The building has a very important street presence, even if it is not high-end design.
- Mr. Thomas again stated that the Historical Commission could designate this site to ensure that the new building constructed on the site would make some reference to the historic façade.
- Mr. Farnham cautioned the Historical Commission against designating a building that cannot be reused, but can only be rebuilt. He questioned the legality of designating a partially demolished building and then compelling the owner to, in essence, construct a new historic building. The preservation ordinance is designed to preserve existing historic buildings, not compel private property owners to create new historic buildings.

PUBLIC COMMENT:

- David Traub of Save Our Sites was unmuted but did not speak. He raised and lowered his hand several times. He appeared to be having technical difficulties and was unable to speak.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building at 1106-14 Spring Garden Street was partially demolished with a demolition permit prior to the nomination of the building.
- The building is missing a rear wall and interior floors and finishes. It is a shell.
- The building was constructed on rubble-stone foundations of rowhouses that once stood on the site and the foundations are inadequate.
- Owing to water infiltration and the resulting rust jacking, the front façade is compromised and would need to be rebuilt.

The Historical Commission concluded that:

- Owing to its condition and infeasibility of reuse, the building should not be designated.

ACTION: Mr. Mattioni moved to decline to designate 1106-14 Spring Garden Street. Ms. Carney seconded the motion, which passed by a vote of 8 to 2.

ITEM: 1106-14 Spring Garden St MOTION: Decline to designate MOVED BY: Mattioni SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman		X			
Dodds (DHCD)		X			
Edwards				X	
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)					
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	8	2		1	2

ADDRESS: 7631 RIDGE AVE

Proposed Action: Rescission

Property Owner: Shree Vakratunda LLC

Applicant: Staff of the Historical Commission

District Designation: Ridge Avenue Roxborough Thematic District, Contributing, 10/12/2018

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This application requests the rescission of the designation of the property at 7631 Ridge Avenue. The property was designated as a contributing resource in the Ridge Avenue Roxborough Thematic District on 12 October 2018.

On 14 December 2017, City Council passed a bill instituting a demolition moratorium to halt demolitions along a portion of Ridge Avenue. The owner of 7631 Ridge Avenue had filed a demolition permit with the Department of Licenses and Inspections before the moratorium was enacted and was subsequently issued demolition permit #826167 for the complete demolition of the building on the property. Notice of Demolition was posted on the building on 14 November 2017.

While the demolition moratorium was in place, the Historical Commission staff prepared a nomination proposing to designate 188 properties as historic as part of the Ridge Avenue Roxborough Thematic District. At the time the district nomination and inventory were prepared, a three-story brick Second Empire building stood on the property at 7631 Ridge Avenue. The staff included the property as a contributing resource within the district, despite having knowledge that a demolition permit application preceded the moratorium.

Notice of the district was sent on 9 July 2018, bringing all 188 properties under the Historical Commission's jurisdiction. Prior to that date, however, the owner of 7631 Ridge Avenue had filed plans for new construction under building permit #956806 with the Department of Licenses

and Inspections. That permit was subsequently issued without requiring review by the Historical Commission.

The Second Empire building has since been legally demolished under valid demolition permit #826167, and the owner may act on the new construction permit (#956806) issued on 1 July 2019. Section 5.14.b.1 of the Historical Commission's Rules & Regulations authorizes the Commission to remove entries from the Philadelphia Register of Historic Places when the qualities that caused the original entry on the Register have been lost or destroyed. In this case, the building was designated for its architectural qualities. Those qualities were lost with the demolition. There is no longer a basis for the designation.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission rescind the designation of 7631 Ridge Avenue and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1 of the Commission's Rules & Regulations, because the qualities that caused its original entry have been destroyed.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission rescind the designation of 7631 Ridge Avenue and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1 of the Commission's Rules & Regulations, because the qualities that caused its original entry have been destroyed.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:15:00

PRESENTERS:

- Ms. Keller presented the rescission request to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- On 14 December 2017, City Council passed a bill instituting a demolition moratorium to halt demolitions along a portion of Ridge Avenue.
- On 9 July 2018, the Historical Commission sent notice to 188 property owners that a Ridge Avenue Roxborough Thematic District would be considered for designation. At that time, the staff of the Historical Commission identified the property as contributing, owing to the Second Empire building that stood on the lot.
- The owner of 7631 Ridge Avenue filed a demolition permit prior to the passing of the bill and notification from the Historical Commission of the pending district. The permit was subsequently issued. The owner also filed for a building permit for new construction prior to notification of the historic district.

