THE MINUTES OF THE 728TH STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 14 APRIL 2023, 9:00 A.M.
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

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

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)		X	
Mark Dodds (Department of Planning and Development)	X		
Erin Kindt (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)	X		
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)	X		

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

The following staff members were present:
Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner III
Heather Hendrickson, Historic Preservation Planner I
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Law Department
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner I

The following persons attended the online meeting:
Max Polichuk
Sherman Aronson
Agata Reister
Sean Whalen, Esq., Vintage Law
Scott Woodruff
Ori Feibush

Richard DeMarco, Esq.
Kimberly Haas
Morris Zimmerman
Oscar Beisert, Keeping Society
David Traub, Save Our Sites
Shawn Rexroad, Esq.
Monica Gonzalez
Kim Post
Nancy Pontone
Seth Brown
Sister John Christopher Langford
Deborah Gary, Society to Preserve Philadelphia African American Assets
Eileen Quigley, Esq., Ballard Spahr
Jay Farrell
Allison Weiss
Kacie Cassar
Adrienne Carpenter
Dennis Carlisle
Brett Feldman, Esq., Klehr Harrison
Bryant Snyder
Rebecca Shaffer
Jim Lowe
Greg Cauterucci
Suzanna Barucco
José J. Hernandez, JKRP Architects
Paul Steinke, Preservation Alliance
Steven Peitzman
Celeste Morello
Hanna Stark
Todd Curry, Emerald Windows

ADOPTION OF MINUTES, 727TH STATED MEETING, 10 MARCH 2023

START TIME IN ZOOM RECORDING: 00:04:45

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 727th Stated Meeting, held 10 March 2023. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 727th Stated Meeting of the Philadelphia Historical Commission, held 10 March 2023. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 727th Stated Meeting of the PHC MOTION: Adoption of minutes MOVED BY: Thomas SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

CONTINUANCE REQUESTS

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden House
Review: Designation
Property Owner: Chestnut Hill Hospital LLC
Nominator: Chestnut Hill Conservancy
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This nomination proposes to designate the former Julia Hebard Marsden residence and stable, two buildings on the Chestnut Hill Hospital campus, at 8835 Germantown Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J.

Under Criteria C and D, the nomination argues that the house and stable are 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.

Temple University Health System, Redeemer Health, and Philadelphia College of Osteopathic Medicine have formed a consortium and are attempting to purchase Chestnut Hill Hospital from Tower Health, the current owner. Tower Health and the hospital have faced significant financial challenges in recent years and the sale may prevent the closure of the facility, which provides essential services to the community.

The nominator, the Chestnut Hill Conservancy, and the property owner's attorney have been discussing a possible compromise that would reduce the extent of the designation, allowing the

non-profit hospital to expand in the future with fewer constraints. Correspondence between the nominator and the hospital is included.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:05:15

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- No one represented the continuance request.

ACTION: Mr. Thomas moved to continue the review of the nomination for 8835 Germantown Avenue to the May 2023 meeting of the Historical Commission. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 8835 Germantown Ave. Continuance Request **MOTION: Continue to May 2023 PHC meeting** **MOVED BY: Thomas** **SECONDED BY: Washington**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 5920 GREENE ST
Name of Resource: Thomas C. Potter House
Proposed Action: Designate
Property Owner: K&A Insurance Agency
Nominator: West Central Germantown Neighbors
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the property at 5920 Greene Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Colonial Revival dwelling, constructed in 1892, satisfies Criteria for Designation C, D, and E. Under Criterion C, the nomination contends that the Potter House reflects the environment of suburban, residential architecture of the upper classes of Germantown and Philadelphia in an era characterized by the Colonial Revival style. Under Criterion D, the nomination outlines how the building embodies distinguishing characteristics of the Colonial Revival style. Lastly, under Criterion E, the nomination states that the Potter House is the work of Mantle Fielding, Jr., an architect whose work significantly influenced the architectural development of Northwest Philadelphia.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5920 Greene Street satisfies Criteria for Designation C, D, and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:06:50

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- No one represented the continuance request.

ACTION: Mr. Thomas moved to continue the review of the nomination for 5920 Greene Street to the May 2023 meeting of the Committee on Historic Designation. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 5920 Greene St. Continuance Request **MOTION: Continue to May 2023 CHD** **MOVED BY: Thomas** **SECONDED BY: Washington**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

REPORT OF THE ARCHITECTURAL COMMITTEE, 28 MARCH 2023

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:08:05

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the applications for 500 N. Christopher Columbus Boulevard and 27-29 N. 3rd Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda **MOTION: Approval of the Consent Agenda** **MOVED BY: Thomas** **SECONDED BY: Washington**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

