THE MINUTES OF THE 730TH STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 9 JUNE 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 9:05 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	Arrived at 11:09 a.m.
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
Shannon Garrison, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner I
Ted Maust, Historic Preservation Planner I
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner I
Maggie White, Esq., Law Department

The following persons attended the online meeting:
Alice McBryde, Church of the Living God
Allison Weiss, SoLo

Alrene Robinson-Campbell
Amy Lambert, University City Historical Society
Antoinette Robinson
Ben Munk
Bernadette Love
Beth Johnson, Brighton Architecture and Design LLC
Brian McGuire
Bruce Bohri
Cameron Cummins
Charlene Collins
Cheryl Mobley-Stimpson
Chris Carickhoff, Studio C Architecture LLC
Chris Strom, Esq.
Constance Winters, West Central Germantown Neighbors
David Landskroner
David Traub, Save Our Sites
Deacon Troy Barnes
Deborah Gary, Society for the Preservation of African American Assets
Dennis Carlisle
Doxie McCoy
Elicia Pegues Spearman
Gwendolyn Brown
Herb Schultz, Studio HS4
Jay Farrell
Jeremy Avellino, Bright Common
Joanne Sharpless
Jordan Mrazik, Bright Common
Joseph Cain
Karen Stevens
Kathleen Card
Kathy Dowdell
Kimberly Haas
Loretta Tate Crump
Marie Allen
Marilyn Coates-Bradley
Mary McGettigan
Matt Cohen
Matt Taylor
Megan Schmitt
Michael Phillips, Esq., Klehr Harrison
N. Curwen
Nancy Pontone
Norman Crawford
Ola Alkudsi
Oscar Beisert, Keeping Society
Paul Steinke, Preservation Alliance
Peter Haas
Phyllis Hayes
Rachel Guzman, Esq.
Rosalind Plummer Wood
Russell Fulton, West Central Germantown Neighbors

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Ryan Lohbauer
Ryan Spak
Sarah Sanford
Steven Peitzman
Stuart Rosenberg, SgRA
Susan Wright
Suzanna Barucco
Suzanne Ponsen, West Central Germantown Neighbors
Tanya Brown
Terryann Gant
Tim Shutes
Trish Fonde
William Brownlee
William O'Brien, Esq., Manayunk Law

ADOPTION OF MINUTES, 729TH STATED MEETING, 12 MAY 2023

START TIME IN ZOOM RECORDING: 00:00:00

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 729th Stated Meeting, held 12 May 2023. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 729th Stated Meeting of the Philadelphia Historical Commission, held 12 May 2023. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 729th 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

REQUESTS FOR CONTINUANCES

ADDRESS: 1611 WALNUT ST

Name of Resource: Hollinger Building
Proposed Action: Designate
Property Owner: Pearl Properties
Nominator: Center City Residents' Association
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This nomination proposes to designate the property at 1611 Walnut Street and designate it on the Philadelphia register of Historic Places. The nomination argues that the Hollinger Building is representative of and related to the cultural, economic, and social heritage of Walnut Street and evidences its physical development and transformation, which occurred between 1900 and 1930, satisfying Criterion for Designation J. It also contends that the Hollinger Building is Neoclassical in style, satisfying Criterion C. The nomination asserts that the Hollinger Building is the work of Charles E. Oelschlager, an architect who significantly influenced the City of Philadelphia and region, satisfying Criterion E.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1611 Walnut Street satisfies Criterion for Designation C, E, and J.

START TIME IN ZOOM RECORDING: 00:05:58

PRESENTERS:

- Ms. Mehley presented the continuance request to the Historical Commission.
- No one represented the property.

PUBLIC COMMENT:

None.

ACTION: Mr. Thomas moved to continue the review of the nomination for 1611 Walnut Street to the September 2023 meeting of the Committee on Historic Designation. Ms. Washington seconded the motion, which was adopted by unanimous consent.

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ITEM: 1611 Walnut St. MOTION: Continue to September 2023 CHD 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: 3414-16, 3418-20, 3422-24 W WESTMORELAND ST
Name of Resource: Dobson Back-to-Back Houses
Review: Designation
Property Owner: Michael A Bergen
Nominator: East Falls Historical Society
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate three stone buildings on W. Westmoreland Street in the East Falls/West Allegheny neighborhood of Philadelphia. The buildings were constructed for textile manufacturer John Dobson in 1890 and 1891. The nomination contends that the properties satisfy Criteria for Designation A and H. Under Criterion A, the nomination argues for significance owing to an association with John Dobson, founder and co-owner of the Dobson Mills, which became the largest woolen textile manufacturing complex in the city. The buildings have a back-to-back plan, which was common in England but not in Philadelphia. Dobson was from England. Under Criterion H, the nomination contends that the buildings "can claim a highly singular appearance" and "they have been where they are since 1890-91, as an established and weighty feature of the neighborhood."

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 3414-16, 3418-20, and 3422-24 W. Westmoreland Street satisfy Criterion for Designation A, but not Criterion H. Additionally, the staff recommends that the nomination makes a compelling yet not explicit argument for significance under Criterion J, as workers' housing for the textile mill community.

START TIME IN ZOOM RECORDING: 00:06:15

PRESENTERS:

- Ms. Chantry presented the continuance request to the Historical Commission.
- No one represented the property.

PUBLIC COMMENT:
None.