The Historical Commission concluded that:

- The property was demolished under a legal demolition permit, and the owner may act on the legal new construction permit.
- The qualities that caused the property's original entry on the Register have been destroyed, and there is no longer a basis for maintaining the designation.

- The designation of 7631 Ridge Avenue should be rescinded, and the Ridge Avenue Roxborough Thematic District's inventory should be revised to remove the entry for 7631 Ridge Avenue.

ACTION: Ms. Cooperman moved to rescind the designation of 7631 Ridge Avenue and remove it from the Philadelphia Register of Historic Places, pursuant to Section 5.14.b.1 of the Commission's Rules & Regulations, because the qualities that caused its original entry have been destroyed. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 7631 Ridge Ave MOTION: Rescind designation MOVED BY: Cooperman SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 5139 WAYNE AVE

Name of Resource: Joseph T. Pearson House

Proposed Action: Designation

Property Owner: Wayne Avenue Brothers LP

Nominator: Keeping Society of Philadelphia & SoLo/Germantown Civic Association RCO

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

OVERVIEW: This nomination proposes to designate the property at 5139 Wayne Avenue, located in Germantown, as historic and list it on the Philadelphia Register of Historic Places. The building was constructed circa 1852 and was occupied by artist Joseph T. Pearson and his family from 1882 to 1919. Under Criterion A, the nomination argues that the building is associated Pearson's career as a painter and educator. Under Criterion J, the nomination asserts that the property is emblematic of the social and artistic heritage of Germantown and Philadelphia in the early twentieth century. The period of significance begins in 1882, when the Pearson's father purchased the property and ends in 1919, when Pearson relocated to Bucks County, Pennsylvania and sold the property.

The property owner started to apply for a demolition permit for the building on the property on 13 October 2020, but did not complete the application process until 30 March 2021. The owner

applied for a new construction permit on 9 November 2020. The new construction application process was completed that day; the permit application was considered “filed” on 9 November 2020. The new construction, which would extend across the entire lot including where the historic house stands, implied the demolition of the house. The unusual order of permitting, new construction permit before demolition permit, was the result of the rush to file new construction permit applications before the tax abatement program expired.

The Historical Commission sent its notice letters to the owner on 24 November 2020. The nomination was reviewed at the 20 January 2021 Committee on Historic Designation. After that review in which the owner did not participate, the staff realized there was a typographical error in the address of the original notice letter to the property owner. In light of the mistake, the Law Department directed the Historical Commission to restart the review of the nomination with proper notice to the owner. The 20 January 2021 review and recommendation was nullified. The Historical Commission sent corrected notice letters on 20 January 2021. The Committee on Historic Designation reviewed the nomination again at its 3 March 2021 meeting, as though it had not been previously reviewed.

The new construction permit application was filed before both sets of notice letters were sent. The demolition permit application was filed after both sets of notice letters were sent.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5139 Wayne Avenue, satisfies Criteria for Designation A and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5139 Wayne Avenue satisfies Criteria for Designation A and J and should be added to the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:19:15

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination. Mr. Beisert spoke about the legacy of Joseph T. Pearson and the significance of the property. He noted his concerns about the future development of the property and area. Mr. Beisert asked the Commissioners to recognize the historic significance of the property through designation notwithstanding existing issues related to zoning and permitting.
- Attorney Sean Whelan represented the property owner. Mr. Whelan stated that the owner purchased the property in March 2020, and began development work immediately, owing to the impending expiration, at that time, of the 10-year tax abatement. Mr. Whelan said that he is not planning to dispute or oppose the merits of the nomination. The owner is opposing the designation at this time, owing to a vested rights claims as outlined in letters dated 3 March 2021 and 30 March 2021 that Mr. Whelan submitted to the Historical Commission. He said the owner received a zoning permit in early November 2020 for the complete demolition of all improvements and the construction of an apartment building on the property. Mr. Whelan stated the owner now has a building permit and a demolition permit is about to be issued. He explained that planning and development for the property was under way prior to the Historical Commission serving formal notice of the nomination of the property on 24 November 2020. Mr. Whelan concluded that, based on the dates cited and vested rights, they will be proceeding to demolish the building. He

noted that once building is demolished, no historic fabric will remain. Therefore, designation at this meeting by the Commission would be unwarranted.