DRAFT

AGENDA

ADDRESS: 500 N CHRISTOPHER COLUMBUS BLVD
Proposal: Demolish non-contributing building, construct building
Review Requested: Final Approval
Owner: Seth Brown, 500 NCCB FEE LLC
Applicant: Jose Hernandez, JKRP Architects
History: 1891-1910; Philadelphia Warehousing & Cold Storage Company
Individual Designation: 1/8/2021
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application seeks final approval for the construction of a seven-story building at 500 N. Christopher Columbus Boulevard. This complex of buildings, historically known as the Philadelphia Warehousing and Cold Storage Company, was constructed between 1891 and 1910. When the property was designated in 2021, the one-story building known as the Boiler House was deemed non-contributing. This building will be demolished but the brick stack will be retained, as it was designated as a contributing element to the historic property. The demolition of the existing non-contributing building can be approved without a hardship or public necessity finding. The Historical Commission has full jurisdiction over the proposed construction.

This proposed new building would be constructed on the area where the non-contributing building stood as well as some open land to the south and east, which was not included in the designation. The building would stand 83 feet tall and be located at the corner of N. Front and Noble Streets with a front entrance along Noble Street. The exterior cladding materials would be metal panel, metal screen, and brick. The proposed design intends to be compatible with the industrial context of the historic property.

SCOPE OF WORK:

- Construct seven-story building.

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old but 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 is compatible in its massing, size, scale, and materials. It is differentiated from the historic building in its architectural features. The staff recommends reconsidering the detailing of the connection between the historic building and new building along Front Street as the new building's detailing stands proud of the adjacent historic building. In general, the proposed application meets Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
    - The proposed addition could be removed from the historic site in the future, leaving all surrounding contributing structures intact; therefore, the proposal meets Standard 10.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, pursuant to Standards 9 and 10, with suggestion for larger scale setback between historic building on Front Street and new building for reveal making corner visible and encouraging owner to find more ways to celebrate historic smokestack either visible through lobby or through more exterior public access, make site more permeable; and to drop parapet so it does not have such strong presence at top to minimize parapet wall.

ACTION: See Consent Agenda.

ADDRESS: 244-58 N 2ND ST
Proposal: Substitute fiber-cement panels for approved brick cladding
Review Requested: Final Approval
Owner: 244 North 2nd Street OCF LLC
Applicant: Vincent Mancini, Landmark Architectural Design LLC
History: 1950, gas station, demolished 2022
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 amend an application for the construction of townhouses on a property at 2nd, Vine, New, and Philip Streets in the Old City Historic District. Philip Street is a very narrow alley that is not a public right-of-way. The Historical Commission approved the original application in April 2021. That application included the demolition a non-contributing gas station and construction of 11 new townhouses, four stories in height with roof decks, pilot houses, and garages. The project is currently under construction.

In January 2023, the Historical Commission reviewed an application proposing to revise the cladding material along Philip and New Streets from brick to fiber-cement panels. At that time, the Historical Commission voted to deny the replacement of the brick with fiber cement on the New Street façade because it faces the public right-of-way but did approve the fiber-cement cladding on New Street, provided the brick wrapped the corners at New and Vine Streets.

The current application, the second application proposing to amend the approved cladding materials, requests approval for using fiber-cement panels instead of brick on the Philip Street façade at the corner with New Street and on the New Street façade above the first-floor level. The cover letter states that “due to the current economic changes the owner of the development is forced to modify the approved in the past Materials, in order to see the project to its completion.”

SCOPE OF WORK:

- Substitute fiber-cement panels for approved brick cladding on New and Philip Streets.

STANDARDS FOR REVIEW:
The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the*

property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- The proposed new material is not compatible with the materials and features of the surrounding context of the Old City Historic District.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:09:53

PRESENTERS:

- Ms. Mehley presented the application to the Architectural Committee.
- Attorney Sean Whalen, architect Agata Reister, and owner Ori Feibush represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- This request to revise the approved materials was prompted by recent increases in construction materials and labor costs.
- The New Street elevation is a primary façade. It is highly visible along a public street and from the surrounding public right-of-way.
- The façade along Philip Street is visible from both Vine Street and New Street. Since Philip Street is a private street, the Historical Commission may factor this into its consideration of an alternate material for the building elevation.
- The fiber cement panel material proposed to replace the approved brick on Philip and New Streets is compatible with historic materials and features present in the Old City Historic District.

The Historical Commission concluded that:

- The application merits approval if the applicant retains the brick cladding on New Street at the corner of 2nd and New Streets. For the less visible elevations at the corner of New and Philip Streets, fiber-cement panels can be installed. If these proposals are incorporated into a revised design, the application would meet Standard 9.

