

**ADDRESS: 2000-24 ARCH ST**

Name of Resource: Gulf Gas Station

Review: Amend designation to rescind designation of parcel and redesignate as an object

Property Owner: 2000 Arch Street Associates LP

Applicant: Robert Careless, Esq., Cozen O'Connor

Staff Contact: Jon Farnham, [jon.farnham@phila.gov](mailto:jon.farnham@phila.gov)

**OVERVIEW:** A small gas station building stands along 20<sup>th</sup> Street south of Arch Street, at the eastern edge of the property at 2000-24 Arch Street. The gas station is being moved to a new site to facilitate the redevelopment of the Arch Street property. This request proposes to rescind the designation of the property at 2000-24 Arch Street when the gas station is moved to its new location. The staff suggests redesignating the gas station as an object so that its designation travels with it.

The gas station was constructed in 1930 for the Gulf Refining Company. The Historical Commission designated the gas station as historic in 1981, soon after it ceased operation, because it was one of the few surviving unaltered buildings representing the early years of the automobile age in Philadelphia. The property was designated for the gas station only; there are no other historic resources on the large property, which is used as a surface parking lot.

The building was not reused after it ceased to serve as a gas station. Throughout the 1980s, the property owner and the Historical Commission sought a new site for the gas station building, offering it to numerous parties including the Henry Ford Museum outside Detroit, but moving the building more than a short distance was ultimately deemed infeasible. After exhausting options for relocation, the Historical Commission approved the demolition of the building in 1988. Despite the approval, the building was not demolished. It sat empty for decades and suffered a fire in the 1990s.

In 2019, the Historical Commission began discussions with consultants working for a new owner of the property at 20<sup>th</sup> and Arch Streets, who sought to relocate the structure for use as a public amenity to be managed by Philadelphia Parks and Recreation. On 14 May 2021, the Historical Commission reviewed and approved an application to move the gas station. At the time, the plan was to move the gas station to Aviator Park at Logan Square. Since that time, the plan has been revised and the gas station will now be moved to Fairmount Park, near the Sedgley Porter's House, where it will be restored and used by a non-profit. The Law Department reviewed the Historical Commission's approval of the relocation of the gas station of 14 May 2021 and determined that the approval is valid for moving the gas station to any publicly owned and accessible site in Philadelphia because the primary regulatory question decided at the time was whether the gas station could be moved from its original site, not whether the gas station should be moved to a particular new site.

This application requests that the Historical Commission rescind its designation of the property at 2000-24 Arch Street, effective upon the relocation of the gas station building. No historic resources will be present at the site after the gas station is moved.

The following documents are provided: a letter requesting the rescission with a revision noting the new site, the nomination used to designate the property, information about the move to the new site, and the minutes documenting the Historical Commission's approval of the relocation.

**STAFF RECOMMENDATION:** The staff recommends that Historical Commission amend the designation of the gas station building by rescinding the designation of the property at 2000-24 Arch Street and designating the gas station building as an object satisfying Criterion for Designation J, pursuant to Section 5.14.a of the Historical Commission's Rules and Regulations, which addresses the amendment of designations.



Gulf Gas Station, southwest corner of 20<sup>th</sup> and Arch Streets, undated, c. 1970.



Gulf Gas Station, southwest corner of 20<sup>th</sup> and Arch Streets, December 13, 2021.



Aerial view of the property at 2000-24 Arch Street, with yellow arrow pointing out the gas station building.



January 31, 2023

**VIA E-MAIL (JON.FARNHAM@PHILA.GOV)**

**Robert M. Careless**

Direct Phone 215-665-4798  
Direct Fax 215-701-2464  
rcareless@cozen.com

Jonathan E. Farnham, Ph.D  
Executive Director  
Philadelphia Historical Commission  
1515 Arch Street, 3rd Floor  
Philadelphia, PA 19102

**Re: Former Gulf Gas Station Building  
2000-24 Arch Street, Philadelphia, PA 19102**

Dear Dr. Farnham:

This letter supplements my letter dated October 6, 2022, a copy of which is appended for reference.

Property Owner has worked with the Department of Parks and Recreation to select Sedgley Porter House, 3250 Sedgley Drive in Fairmount Park, as the new location for the Station Building for its historic preservation. Once the Station Building has been relocated and installed, the Station Building will be donated to the City of Philadelphia.

We look forward to meeting with the Historical Commission on February 10, 2023 on our request to have the Property's historic designation rescinded upon removal and relocation of the Station Building.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

  
By: Robert M. Careless

LEGAL\61306993\1





October 6, 2022

**VIA E-MAIL (JON.FARNHAM@PHILA.GOV)**

**Robert M. Careless**

Direct Phone 215-665-4798  
Direct Fax 215-701-2464  
rcareless@cozen.com

Jonathan E. Farnham, Ph.D  
Executive Director  
Philadelphia Historical Commission  
1515 Arch Street, 3rd Floor  
Philadelphia, PA 19102

**Re: Former Gulf Gas Station Building  
2000-24 Arch Street, Philadelphia, PA 19102**

Dear Dr. Farnham:

We represent 2000 Arch Associates LP ("Property Owner"). Property Owner is the record owner of 2000-24 Arch Street, Philadelphia, PA 19102 ("Property") which is currently utilized as a surface parking lot. A former Gulf gas station building is situated on the Property at the southwest corner of 20<sup>th</sup> and Arch Streets (the "Station Building"). The Station Building was designated as historic by the Philadelphia Historical Commission ("Commission") in 1981.

On May 14, 2021, the Commission determined, pursuant to Section 14-1005(6)(d) of the Philadelphia Zoning Code, that the Station Building has no feasible reuse in its location at the Property, and further, that the relocation of the Station Building is necessary in the public interest for the preservation and adaptive reuse of the historic resource.