- Leonard Reuter stated he provided legal guidance on this matter to the Commissioners recently. He said that, if Commissioners needed additional guidance during the meeting, they could go into an executive session. Later, during review, the Historical Commission went into executive session so that Mr. Reuter could provide legal advice regarding potential litigation related to 5139 Wayne Avenue.

PUBLIC COMMENT:

- Mason Carter supported the designation. He said that the building sits on a larger lot and the property could be developed while leaving the building intact.
- Constance Winters supported the designation. She expressed concern about the amount of demolition occurring in the Penn Knox neighborhood and the importance of maintaining this historic building.
- Patrick Grossi, Preservation Alliance for Greater Philadelphia, supported the designation. He agreed that the lot could be developed for greater density while preserving the historic building.
- Dennis Barneby supported the designation.
- An individual identified only as “Ronnie” supported the designation.
- Jim Duffin supported the designation. He stated that the Committee on Historic Designation did not adopt its original recommendation from the January 2021 meeting during the second review at the March 2021 meeting. He cited the Committee’s discussion and support for Criterion C in the January discussion and asked that it be added back into the recommendation for designation.
- David Traub supported the designation.
- Steven Peitzman supported the designation. He said hoped the owner could compromise on the development of the property and save the historic building from demolition.
- Todd Pearson supported the designation and explained he is the grandson of Joseph Pearson. He briefly noted historical aspects of the house and confirmed that the artist did paint in the house. Mr. Pearson said that he hoped there could be a compromise and that the property could be developed with the house intact.
- Margaret Manzer, Penn Knox Neighborhood Association, supported the nomination and asked the Commissioners to show their support for the designation. She pointed out the letters and emails of support sent to the Historical Commission.
- Aaron Wunsch requested that, if the Commission recognizes the concept of “an implied demolition permit,” it state its recognition on the record.
- Allison Weiss, SoLo/Germantown Civic Association, a co-nominator on the nomination, supported the designation and noted community support for the designation. She pointed out the large volume of letters and emails of support sent to the Historical Commission for this nomination. Ms. Weiss also stated that the Department of Licenses and Inspections communicated to her that there are no valid permits for the property.
- Chris Koch supported the designation.
- Sue Patterson commented on the property’s sale and development activity.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The new construction permit application was filed before both sets of notice letters were sent. The demolition permit application was filed after both sets of notice letters were sent.
- The Historical Commission may designate properties regardless of any outstanding building or demolition permit applications or permits.

The Historical Commission concluded that:

- The building is associated Pearson's career as a painter and educator, satisfying Criterion A.
- The building is distinctive in its architecture style, a combination of its original 1850s form with 1880s Queen Anne Revival alterations and addition, satisfying Criterion C.
- The property is emblematic of the social and artistic heritage of Germantown and Philadelphia in the early twentieth century, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that 5139 Wayne Ave satisfies Criteria for Designation A, C, and J, and to designate the property as historic, listing it on the Philadelphia Register of Historic Places, with the provision that, should the building at the site be demolished with a valid permit, the designation of the property will be automatically rescinded from the Philadelphia Register. Ms. Edwards seconded the motion, which passed by unanimous consent.

ITEM: 5139 Wayne Ave MOTION: Designate, Criteria A, C, and J, with provision MOVED BY: Cooperman SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 401-09 N 65TH ST

Name of Resource: St. Donato's Roman Catholic Church

Proposed Action: Designation

Property Owner: Archdiocese of Philadelphia

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate the property at 401-09 N. 65th Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that St. Donato's Roman Catholic Church, completed in 1922, satisfies Criteria for Designation A and E. Criterion J is also checked on the nomination form, but is not discussed in the nomination; therefore, the staff assumes that it is checked on the form in error. Under Criterion A, the nomination contends that St. Donato's Roman Catholic Church is significant for its association with St. Frances Xavier Cabrini, the first Roman Catholic saint in the United States, whose order focused on ministry to Italians in this West Philadelphia neighborhood, resulting in sufficient funds to finish the construction of the church building. Under Criterion E, the nomination argues that the church building is the work of Francis Ferdinand Durang, the son of Edwin Durang, whose firm specialized in the ecclesiastical design of Roman Catholic churches, which significantly influenced the architectural development of the City and Commonwealth.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 401-09 N. 65th Street satisfies Criteria for Designation A and E, and that Criterion J should not be included because it is not discussed in the nomination.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 401-09 N. 65th Street satisfies Criteria for Designation A, E, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:15:38