ACTION: Mr. Lech moved to approve the application, with fiber-cement panels on the two facades at the corner of New and Philip Streets, provided brick is installed on the facades at the corner of 2nd and New Streets, with the staff to review details, pursuant to Standard 9. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 244-58 N 2nd St MOTION: Approval with conditions MOVED BY: Lech SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey		X			
Michel		X			
Sánchez (Council)	X				
Washington	X				
Total	9	2			1

ADDRESS: 1700 CHRISTIAN ST
Proposal: Legalize cladding of bays
Review Requested: Final Approval
Owner: PA Holding Trust
Applicant: Joseph Serratore, Jos. Serratore & Co. Architects Inc.
History: 1870; William Allmond Funeral Home; mansard added, 2015
Individual Designation: None
District Designation: Christian Street/Black Doctors Row Historic District, Significant, 7/8/2022
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This application proposes to legalize the installation of aluminum-panel cladding on the front and side bays of this corner building in the Christian Street/Black Doctors Row Historic District. The property is classified as Significant in the historic district, owing to its former ownership and occupation by William Allmond, a prominent Black undertaker and politician who used the building for his funeral home business and residence.

In June 2022, the Historical Commission approved a building permit application for interior work. The Historical Commission's jurisdiction over the historic district began on 7 April 2022. The associated drawings included building elevations but showed the existing bays as they had been restored several years prior, with no new work called out for these bays. By September 2022, the Historical Commission had been alerted to the fact that the bays had been clad in aluminum panels. The Historical Commission requested that the Department of Licenses and Inspections issue a violation for work that exceeded the building permit. The Department of Licenses and Inspections issued the violation in January 2023, prompting this application for legalization. Note that there were other alterations to the exterior, including windows and a mansard addition, which were permitted and completed in 2015, prior to the Historical Commission's jurisdiction over this property. The bays were restored to their historic appearance by a prior owner at that time.

SCOPE OF WORK:

- Legalize aluminum cladding over front and side bay.

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The aluminum cladding over the two bays does not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:46:25

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- General contractor representative Max Polichuk represented the application and advocating for the legalization of the alterations to the bays.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, opposed the application for legalization.
- David Traub, representing Save Our Sites, opposed the application for legalization.
- Ori Feibush commended the current owner for the restoration efforts.
  - Ms. Chantry noted that the restoration work was undertaken by a former owner. The bays were altered without a permit or approval by the current owner.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- In June 2022, the Historical Commission approved a building permit application for interior-only work. While working under that permit, contractors covered the exterior bays with aluminum panels, which exceeded the scope of the approved building permit. The Department of Licenses and Inspections issued a violation for work exceeding the building permit.
- The Historical Commission could consider an application proposing to replicate the historic detailing of the bays through the application of trim to the existing cladding, but the details would need to be thoroughly documented in advance of any work to evaluate the appropriateness of the addition of trim as a solution to the unpermitted work.

The Historical Commission concluded that:

- The aluminum cladding over the two bays does not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 6. Ms. Washington seconded the motion, which passed by a vote of 11-0.

ITEM: 1700 Christian St. **MOTION: Denial** **MOVED BY: McCoubrey** **SECONDED BY: Washington**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 27-29 N 3RD ST
Proposal: Cut accessible entrance
Review Requested: Final Approval
Owner: 27-29 N. 3rd Assoc., Urban Investment
Applicant: Eileen Quigley, Ballard Spahr LLP
History: 1870; Fraser, Furness & Hewitt; Manufacturers' National Bank
Individual Designation: 11/6/1980
District Designation: Old City Historic District, Significant, 12/12/2003
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to cut down a front façade window opening into a door to allow for ADA access and a second means of egress for the building's proposed new use. The building was designed by Fraser, Furness and Hewitt in 1870 as the Manufacturers' National Bank. The existing basement window, a portion of granite façade, and lower window sash will be removed beneath the top sash of the existing round-arched window. The building is landlocked, with no rear or side exits to a right-of-way which could suffice for an accessible entrance. The only entry from the street is through the front door, which is three steps above the sidewalk. The staff has discussed the installation of a ramp at the front, but the narrowness of the parcel has led to the conclusion that a ramp is not feasible and would cause greater disruption to the front façade than the proposed cut-down of a masonry opening. The applicant will preserve the stone elements that are removed so that the original configuration could be restored in the future.

SCOPE OF WORK:
- Cut down window opening into door to allow for ADA entrance and second means of egress.

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

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
  - The applicant has committed to salvaging the stone elements on site that are removed so that the original configuration could be restored in the future, satisfying Standard 10.
- *Accessibility Guideline | Recommended: Complying with barrier-free access requirements in such a manner that the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting are preserved or impacted as little as possible.*
  - The proposed alteration provides ADA access and allows for a second means of egress as required by the new use, while maintaining the width of the original window opening and the top window sash, complying with the recommendations of the Accessibility Guideline.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 10 and the Accessibility Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee recommended approval of the application, with the staff to review details, pursuant to Standard 10 and the Accessibility Guideline.