In accordance with the Commission's determination, the Property Owner is currently in the approval process to relocate the Station Building to Aviator Park for its historic preservation. Once the Station Building has been relocated and installed, the Station Building will be conveyed to the City of Philadelphia.

Upon removal of the Station Building from the Property, we believe that the Property will not retain any further historic significance. Accordingly, we respectfully request that the Commission remove the Property's historic designation upon removal and relocation of the Station Building.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

  
By: Robert M. Careless

LEGAL\59840031\1



# CITY OF PHILADELPHIA

## Parks & Recreation

Kathryn Ott Lovell  
Commissioner

One Parkway  
1515 Arch Street, 10<sup>th</sup> Floor  
Philadelphia, PA 19102-1587  
Phone: 215.683.3600

February 7, 2023

Via Email (Jon.Farnham@phila.gov)

Jon Farnham, Ph.D  
Executive Director  
Philadelphia Historical Commission  
1515 Arch Street, 3<sup>rd</sup> Floor  
Philadelphia, PA 19102

Re: Relocation of Former Gulf Gas Station Building

Dear Jon:

Please allow this letter to confirm that the Department of Parks and Recreation is working with Parkway Corp. to relocate the former gas station building currently situated on the grounds of 2000-24 Arch Street to the grounds of the Sedgeley Porter House on Sedgeley Drive in East Fairmount Park. The building will be restored and used by the current tenants of Sedgeley Porter, the Bicycle Coalition and Schuylkill Navy, as additional office and meeting space.

The gas station building will be located at the end of the access road and parking lot at Sedgeley Porter, a site that maintains a clear view of Sedgeley Porter House from the roadway. The Department of Parks and Recreation approves of the site and the proposed adaptive reuse of the building. Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Aparna Palantino".

Aparna Palantino  
Deputy Commissioner - Capital Infrastructure and Natural Lands Management

C.C. Kathryn Ott Lovell, Commissioner  
Jonathan Wheeland, Law Department  
Robert Allen, Parks & Recreation  
Frank Iannuzzi, Parks & Recreation

PHILADELPHIA HISTORICAL COMMISSION  
REGISTER OF HISTORIC PLACES

FOR PHC USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1** NAME

HISTORIC

Gulf Refining Company Service Station

AND/OR COMMON

**2** LOCATION

STREET & NUMBER

2000 Arch Street

CITY, TOWN

Philadelphia

\_\_\_ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

STATE

Pennsylvania

\_\_\_ VICINITY OF

CODE

COUNTY

Philadelphia

CODE

**3** CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

**4** OWNER OF PROPERTY

NAME

STREET & NUMBER

CITY, TOWN

\_\_\_ VICINITY OF

STATE

**5** LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Room 153 City Hall

STREET & NUMBER

Broad & Market Streets

CITY, TOWN

Philadelphia

STATE

Pennsylvania

**6** REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This one-story structure measuring 10' x 24' was constructed in 1930 by the Gulf Refining Company to service the center city area. Constructed of brick it has three bays on its east or front elevation. The center bay contains a door; the left and right bays contain 2 openings each: one with 4/1 double-hung sash & one with 2/1 double-hung sash. The openings next to the door contain the 2/1 sash; the outer openings 4/1 sash. Over each opening is either a four-light or two-light transom. The south facade contains 2 bays: a door in the right and a 2/1 double-hung sash in the left. A scalloped-tile pent eave with a metal cornice encircles the structure with a gable over the doorway. A brick parapet sits above. At each of the four corners, the brick is set out to give the illusion of columns or pilasters. A stone cap tops this building.



# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1930

BUILDER/ARCHITECT Gulf Refining Company

## STATEMENT OF SIGNIFICANCE

This gas station is a vanishing remnant of the early days of automobile transportation in America. Once found throughout America, this structure probably is the last basically unaltered 1930s gas station left within the city limits. In this present day, many of the early stations have either been demolished or remodelled to include service bays. Others have been rebuilt to follow a modern or prevailing form of architecture, i.e. several of the gas stations in Chestnut Hill were rebuilt during the 1960s in a Colonial Revival mode.

A proposal now exists to remodel this structure into a take-out hot dog stand with a service window.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Building Permits: 1930 # 2734 & 2736

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

QUADRANGLE NAME \_\_\_\_\_

QUADRANGLE SCALE \_\_\_\_\_

UTM REFERENCES

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	ZONE	EASTING	NORTHING
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	ZONE	EASTING	NORTHING
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