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Celeste Morello represented the nomination.
- No one represented the property owner, but Mr. Farnham noted the Historical Commission that the requisite notice had been provided to the property owner.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- St. Donato's Roman Catholic Church was founded in 1910 to serve the large Italian immigrant population of West Philadelphia, during a time in which there was a significant effort to convert Italian Catholics to Protestantism.
- Construction began in 1910 on a basement chapel designed by Rowland W. Boyle of Edwin F. Durang's architectural firm.
- St. Frances Xavier Cabrini, herself an Italian immigrant, visited the church in 1911 and was integral to the funding and completion of the church.
- The church which was redesigned by F. Ferdinand Durang and completed in 1922.

The Historical Commission concluded that:

- St. Donato's Roman Catholic Church is associated with St. Frances Xavier Cabrini, a person significant in the past, satisfying Criterion A.
- The church was designed by F. Ferdinand Durang, whose ecclesiastical work significantly influenced the historical, architectural, and cultural development of Philadelphia, satisfying Criterion E.
- St. Donato's Roman Catholic Church is associated with the cultural, social, and historical heritage of the Italian-American community in West Philadelphia, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that 401-09 N. 6th Street satisfies Criteria for Designation A, E, and J, and to designate the property as historic, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 401-09 N 6th St					
MOTION: Designate; Criteria A, E, J					
MOVED BY: Cooperman					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADDRESS: 222-48 N BROAD ST

Name of Resource: Hahnemann Hospital

Proposed Action: Designation

Property Owner: Broad Street Health Care Properties

Nominator: Keeping Society of Philadelphia

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

OVERVIEW:

This nomination proposes to designate a portion of the property known as 222-48 N. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination is limited to the boundaries of the Neo-Gothic building constructed in 1928 for Hahnemann Medical College & Hospital. The nomination contends that the property satisfies Criteria for Designation A, D, F, and J. Under Criterion D, the nomination argues that the building embodies distinguishing

characteristics of the Neo-Gothic style, including the main Gothic arch entrance, buttresses, and tracery, as applied to skyscrapers in the 1920s. Under Criteria A and J, the nomination contends that subject building important in exhibiting the heritage of Hahnemann Medical College & Hospital, which opened in 1848 and became a major source of general medicine and surgical care for numerous Philadelphians, particularly the poor and working class people of North Philadelphia, which represents a shift in the cultural, economic, and social mores of the period, when the lower classes would first gain access to healthcare in a modern medical facility. Under Criterion F, the nomination argues that the 1928 Hahnemann Hospital represents both innovation in the design of medical colleges and hospitals in the first and second quarters of the twentieth century and the broader development of modern hospitals in the Philadelphia region, the Commonwealth of Pennsylvania, and the larger nation.

STAFF RECOMMENDATION:

The staff recommends that the nomination demonstrates that the 1928 Hahnemann Hospital building, a portion of 222-48 N. Broad Street, satisfies Criteria for Designation A, D, F, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the 1928 Hahnemann Hospital building, a portion of 222-48 N. Broad Street, satisfies Criteria for Designation A, D, F, and J, with a period of significance of 1928 to 1993.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:24:38

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Oscar Beisert and Steven Peitzman represented the nomination.
- No one represented the property owner. Ms. DiPasquale explained that the owners' representatives submitted a letter of non-opposition that morning and noted that he would not be in attendance.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination is restricted to the 1928 Hahnemann Hospital building, which is a portion of the larger property known as 222-48 N Broad Street, as outlined in the boundary description of the nomination.
- The 1928 Hahnemann Hospital building has a significant place in the early twentieth-century medical history of Philadelphia.
- The 1928 Hahnemann Hospital building is an architectural landmark.