ACTION: See Consent Agenda.

ADDRESS: 2200 PINE ST, UNIT 109
Proposal: Install Fibrex windows
Review Requested: Final Approval
Owner: Betsy and Christopher Lee
Applicant: Frank Ceraso, Renewal by Andersen
History: 1895; Cope & Stewardson, architects
Individual Designation: None
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to install Andersen Fibrex windows on the front and side façades of this corner property at 22nd and Pine Streets, designated as part of the Rittenhouse Fitler Residential Historic District. Neither the frames nor the muntin pattern will match the original design. This is especially the case in the proposed "Circle Top" window above a double-hung window replacing the existing round-top window on the third floor. The application indicates a 6/6 muntin arrangement rather than the existing 6/1 of the five of the six windows to be replaced. Provided drawings do not include profiles of the proposed window frames in this "full tear" replacement.

SCOPE OF WORK:

- Replace six windows with Fibrex replacement windows.

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The proposed windows do not match the historic windows in design or materials.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:59:26

PRESENTERS:

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

PUBLIC COMMENT:

- Neighbor David Traub of Save Our Sites opposed the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:
The Historical Commission found that:

- The correct window configuration for the property is 6-over-1 for the rectangular window openings and 1-over-1 for the arched window opening, with no arched transom.
- The application lacks critical information including the dimensions and details of the various components of the proposed windows and frames versus the existing windows and how they will be installed within the openings.
- The applicant should consider repairing the existing windows instead of replacing them.
- The building is made up of condominium units, so the replacement of one unit's windows with details that are different than the other windows will create an inconsistent appearance as well as set a precedent for the rest of the windows on the building.
- Fibrex windows have limited profiles and the frames have a certain width that can build down the openings, and details do not look like the existing windows.

The Historical Commission concluded that:

- The application does not demonstrate that the proposed windows will replicate the historic appearance in design, color, texture, or materials, failing to satisfy Standard 6.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 6. Ms. Carney seconded the motion, which passed by unanimous consent.

DRAFT

ITEM: 2209 Pine St, Unit 109 MOTION: Denial MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 772 S FRONT ST, UNIT 110
Proposal: Install Fibrex windows
Review Requested: Final Approval
Owner: Tracey Best
Applicant: Nunzio Terra, Renewal by Anderson
History: 1836-46; buildings reconstructed, 1970
Individual Designation: 6/24/1958, 3/31/1964
District Designation: None
Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes installing Anderson Fibrex windows on the front façade of this rowhouse fronting on Clymer Court, a gated private courtyard, in Queen Village. The new windows do not match the original design and will build down the openings. The application does not include drawings that show how the subframes of the Fibrex window would fit the existing frames. The existing plank frames should remain exposed as part of any window replacement and should not be capped over in aluminum. The new windows also feature between-glass grills in place of real muntins. Nine buildings on the south side of Clymer Court were all constructed in the early nineteenth century prior to 1846. Between 1968 and 1970, they were rehabilitated and converted into five larger homes; the front facades were demolished and rebuilt at that time. This particular unit, Unit 110, had an addition built on its right side during the conversion process. The current windows appear to date from the reconstruction period and feature a six-over-six pane configurations.

SCOPE OF WORK:
- Install Fibrex replacement windows.

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
    - The proposed windows do not match the historic windows in design or materials and therefore fail to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 6.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:07:35

PRESENTERS:

- Alex Till presented the application to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT:

- Todd Curry of Emerald Windows commented that the Renewal by Andersen Fibrex window is always a frame-on-frame system and therefore cannot replicate the historic window system.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The new windows do not match the original design and will build down the openings.
- The new windows show between-glass grills in place of real muntins.
- The application lacks sufficient information necessary for the Commission to properly review the proposal.

The Historical Commission concluded that:

- The proposed windows do not match the historic windows in design or materials and therefore fail to satisfy Standard 6.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 6. Ms. Kindt seconded the motion, which passed by unanimous consent.

DRAFT

ITEM: 772 S Front St, Unit 110 MOTION: Denial MOVED BY: McCoubrey SECONDED BY: Kindt					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 27 DRUIM MOIR LN
Proposal: Replace small shed dormer with larger dormer
Review Requested: Final Approval
Owner: Ori Feibush
Applicant: Scott Woodruff, Designblendz Architecture
History: Brinkwood, 1887, G.W. and W.D Hewitt, architects
Individual Designation: 6/5/1980
District Designation: None
Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes to replace a small shed dormer with an expanded dormer to create more usable space on the third floor at Brinkwood, a historic house on a large estate with several residences known as Druim Moir. The dormer would be added to the rear of the building, opposite the main façade, which faces the garden. The roof that would be impacted has limited visibility from Druim Moir Lane, a private road.