**11 FORM PREPARED BY**

NAME / TITLE

ORGANIZATION  
Philadelphia Historical Commission

DATE  
6/29/81

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE





# FILLING STATION RELOCATION

Relocation from 2000 Arch St to  
3250 Sedgley Drive, Philadelphia, PA

**ATKIN OLSHIN SCHADE ARCHITECTS**



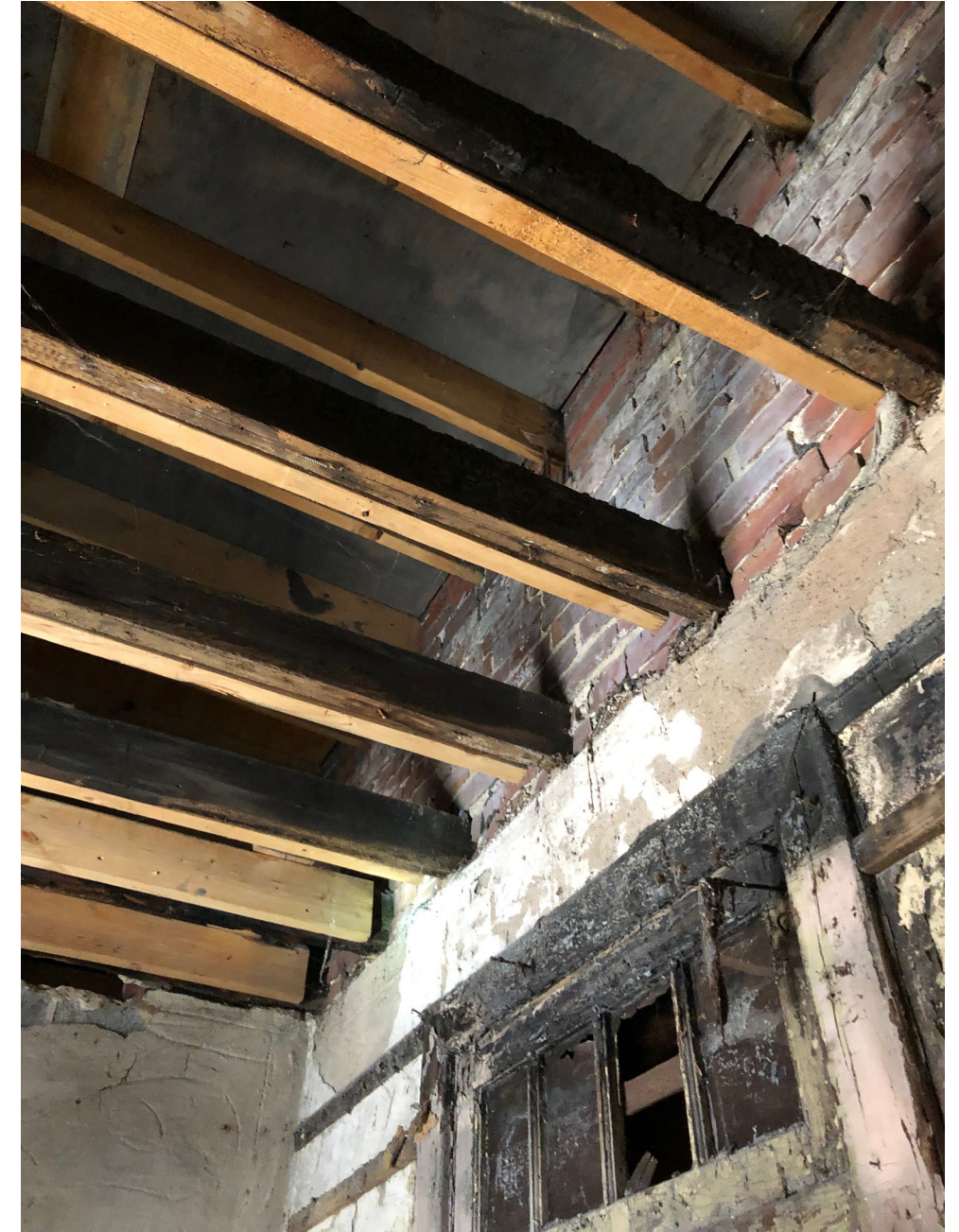


# FILLING STATION HISTORIC PHOTOS





# EXISTING CONDITIONS





# BUILDING RESTORATION / STABILIZATION AND RELOCATION GOALS



- Repoint brick facade
- Removal of non-load bearing interior partitions, plumbing, and utilities



- Restore existing clay tile roof
- Provide new EPDM roof



- Sister existing wood framing
- Stabilize the building



# RELOCATION



# FACADES SCOPE OF WORK

NOTE: HISTORICALLY ACCURATE WINDOWS AND DOORS ARE NOT IN CONTRACT FOR RELOCATION  
THIS IS FUTURE WORK BY SELECTED TENANT