The Historical Commission concluded that:

- The 1928 Hahnemann Hospital building embodies distinguishing characteristics of the Neo-Gothic style, satisfying Criterion D.
- The 1928 Hahnemann Hospital building exemplifies the heritage and history of Hahnemann Medical College & Hospital, which opened in 1848 and became a major source of general medicine and surgical care, particularly the poor and working class people of North Philadelphia, which represented a shift in the cultural, economic, and social mores of the period, satisfying Criteria A and J.

- The 1928 Hahnemann Hospital building represents both innovation in the design of medical colleges and hospitals in the first and second quarters of the twentieth century and the broader development of modern hospitals in the Philadelphia region, Commonwealth of Pennsylvania, and larger nation, satisfying Criterion F.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the 1928 Hahnemann Hospital Building, a portion of the larger property known as 222-48 N Broad Street, satisfies Criteria for Designation A, D, F, and J, and to designate it as historic, limiting the period of significance to 1928 to 1993, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 222-48 N Broad St					
MOTION: Designate; Criteria A, D, F, J					
MOVED BY: Cooperman					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

OLD BUSINESS

ADDRESS: 6625/6627 LINCOLN DR

Proposal: Construct single-family residence on subdivided parcel at 6627 Lincoln Drive

Review Requested: Final Approval

Owner: 6625 Lincoln Dr LLC

Applicant: Raymond Rola, Raymond F. Rola Architect

History: 1902; Nichols-Goehring House; H.C. Wise & W.W. Potter, architects; addition, Rankin, Kellogg & Crane, 1921

Individual Designation: 1/11/2019

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This application proposes to construct a new house on a subdivided section of the property at 6625 Lincoln Drive. The new property with the new house would be known as 6627 Lincoln Drive. The Historical Commission designated the Nichols-Goehring House property at 6625 Lincoln Drive on 11 January 2019. The designated parcel is shown on a site plan in the

nomination. The property owner subdivided the property that was known as 6625 Lincoln Drive into five parcels known as 6619, 6621, 6623, 6625, and 6627 Lincoln Drive with a deed that is dated 9 January 2019 and recorded on 11 January 2019, the day that the property was designated. A zoning permit for the subdivision had been issued on 17 September 2018. The Historical Commission notified the property owner that it would consider designating the property at 6625 Lincoln Drive on 12 November 2018, thereby initiating its jurisdiction over the entirety of the property originally known as 6625 Lincoln Drive, which was later subdivided into five properties.

In May 2020, the Historical Commission was notified that three houses were under construction at 6625 Lincoln Drive, presumably without permits. The staff visited the site and photographed three houses under construction as well as one foundation being excavated. The staff contacted the Department of Licenses & Inspections about the construction that was underway without the Historical Commission's review or approval. The Department responded that the houses had been permitted under the addresses 6619, 6621, and 6623 Lincoln Drive. The permits had been applied for on 26 April 2019 and issued on 10 September 2019. A Google StreetView photograph shows that site work and the construction of the foundations were underway in November 2019. The Department of Licenses & Inspections did not refer the new construction permit applications to the Historical Commission because they had been issued under 6619, 6621, and 6623 Lincoln Drive, addresses that did not exist at the time of designation; only 6625 Lincoln Drive was identified as historic. The permit referral system was designed to catch subdivisions and carry the historic designation marker from the parent to the child property, but it did not in this case. The Department of Licenses & Inspections declined to revoke the permits because the mistake had been made within the City system and revoking the permits would open the City to liability.

The fourth house contemplated for the site was not permitted with the other three in 2019. Despite not having any permits for construction at 6627 Lincoln Drive, the developer began excavating for a foundation in the spring of 2020. The staff photographed the unpermitted work underway on 11 May 2020 and requested a violation for work without a permit on 12 May 2020 through the City's 311 system. That violation was apparently never issued. This application proposes the new house for the new parcel at 6627 Lincoln Drive. While the first three houses were located off to the side of the historic house, the fourth house would be situated directly in front of the historic house. The excavation for the foundation has been completed. The proposed house would be three stories tall and clad in Wissahickon schist at the front and stucco at the sides and rear. A one-story garage wing would be entered from a drive at the rear.

SCOPE OF WORK:

- Construct house

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 massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - While the design of the proposed house is compatible with the historic house and site, its location in the front yard of the historic house is not. The construction of a house in the front yard of the historic house would destroy historic spatial

relationships. The new work would not protect the historic integrity of the property.

- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:*
 - *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.*
 - *Not Recommended: Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.*
 - *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.*
 - *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.*
 - The proposed house will be highly visible and will negatively impact the historic building's character, site, and setting. The new construction will result in the diminution or loss of the historic character of the older building and its setting. The yard directly in front of the historic house should be left open to maintain the historic space and views.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and 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: 04:28:40

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Attorney Sean Whalen and architect Ray Rola represented the application.

DISCUSSION:

- Mr. Whalen contended that the subdivision of 6625 Lincoln Drive into five properties, including 6619, 6621, 6623, 6625, and 6627 Lincoln Drive, was underway at the time the Historical Commission sent notice of the nomination. On 25 October 2018, he continued, the Philadelphia Office of Property Assessment provided the owner with a formal email confirming the creation of the new addresses. He argued that the Historical Commission, which noticed the property owner of the nomination on 12 November 2018, does not have jurisdiction over the subdivided lots at 6619, 6621, 6623, and 6627 Lincoln Drive, because the new addresses were created prior to the date notice was sent. He stated that while the deed of subdivision was not filed until the beginning of January 2019, the document serves only as the final step in the process and largely serves as documentation for potential buyers to denote a clear title. He argued that the subdivision was completed once the Office of Property Assessment internally created the four new addresses.
- Mr. Rola described the changes to the revised application, noting that the building was reduced in height, more detail was added to the rear elevation, and the building

was relocated to the side of the lot at 6627 Lincoln Drive to increase visibility of the historic building.

- Mr. Thomas requested some guidance, commenting that the application is for new construction and questioning whether the Historical Commission has jurisdiction.
 - Mr. Farnham stated that the question of the Historical Commission's jurisdiction has not necessarily been resolved, adding that if the Historical Commission approves the application, the question does not need to be resolved at this time. He elaborated that the question of designation, specifically the boundary revision, will require a separate application by the owner to be reviewed by the Committee on Historic Designation and the Historical Commission.
 - Mr. Reuter explained that, while the designation did not carry over to the subdivided lots in the Department of Licenses and Inspections permitting system, because the subdivision preceded the notice of the nomination, the issue resulted from the Office of Property Assessment not updating its records.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Historical Commission designated the property at 6625 Lincoln Drive, the Nichols-Goehring House, on 11 January 2019. At the same time, the owner subdivided the property into five parcels. The historic building remains on the parcel identified as 6625 Lincoln Drive. Three houses have already been constructed at 6619, 6621, and 6623 Lincoln Drive.
- The scope of the current application is for construction of a two-and-a-half-story single-family residence on the subdivided parcel identified as 6627 Lincoln Drive.
- The subdivided parcel at 6627 Lincoln Drive is located in front of the historically designated resource. The application originally proposed to situate the new construction immediately in front of the historic house. The application has been revised to relocate the new construction to the side of the lot to allow for greater views of the Nichols-Goehring house.
- The existing historic stone wall and fence would remain, and the new house would be accessed from the existing driveway.

The Historical Commission concluded that:

- The driveway and retaining wall are intrusions in the landscape; however, the proposal to enter a new driveway directly from Lincoln Drive was rejected by the Philadelphia City Planning Commission. The retaining wall material should be stone to reflect the materials and landscaping of the area.
- The design and materials of the new construction are compatible with the historic building. The revised location of the new building, now situated to the side of the subdivided lot at 6627 Lincoln Drive, would retain historic spatial relationships. The work complies with Standard 9.
- Because the proposed house will be situated to the side of the lot and not immediately in front of the historic building, the new construction will not negatively impact the character, site, and setting of the Nichols-Goehring house. The work complies with the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ACTION: Ms. Carney moved to approve the revised application, with the staff to review details including the landscaping and the driveway, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction. Mr. Mattioni seconded the motion, which passed by unanimous consent.

ITEM: 6625/6627 Lincoln Dr					
MOTION: Approval, with conditions					
MOVED BY: Carney					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Lepori (Commerce)	X				
Turner, Vice Chair					X
Washington	X				
Total	11				2

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 05:25:50

ACTION: At 2:55 p.m., Mr. Mattioni moved to adjourn. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Mattioni					
SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (DPD)	X				
Cooperman	X				
Dodds (DHCD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)					X
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Turner, Vice Chair					X
Washington	X				
Total	10				2

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.