The Architectural Committee reviewed an earlier version of this proposal in January 2023 and the Historical Commission reviewed a revised version in February 2023 that included two dormers, a smaller single dormer and a larger four-window-wide dormer, and approved the revised design provided the smaller dormer was eliminated and the larger dormer was centered over the bays below and held back from the cornice six to nine inches.

The applicants were not in favor of the Historical Commission-approved design, and returned to the Architectural Committee with a new design for a large eyebrow dormer in March 2023. The Architectural Committee found that that proposed dormer was too large and striking in form and recommended denial, pursuant to Standard 9. They suggested that a narrower shed dormer would be more appropriate and requested that design options reflecting the previous deliberation and approval by the Historical Commission in February be provided for the April Historical Commission meeting.

The revised design submitted to the Historical Commission shows an expanded shed dormer, seven windows wide, that extends beyond the existing chimney and is off-set from the bays below.

The application also proposes to replace the existing asphalt roof shingles with slate shingles. The original roofing material is not known.

SCOPE OF WORK:

- Demolish small dormer and portion of roof.
- Construct larger dormer to extend usable third-floor space.
- Replace roof with slate shingles.

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 dormer is large in size and scale in comparison to other elements of the façade.

STAFF RECOMMENDATION: Approval, provided the dormer is reduced in size so as not to intersect with the chimney, and to be subordinate to the dominant gable on the façade, 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: 01:14:30

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Architect Scott Woodruff and owner Ori Feibush represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised dormer design is larger than any of the previous submissions.
- The shed dormer shape is preferable to the eyebrow dormer shape.
- The dormer should not engage the chimney, which is a character-defining feature of the building.
- The dormer should be reduced to five or six windows in width, not seven. Those windows should be the same width as shown in the current plan.
- The reduced-width dormer does not need to be centered over the bay windows below.

- No dormers should be located to the left of the chimney.

The Historical Commission concluded that:

- Provided the dormer is reduced to five or six windows in width rather than seven and pulled away so it does engage with the chimney, the new work will be differentiated from the old and will be compatible in size, scale and proportion and massing to protect the integrity of the historic property, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the application with a five or six-window dormer, with the width of windows as shown in the application, provided the dormer does not engage chimney, with the staff to review details, pursuant to Standard 9. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 27 Druim Moir Ln **MOTION: Approval with conditions** **MOVED BY: McCoubrey** **SECONDED BY: Carney**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 15 MARCH 2023

ADDRESS: 256 N 32ND ST

Proposed Action: Reclassify
Property Owner: John Carney
Applicant: Historical Commission staff
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to reclassify the property at 256 N. 32nd Street from Contributing to Non-contributing in the Powelton Village Historic District inventory, which was adopted by the Historical Commission on 9 November 2022. The inventory entry for the property misidentifies the existing building as an addition to the attached historic building, which in fact sits on a separate parcel at 3202 Winter Street and has a separate inventory entry. A nineteenth-century building on the parcel at 256 N. 32nd Street, formerly known as 3200 Winter Street, was demolished between 1910 and 1942, and the property was a vacant lot until the existing building was constructed in 1997. Zoning documents document the construction of the

existing building in 1997 along with 250 and 252 N. 32nd Street, which are both correctly classified as Non-contributing to the Powelton Village Historic District, the period of significance for which ends in 1931.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission reclassify the property at 256 N. 32nd Street from Contributing to Non-contributing in the Powelton Village Historic District inventory.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission reclassify the property at 256 N. 32nd Street from Contributing to Non-contributing in the Powelton Village Historic District inventory.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:34:18

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Powelton Village Historic District period of significance ends in 1931.
- The building at 256 N. 32nd Street was constructed in 1997 and is misidentified in the inventory as an addition to the historic building at 3202 Winter Street.
- The historic building that once sat on the property was demolished between 1910 and 1942.

The Historical Commission concluded that:

- The property at 256 N. 32nd Street was constructed in 1997, outside of the period of significance for the Powelton Village Historic District, and should be reclassified from Contributing to Non-contributing in the district inventory.

ACTION: Mr. McCoubrey moved to reclassify the property at 256 N. 32nd Street from Contributing to Non-contributing in the Powelton Village Historic District inventory. Ms. Washington seconded the motion, which passed by unanimous consent.

DRAFT

ITEM: 256 N 32nd St MOTION: Reclassify from C to NC MOVED BY: McCoubrey SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 2221 S 5TH ST
Name of Resource: Alain LeRoy Locke House
Review: Designation
Property Owner: Chip Samith & DY Chanthy
Nominator: Kerrian France, Historical Commission intern
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This nomination proposes to designate the property at 2221 S. 5th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property is significant under Criterion for Designation A for its association with Alain LeRoy Locke; it was his childhood home from 1892 to 1899. The Locke family were significant members of Philadelphia's Black community. Alain LeRoy Locke was particularly significant as a trailblazer in higher education, philosophy, the "Father of the Harlem Renaissance," and in the LGBTQ+ community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2221 S. 5th Street satisfies Criterion for Designation A.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2221 S. 5th Street satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN ZOOM RECORDING: 1:36:42

PRESENTERS:

- Dan Shachar-Krasnoff presented the nomination to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society supported the nomination.
- Celeste Morello supported the nomination.
- Deborah Gary of the Society to Preserve Philadelphia African American Assets supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:
The Historical Commission found that:

- The building was Alain LeRoy Locke's childhood home from 1892 to 1899.