FRONT FACADE

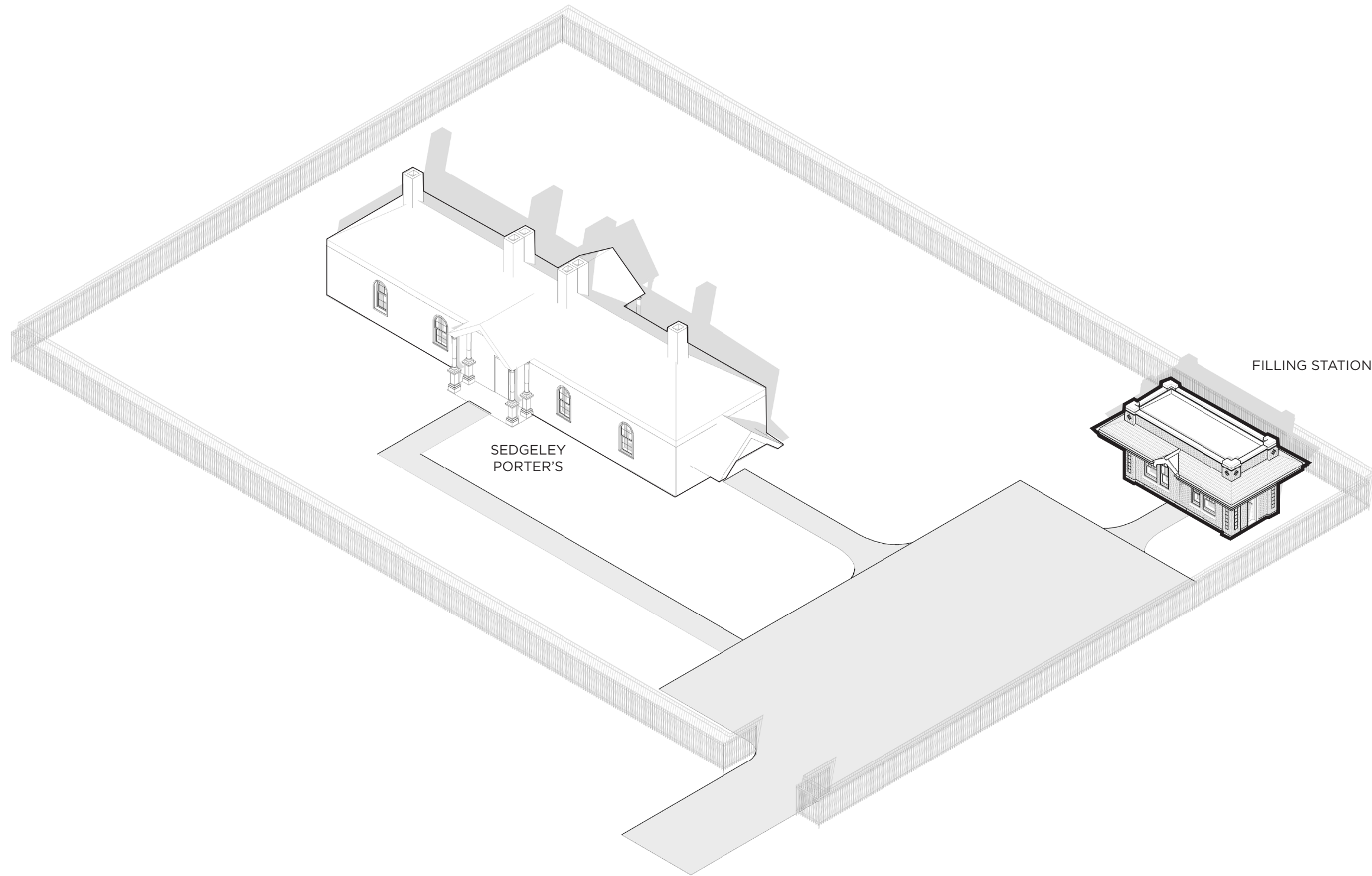


# SEDGELEY PORTER'S HOUSE

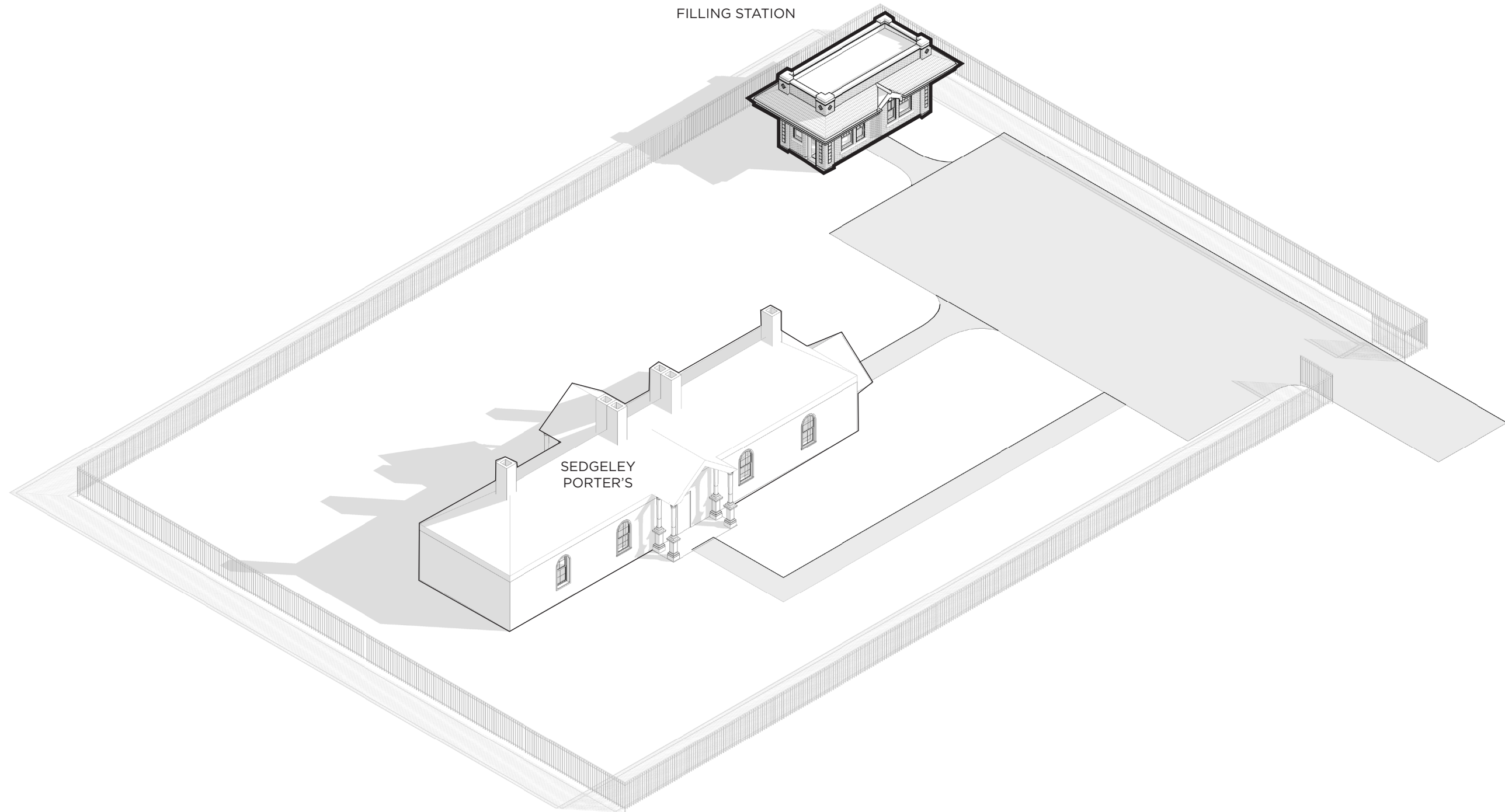




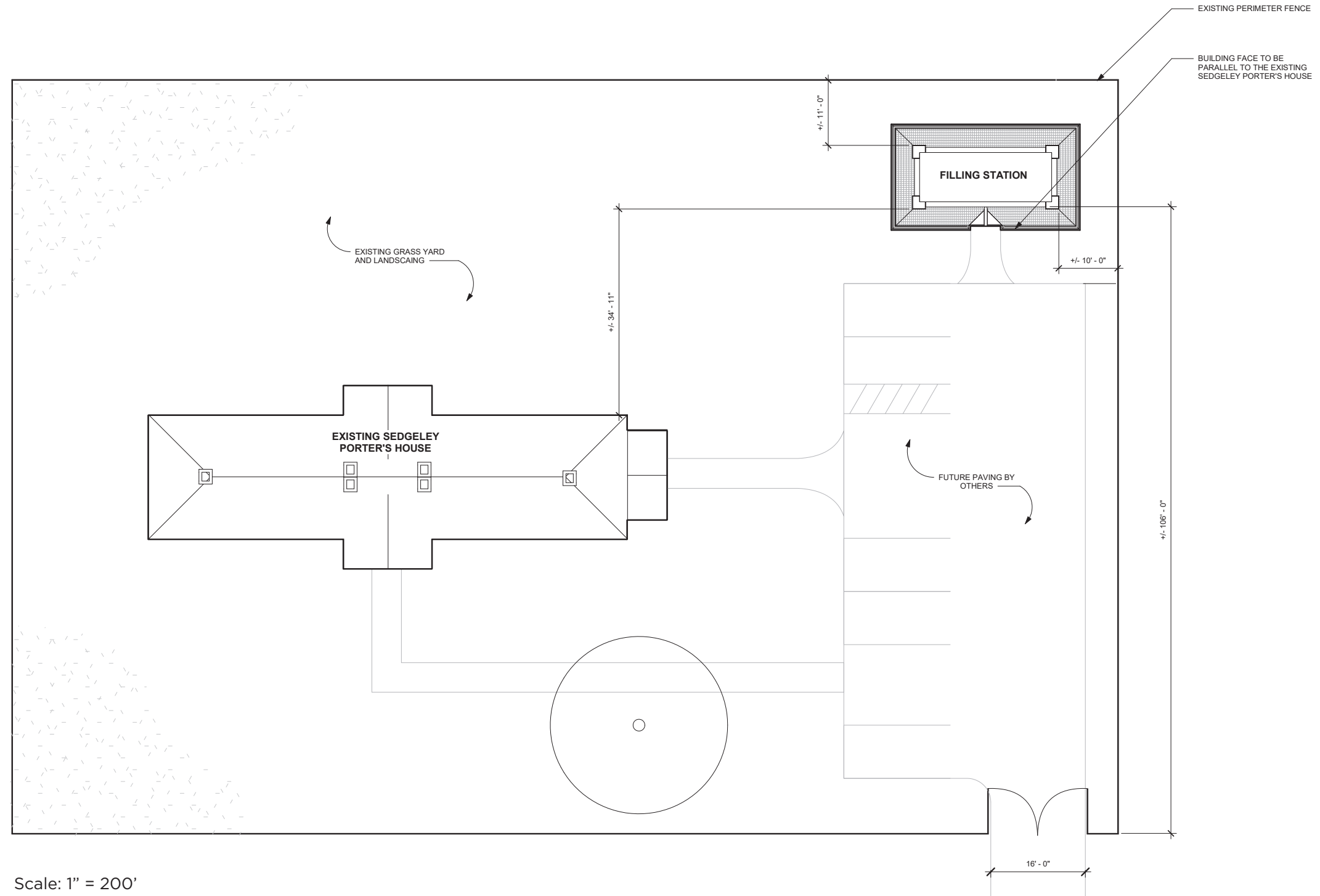
# SITE ORIENTATION - View 1



# SITE ORIENTATION - View 2

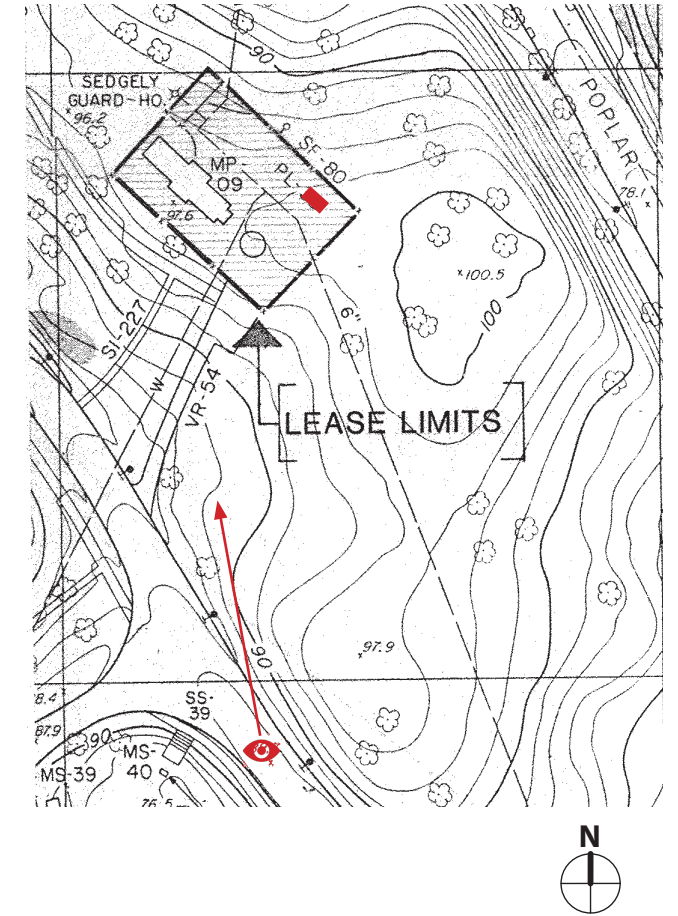


# SITE PLAN



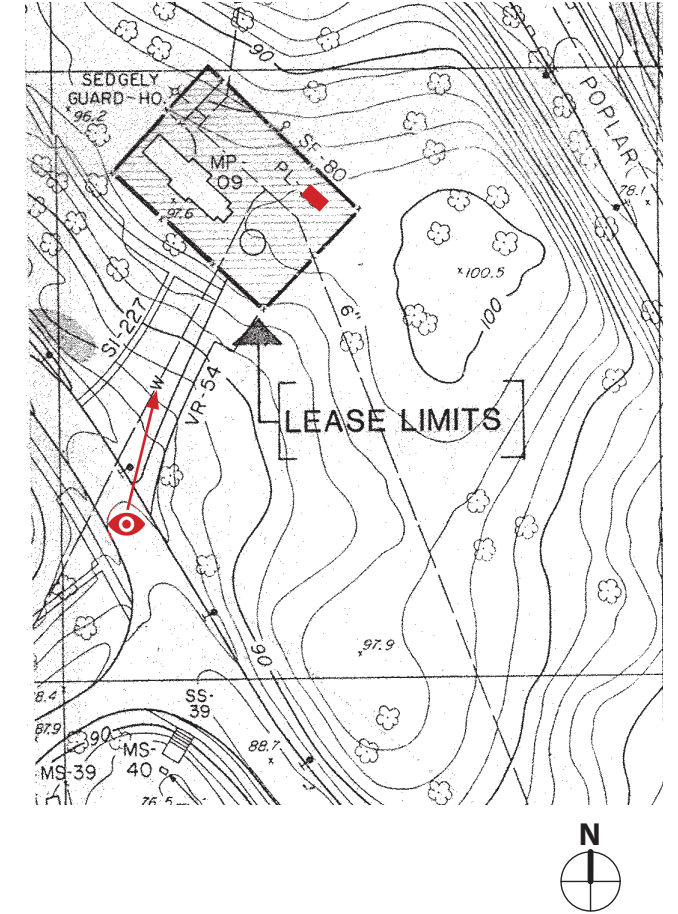


# View North on Sedgley Drive



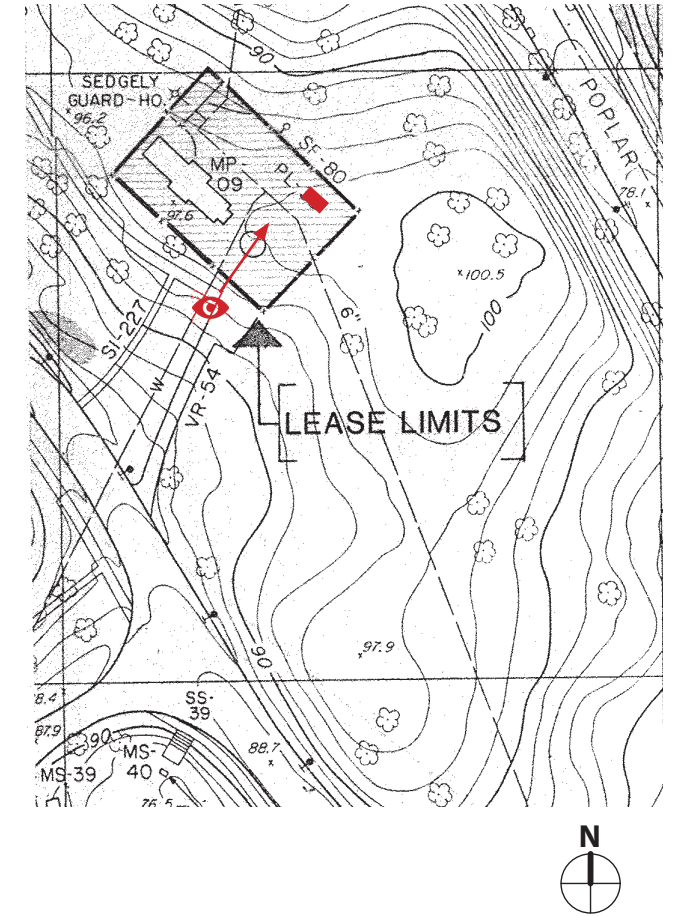


# View North Looking Up Driveway to Sedgeley Porter's House





# Existing View from Entry Gate





**MEETING OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 27 APRIL 2021  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING:** 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler		X	
Nan Gutterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	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:

- Jon 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
- Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:

- Robert Gurmankin
- Steve Black
- Briana Wilkins, Parkway Corporation
- Robert Hicks, Parkway Corporation
- Jay Farrell
- Gary Vernick
- Hal Schirmer, Esq.
- Neville Fernandes
- Linda Polgar
- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Sean Law
- Adam Hunt
- Michael Kessler
- Becky Sell, Ascent

Raymond Rola  
Carey Jackson Yonce, CANNO Design  
Steven L Gelbart  
Evan Haberman  
James Henriques  
Mark Hansen  
Doug Seiler, Seiler + Drury Architects  
Job Itzkowitz, Old City District  
Richard W. Thom  
Harrison Haas, Esq., Cozen O'Connor  
Michael Koep  
Ivy Solomon  
German Yakubov  
Brian LaBrose  
Brian Berson  
Rustin Ohler, Harman Deutsch Ohler Architects  
Rich Leimbach  
Eleanor Krause

## **AGENDA**

### **ADDRESS: 2000-24 ARCH ST**

Proposal: Relocate gas station to Aviator Park  
Review Requested: Final Approval  
Owner: 2000 Arch Associates LP  
Applicant: Becky Sell, Ascent  
History: 1930; Gulf Gasoline Station  
Individual Designation: 8/6/1981  
District Designation: None  
Staff Contact: Jon Farnham, jon.farnham@phila.gov

**OVERVIEW:** This application proposes to relocate an historic Gulf gas station that stands along the west side of 20th Street, south of Arch Street. The gas station is the only historic resource on the property at 2000-24 Arch Street, which was designated in 1981. The very large lot was used as a car rental facility for many years. When the facility closed, the non-historic buildings at the site were demolished. With the exception of the gas station, which is located at the edge of the site high above the remainder of the site at a different grade, the lot is now dedicated to surface parking. The new owner plans to redevelop the site.