The Historical Commission concluded that:

- The property is significant under Criterion for Designation A for its association with Alain LeRoy Locke, who was significant as a trailblazer in higher education, philosophy, the "Father of the Harlem Renaissance," and in the LGBTQ+ community.

ACTION: Mr. McCoubrey moved to find that the nomination demonstrates that the property at 2221 S. 5th Street satisfies Criterion for Designation A and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Sanchez seconded the motion, which passed by unanimous consent.

ITEM: 2221 S 5th St **MOTION: Designate; Criterion A** **MOVED BY: McCoubrey** **SECONDED BY: Sanchez**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 370 W JOHNSON ST
Name of Resource: Wood Norton Residences
Review: Designate
Property Owner: Johnson Street Holdings LLC
Nominator: West Mt Airy Neighbors (WMAN)
Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This nomination proposes to designate a portion of the property at 370 W. Johnson Street and list it on the Philadelphia Register of Historic Places. A three-story Tudor Revival

apartment building, known as the Wood Norton Residences, occupies the area proposed for designation. The nomination contends that the Wood Norton Residences satisfies Criteria for Designation C and J. Under Criterion C, the nomination argues that the Wood Norton Residences reflects the environment in an era characterized by the Tudor Revival style as applied to low-rise apartment buildings. Under Criterion J, the nomination contends that the building exemplifies the railroad-led economic and historic transformation of Northwest Philadelphia in the early decades of the twentieth century as the area became a bustling residential suburb within the city.

STAFF RECOMMENDATION: The staff recommends that the property at 370 W. Johnson Street satisfies Criteria for Designation C and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 370 W. Johnson Street satisfies Criteria for Designation C and J, and that the period of significance should be amended to 1911-1912.
START TIME OF DISCUSSION IN ZOOM RECORDING: 01:41:49

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Sherman Aronson of West Mt. Airy Neighbors represented the nomination.
- Attorney Richard DeMarco represented the property owner.

PUBLIC COMMENT:

- David Traub of Save Our Sites supported the nomination.
- Steven Peitzman supported the nomination.
- Oscar Beisert of the Keeping Society supported the nomination.
- Adrienne Carpenter supported the nomination.
- Allison Weiss of SoLo Germantown Civic Association supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:
The Historical Commission found that:

- A three-story Tudor Revival apartment building, known as the Wood Norton Residences, occupies the area proposed for designation.
- The period of significance should reflect the construction date of the building and should not predate the building.

The Historical Commission concluded that:

- The Wood Norton Residences reflects the environment in an era characterized by the Tudor Revival style as applied to low-rise apartment buildings, satisfying Criterion C.
- The building exemplifies the railroad-led economic and historic transformation of Northwest Philadelphia in the early decades of the twentieth century as the area became a bustling residential suburb within the city, satisfying Criterion J.
- The period of significance should be amended to 1911 to 1912 to reflect the construction dates.

ACTION: Mr. McCoubrey moved to find that the nomination demonstrates that the property at 370 W. Johnson Street, Building C and D, satisfies Criteria for Designation C and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with an

amended period of significance from 1911 to 1912. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 370 W Johnson St **MOTION: Designate; Criteria C and J, POS 1911 – 1912** **MOVED BY: McCoubrey** **SECONDED BY: Washington**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

ADDRESS: 3401 SOLLY AVE
Name of Resource: Stonyhurst
Proposed Action: Designation
Property Owner: Missionary Servants of the Most Blessed Trinity
Nominator: Celeste Morello
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This nomination proposes to designate Stonyhurst, a building on a larger parcel at 3401 Solly Avenue, and list it on the Philadelphia Register of Historic Places. The nomination contends that Stonyhurst satisfies Criteria for Designation A, C, E, G, and H. Under Criterion A, the nomination argues that the property is significant for its association with George A. Castor, a businessman and U.S. Congressman, who served parts of two terms from 1904 to 1906. Castor constructed Stonyhurst, an 18-bedroom mansion, for his residence. Under Criterion C, the nomination contends that the building and its landscape represent the Picturesque style. Under Criterion E, the nomination argues that the building is the work of significant Philadelphia architect George T. Pearson. The nomination further contends that the property satisfies Criteria G and H for its landscaped grounds. The nomination does not define a Period of Significance. The building has been significantly altered, with many character-defining windows, dormers, and other features removed or altered.

STAFF RECOMMENDATION: The nomination demonstrates that Stonyhurst, located at 3401 Solly Avenue, satisfies Criterion for Designation E, as a work of influential architect George T. Pearson, with a Period of Significance of 1887 to 1891, reflecting Pearson's involvement. Insufficient evidence is provided to determine whether Castor was "a person significant in the past." Castor was a businessman and then Congressman for a short time. He was appointed to fill a vacant seat for the remainder of one session in Congress and then died during a second

session. The nomination fails to demonstrate that Castor satisfies Criterion A. The building is an example of the Queen Anne style, not the so-called Picturesque style of architecture, as claimed in the nomination; the nomination fails to demonstrate that Stonyhurst satisfies Criterion C. Insufficient information is provided about the current or historic landscape to discern its style of landscape design, but what is provided does not indicate that the landscape could be described as Picturesque; the nomination fails to demonstrate that Stonyhurst satisfies Criterion G. No information is provided supporting the claim that Stonyhurst is an established and familiar visual feature in the community. The staff visited the site and found the view from the public right-of-way to be unremarkable. The nomination fails to demonstrate that Stonyhurst satisfies Criterion H.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 3401 Solly Avenue satisfies Criteria for Designation C and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:50:58

PRESENTERS:

- Mr. Farnham presented the nomination to the Historical Commission.
- Celeste Morello represented the nomination.
- Sister John Christopher Langford and attorney Shawn Rexroad represented the property owner.

DISCUSSION:

- Ms. Morello noted that she sent a letter with information on the Picturesque to the Historical Commission on 13 April 2023. She stated that the architecture of the building is a “mishmash. It is distinctive. It’s an anomaly.” She asserted that the property satisfies Criteria G and H. “It is really beautiful when you go there on site.”
- Mr. Rexroad stated that his client, the Missionary Servants of the Most Blessed Trinity, opposes the nomination. He presented a Powerpoint presentation. He stated that Ms. Morello’s nomination is “woefully deficient” because it fails to notify his client what is historically significant about the property. He noted that Ms. Morello did not attend the Committee on Historic Designation meeting. He stated that the Committee on Historic Designation struggled with the nomination. He noted that the nomination claims that the property satisfies five Criteria for Designation, but the Committee only found that it satisfied two and the Committee members relied on their own expertise, not the nomination to make their determinations. He asserted that his client has not been given fair notice of the evidence that supports designation, which raises very serious due process issues. He stated that the preservation ordinance and the Commission’s Rules and Regulations provide for procedures that guarantee due process. Section 5.8.a of the Rules and Regulations tasks the staff with reviewing nominations for correctness and completeness. The rule is mandatory. The nomination should not have been forwarded to the Committee. He stated that the staff recommendation makes it clear that the nomination was deficient. He cited Section 3.4.b of the Rules and Regulations, which governs the Committee on Historic Designation and then referenced Section 5.5.b of the Rules and Regulations, which requires the nominator to provide a Statement of Significance citing all Criteria for Designation satisfied by the resource. He concluded that the nomination is woefully deficient. He stated that the Committee concluded that the property satisfies Criteria C and E. To satisfy Criterion C, the resource must exhibit a “distinctive

architectural style." He displayed a section from the Committee's minutes and noted that Ms. Cooperman concluded that the building is not any particular style but is "eclectic." He concluded that an eclectic building does not satisfy the requirement that the resource exhibits a distinctive architectural style. The Committee clearly decided that the style was not distinctive, but still found that it met Criterion C. He stated that the nomination did not give his client notice that the building was any distinctive architectural style. There is no record establishing a distinctive architectural style. The Committee also found that the architect, George T. Pearson, significantly influenced the city, state, or nation. While the Committee acknowledged that it had previously found Pearson to have had a significant influence, there was nothing in the nomination to demonstrate Pearson's significance, so, once again, the nomination was woefully incomplete. Mr. Rexroad stated that his client was not notified of the basis for the significance by the nomination and therefore could not interrogate the basis for a designation and therefore was deprived of due process rights. Ms. Cooperman and Ms. Milroy of the Committee acknowledged that there was no basis in the nomination for establishing that Pearson was significant. They relied on their expertise. However, because the basis establishing Pearson's significance was not in the record, the property owner could not assess that argument and was deprived of the right to participate fully in the Committee's review. The staff or the Committee should have returned the nomination to the nominator. Mr. Rexroad stated that he asked the Committee to return the nomination, but it did not. He stated that the Historical Commission now has an opportunity to return the woefully deficient nomination. He asked the Commission to decline to designate, or at a minimum, return the nomination to the nominator. He added that the nominator just stated that she submitted additional information to the Historical Commission yesterday clarifying the nomination. He stated that that too is a violation of the process. His client had a right to the complete nomination 30 days ago so that it could be fully assessed in advance of the review. Mr. Rexroad stated that his client has been the owner and steward of this property for nearly one hundred years. The building is pertinent to their mission, and they intend to keep using the building. They are not seeking to redevelop the property. The building is not under any threat.