Section 14-203(88) of the preservation ordinance indicates that the removal of a building from its site is considered a demolition in the legal sense. Therefore, owing to the limitations of approvals of demolitions at Section 14-1005(6)(d) in the preservation ordinance, the Historical Commission may approve this application only after finding that there is no feasible reuse for the building and/or that the relocation is necessary in the public interest.

The small gas station was constructed in 1930 and has been vacant and unused for many decades. The building is in poor condition. A former owner of the property sought the Historical Commission's approval to demolish the building in the mid 1980s. The Historical Commission worked with the owner for several years seeking a new site for the small building. The building was unsuccessfully offered to Gulf, the Smithsonian Institute, Henry Ford Museum in Michigan,

**ARCHITECTURAL COMMITTEE, 27 APRIL 2021**

**PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV**

**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

SEPTA, and the Fairmount Park Commission. Although some potential relocation sites were identified, for example at a recycling center in Fairmount Park, moving the building more than a short distance was ultimately deemed infeasible, owing to obstacles including bridges, underpasses, and utility lines. Eventually, in 1988, after exhausting options for relocation, the Historical Commission approved the demolition of the building, provided the owner continued to seek a relocation site until it was demolished. Despite the approval, the building was not demolished, and it stands today at its original site.

The current plan calls for moving the building two blocks to the north, to Aviator Park at Logan Circle, where it would be held under the auspices of the Department of Parks and Recreation. The rehabilitation of the building for its new use as a park amenity will be proposed in a subsequent application in a later phase of the project. The application claims that the relocation is necessary in the public interest, in that it would ensure the preservation of the historic resource while providing for its use and appreciation by the public. In addition, decades of failed attempts to find a reuse for this building have demonstrated that its reuse is not feasible in its current location.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Section 14-1005(6)(d) of the preservation ordinance; the building has no feasible reuse in its current location; the relocation is necessary in the public interest for the preservation and adaptive reuse of the historic resource.

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

**PRESENTERS:**

- Mr. Farnham presented the application to the Architectural Committee.
- Consultant Becky Sell and property owner's representative Briana Wilkins represented the application.

**DISCUSSION:**

- Ms. Sell stated that she is working on behalf of Parkway Corporation, the owner of the property at 2000-24 Arch Street.
- Mr. McCoubrey stated that the application is very thorough and moving the building to preserve and reuse it will be a wonderful outcome for "the lonely little gas station."
  - Ms. Gutterman agreed.
- Ms. Gutterman asked if the building is stable enough to be moved.
  - Ms. Sell responded that the building is able to be moved without damaging it. The building will be wrapped in cables, the interior will be stabilized, and the window and door openings will be shored.
- Ms. Gutterman noted that the pent eave will be removed before the move, and then reinstalled later.
  - Ms. Sell stated that all of the parts of the building will be catalogued before the move. The pent eave will be moved to and stored at a secure, fenced area at the new site. If there are security concerns at the site, the removed materials will be relocated to a storage facility. The pent eave will be reinstalled later. Deteriorated elements of the pent eave will be replaced in kind. The light fixtures that ring the pent eave will be repaired. A few that were damaged in a fire in the 1990s will be replaced in kind.
- Mr. Cluver noted that a mature sycamore tree will need to be removed at the new site.

- Ms. Sell stated that there will be some changes to walkways and trees at the new site to accommodate the relocation of the building.
- Ms. Wilkins stated that Parkway Corporation, the owner of the Arch Street property that includes the gas station, has been working closely with the Department of Parks and Recreation to plan for the move. The relocation of the gas station is part of a larger effort to animate Aviator Park.
- Mr. D'Alessandro stated that the application was extremely thorough and well prepared. He congratulated the applicants on their work. He asked if they knew where the gasoline pumps were originally located in relation to the gas station building.
  - Ms. Sell directed him to a photograph in her application that showed the pumps.
  - Mr. D'Alessandro suggested adding something at the new site to indicate where the pumps would be located.
  - Mr. Farnham replied that, while not part of this application, he has reviewed preliminary plans for the reuse of the building as a café that is gas station themed and includes gas pumps, lighting, signage, and other elements that evoke a 1930s gas station.
- Ms. Stein noted that the application calls for the installation of a foundation and utilities, but not the restoration of the building. She asked how the site will be left at the end of this part of the project.
  - Ms. Sell and Ms. Wilkins stated that the site will be fenced off during the site preparation and relocation and restoration of the building. They noted that Parkway Corporation and the Department of Parks and Recreation are working to ensure that the site is safe and that the work is completed in a timely manner.
- Mr. D'Alessandro asked whether the tiles on the pent eave will be documented before they are removed.
  - Ms. Sell responded that all materials will be documented and catalogued before they are removed.
- Mr. McCoubrey asked if the restoration plans would also be reviewed by the Historical Commission.
  - Mr. Farnham replied that the restoration plans will be reviewed by the Historical Commission. He noted that they may be reviewed by the staff only if they propose a true restoration.

**PUBLIC COMMENT:**

- None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The gas station building has been vacant and unused for many decades.
- The building has no feasible reuse in its current location.
- The building can be safely moved to its new location.
- The new location will allow the public to experience and use the building.

The Architectural Committee concluded that:

- The relocation of the building is necessary in the public interest for the preservation and adaptive reuse of the historic resource.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Section 14-1005(6)(d) of the preservation ordinance.

<b>ITEM: 2000-24 ARCH ST</b>					
<b>MOTION: Approve</b>					
<b>MOVED BY: McCoubrey</b>					
<b>SECONDED BY: Cluver</b>					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler					X
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	6				1

**ADDRESS: 207-09 and 211 VINE ST**

Proposal: Construct 6-story multi-family building and two townhouses, remove rear ell

Review Requested: Final Approval

Owner: Greythorne Development Corporation

Applicant: Carey Jackson Yonce, CANNO design

History: 209 Vine Street, 1825

Individual Designation: 10/1/1981

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

207 Vine Street: Non-contributing

209 Vine Street: Contributing

211 Vine Street: Non-contributing

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**BACKGROUND:**

Located at the northeast corner of Vine Street and N. American Street, the properties currently known as 207-09 and 211 Vine Street extend the full block from Vine Street to Wood Street, and include a combination of parking lots, non-contributing buildings, and the individually-designated and contributing building historically known as 209 Vine Street. The northern boundary of the Old City Historic District is along Wood Street.

This application calls for the construction of two townhouses on the existing parking lot at 207 Vine Street; the removal of the majority of the rear ell of 209 Vine Street and the rehabilitation of its front façade; and the demolition of the non-contributing buildings at 211 Vine Street and construction of a six-story building.

The new townhouses at 207 Vine Street would feature three-story brick facades with regular fenestration. A fourth floor clad in standing seam metal siding would be set back from the front façade and feature a series of terraces and decks.



**THE MINUTES OF THE 705TH STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 14 MAY 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 (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Department of Planning & 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	
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

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

**AGENDA**

**ADDRESS: 2000-24 ARCH ST**

Proposal: Relocate gas station to Aviator Park  
 Review Requested: Final Approval  
 Owner: 2000 Arch Associates LP  
 Applicant: Becky Sell, Ascent  
 History: 1930; Gulf Gasoline Station  
 Individual Designation: 8/6/1981  
 District Designation: None  
 Staff Contact: Jon Farnham, jon.farnham@phila.gov

**OVERVIEW:** This application proposes to relocate an historic Gulf gas station that stands along the west side of 20th Street, south of Arch Street. The gas station is the only historic resource on the property at 2000-24 Arch Street, which was designated in 1981. The very large lot was used as a car rental facility for many years. When the facility closed, the non-historic buildings at the site were demolished. With the exception of the gas station, which is located at the edge of the site high above the remainder of the site at a different grade, the lot is now dedicated to surface parking. The new owner plans to redevelop the site.

Section 14-203(88) of the preservation ordinance indicates that the removal of a building from its site is considered a demolition in the legal sense. Therefore, owing to the limitations of approvals of demolitions at Section 14-1005(6)(d) in the preservation ordinance, the Historical Commission may approve this application only after finding that there is no feasible reuse for the building and/or that the relocation is necessary in the public interest.

The small gas station was constructed in 1930 and has been vacant and unused for many decades. The building is in poor condition. A former owner of the property sought the Historical Commission’s approval to demolish the building in the mid 1980s. The Historical Commission



worked with the owner for several years seeking a new site for the small building. The building was unsuccessfully offered to Gulf, the Smithsonian Institute, Henry Ford Museum in Michigan, SEPTA, and the Fairmount Park Commission. Although some potential relocation sites were identified, for example at a recycling center in Fairmount Park, moving the building more than a short distance was ultimately deemed infeasible, owing to obstacles including bridges, underpasses, and utility lines. Eventually, in 1988, after exhausting options for relocation, the Historical Commission approved the demolition of the building, provided the owner continued to seek a relocation site until it was demolished. Despite the approval, the building was not demolished, and it stands today at its original site.

The current plan calls for moving the building two blocks to the north, to Aviator Park at Logan Circle, where it would be held under the auspices of the Department of Parks and Recreation. The rehabilitation of the building for its new use as a park amenity will be proposed in a subsequent application in a later phase of the project. The application claims that the relocation is necessary in the public interest, in that it would ensure the preservation of the historic resource while providing for its use and appreciation by the public. In addition, decades of failed attempts to find a reuse for this building have demonstrated that its reuse is not feasible in its current location.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Section 14-1005(6)(d) of the preservation ordinance; the building has no feasible reuse in its current location; the relocation is necessary in the public interest for the preservation and adaptive reuse of the historic resource.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Section 14-1005(6)(d) of the preservation ordinance.

**ACTION:** See Consent Agenda.

**ADDRESS: 207-09 AND 211 VINE ST**

Proposal: Construct 6-story multi-family building and two townhouses, remove rear ell

Review Requested: Final Approval

Owner: Greythorne Development Corporation

Applicant: Carey Jackson Yonce, CANNO design

History: 209 Vine Street, 1825

Individual Designation: 10/1/1981

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

207 Vine Street: Non-contributing

209 Vine Street: Contributing

211 Vine Street: Non-contributing

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**BACKGROUND:**

Located at the northeast corner of Vine Street and N. American Street, the properties currently known as 207-09 and 211 Vine Street extend the full block from Vine Street to Wood Street, and include a combination of parking lots, non-contributing buildings, and the individually-designated and contributing building historically known as 209 Vine Street. The northern boundary of the Old City Historic District is along Wood Street.