- Sister John Christopher stated that she is the treasurer of her community, the Trinitarian Sisters. She stated that they have owned and occupied the property since 1932 and have tried to be good stewards of it. She stated that the Trinitarian Sisters are very involved in social work. She stated that her order does not have extra resources. She stated that their mission money goes to charitable causes. She stated that they have no intention of selling or developing the property. She stated that 45 sisters live at the property. She asked the Historical Commission to decline to designate the property. She stated that they focus on their mission but will maintain the building in good condition.
- Suzanna Barucco, a member of the Committee on Historic Designation, offered some insights into the Committee's review of the nomination. She stated that she respects Mr. Rexroad's comments. She stated that the Committee had lengthy discussions about the various Criteria and determined that the property satisfies Criteria C and E. She also noted that the Historical Commission makes decisions for the long term, not just for the moment. The current level of stewardship is not really relevant. She also noted that the revised boundary proposed by the staff was not discussed at the Committee.
    - Mr. Farnham noted that the proposed boundary revision was developed after the Committee meeting, after it was noted that the boundary in the nomination included the corner of a non-historic building.

- Ms. Morello stated that Mr. Rexroad had provoked her, and she wanted to respond that she has a degree in art history, magna cum laude. She stated that she has studied in the United States and abroad. She stated that Mr. Rexroad should acquaint himself with her qualifications. She thanked the people who supported the nomination.
    - Mr. Rexroad countered that he has a J.D. from George Washington University and scored a 95% on the bar exam on constitutional law.
- Mr. Rexroad asserted that the process has been flawed and the property should not be designated. He stated that the burden to produce the evidence that the property satisfies the Criteria for Designation is on the nominator and the evidence to support this designation is not in the nomination or in the record. He also noted that the Committee declined to find significance in the landscape, yet the proposed boundaries include all of the land. There is no basis for regulating the land. If the building is designated, only the land under it should be designated.
- Mr. Mattioni stated that designation imposes obligations on the property, but it is not a taking in the constitutional sense, as the Supreme Court has confirmed. He added that this is an extremely striking and unusual property.
- Mr. McCoubrey stated that the northern boundary of the designation would be better located on the north side of the driveway, rather than the south side.
- Sister John Christopher stated that the entire property used to belong to the order, but the section with the school was given to the Archdiocese.
- Mr. Farnham stated that the entire property with the school is considered one tax parcel, but the tax parcel is comprised of three deeded parcels.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society supported the nomination.
- Steven Peitzman supported the nomination.
- David Traub of Save Our Sites supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- George A. Castor, a businessman and U.S. Congressman, constructed Stonyhurst, an 18-bedroom mansion located at 3401 Solly Avenue, between 1887 to 1891.
- Stonyhurst was designed by influential architect George T. Pearson.

The Historical Commission concluded that:

- The building at 3401 Solly Avenue is eclectic in architectural style and satisfies Criterion C.
- The building at 3401 Solly Avenue is the work of influential architect George T. Pearson and thereby satisfies Criterion for Designation E.

ACTION: Mr. McCoubrey moved to find that the nomination demonstrates that the property at 3401 Solly Avenue satisfies Criteria for Designation C and E and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with the northern boundary of the designated area set on the northern line of the access driveway. Ms. Carney seconded the motion, which passed by a vote of 9 to 0.

ITEM: 3401 Solly Ave. **MOTION: Designate under C and E** **MOVED BY: McCoubrey** **SECONDED BY: Carney**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)					X
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	9				3

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:53:00

ACTION: At 11:55 a.m., Mr. Mattioni moved to adjourn. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment **MOTION: Adjourn** **MOVED BY: Mattioni** **SECONDED BY: McCoubrey**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman					X
Dodds (DPD)	X				
Kindt (DPP)					X
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel	X				
Sánchez (Council)					X
Washington	X				
Total	9				3

DRAFT

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission and its advisory committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

A building, complex of buildings, structure, site, object, or district may be designated for preservation if it:

(a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation or is associated with the life of a person significant in the past;

(b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;

(c) Reflects the environment in an era characterized by a distinctive architectural style;

(d) Embodies distinguishing characteristics of an architectural style or engineering specimen;

(e) Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;

(f) Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;

(g) Is part of or related to a square, park, or other distinctive area that should be preserved according to a historic, cultural, or architectural motif;

(h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City;

(i) Has yielded, or may be likely to yield, information important in pre-history or history; or

(j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.

DRAFT