ACTION: Mr. Thomas moved to continue the review of the nominations for 3414-16, 3418-20, and 3422-24 W. Westmoreland Street to the June 2023 meeting of the Committee on Historic Designation. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 3414-16, 3418-20, and 3422-24 W. Westmoreland St. **MOTION: Continue to June 2023 CHD 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: 704-10 S 6TH ST
Name of Resource: Coroneos Brothers
Review: Designation
Property Owner: Multiple condominium owners
Nominator: Bella Vista Neighbors Association
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the four-story building at 704-08 S. 6th Street as historic and list it on the Philadelphia Register of Historic Places. The proposed boundary excludes the non-historic former garage on the parcel formerly known as 710 S. 6th Street. The nomination contends that the Coroneos Brothers building, constructed in 1920, satisfies Criteria for Designation C and J. Under Criterion C, the nomination contends that the building reflects the environment in an era characterized by the Classical Revival style of architecture with Beaux Arts influence. Under Criterion J, the nomination argues that the Coroneos Brothers building exemplifies the cultural, economic, social, and historical heritage of the community, as a purpose-built store and warehouse for the Coroneos brothers, who brought their grocery import/export business to an area of South Philadelphia that welcomed numerous immigrants and their businesses in the early 1900s.

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STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Coroneos Brothers building on the parcel at 704-10 S. 6th Street satisfies Criteria for Designation C and J.

START TIME IN ZOOM RECORDING: 00:07:10

PRESENTERS:

- Ms. Chantry presented the continuance request to the Historical Commission.
- No one represented the property owner.

PUBLIC COMMENT:

None.

ACTION: Mr. Thomas moved to continue the review of the nomination of 704-10 S. 6th Street to the September 2023 meeting of the Committee on Historic Designation. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 704-10 S. 6th St. **MOTION: Continue to September 2023 CHD 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

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REPORT OF THE ARCHITECTURAL COMMITTEE, 23 MAY 2023

CONSENT AGENDA

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

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the application for 2022 N. Broad 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

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AGENDA

ADDRESS: 700-02 AND 704 CHESTNUT ST
Proposal: Construct new structure
Review Requested: In Concept
Owner: 700 Chestnut Street Associates
Applicant: Michael Phillips, Klehr Harrison Harvey Branzberg LLP
History: 700-02: 1922; Washington Square Building; Magaziner, Eberhard & Harris, architects
704: 1853; new façade and other modifications, 1896; G.W. and W.D. Hewitt, architects
Individual Designation: None
District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application requests in-concept approval of a revision to the design for a new structure at 700-04 Chestnut Street that the Historical Commission approved in concept in February 2023. The new structure would include the reconstruction of the front façade of the building at 704 Chestnut Street to its c. 1896 appearance, the construction of a new structure behind the rebuilt façade, and the construction of an overbuild on the historic building at 700-02 Chestnut Street.

In February 2023, the Historical Commission voted to grant final approval of the demolition and faithful reconstruction of the front façade of 704 Chestnut Street, provided no demolition occurs until the building permit and financing are in place for the new construction, and in-concept approval of the revised application for the new construction, provided the 10th-floor recess on 7th Street is eliminated and the overall grey color is selected for the overbuild, with the staff to review details, pursuant to Section 14-1005(6)(d) of the Philadelphia Code and Standard 9.

Since that approval, the developer conducted addition assessments of the historic building at 700-02 Chestnut Street and learned that some unexpected structural conditions will require modifications to the design approved in concept. In general, owing to the capacity of the historic building to carry additional loads, the overbuild will need to be shifted to the southwest, away from the intersection of 7th and Chestnut Streets. To accomplish this shift, the setback along Chestnut Street will be increased, the height of the addition nearest the intersection of 7th & Chestnut Streets will be decreased, and the height of the addition at the rear will be increased. In general, these changes will shift some of the mass of the addition away from the public right-of-way. Other minor changes to the design are also proposed.

SCOPE OF WORK
- Revise design of new structure.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment*.
    - As the Historical Commission found at its February 2023 meeting, the addition will be compatible with the historic materials, features, size, scale and proportion, and massing of the historic building at 700-02 Chestnut Street, reconstructed

façade at 704 Chestnut Street, and the historic district as a whole and therefore will satisfy Standard 9.

STAFF RECOMMENDATION: The staff recommends approval in concept of the application proposing the revised design for the new construction at 700-04 Chestnut Street, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee declined to offer a recommendation on the application.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:08:48

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Attorney Michael Phillips and architect Herb Schultz represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance commented on the application.
- David Traub of Save Our Sites commented on the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- An additional structural analysis of the building indicated that the building was not constructed as documented in the as-built plans. The new information necessitated a revision in plans, which shifted the mass of the addition away from Chestnut Street and added height.
- The historic district is oriented to Chestnut Street. The side and rear elevations of the building are less important than the primary Chestnut Street elevation.
- The context, which includes a tall building to the east, is important to consider.

The Historical Commission concluded that:

- The revised design satisfies Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised in-concept application, pursuant to Standard 9. Mr. Mattioni seconded the motion, which passed by a vote of 7 to 3.

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ITEM: 700-04 Chestnut St. MOTION: Approve in concept MOVED BY: McCoubrey SECONDED BY: Mattioni					
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	7	3			2

ADDRESS: 4044, 4046, 4048 AND 4050 MAIN ST
Proposal: Rehabilitate building, alter rooflines, add and replace windows and doors
Review Requested: Final Approval
Owner: Citylight Church
Applicant: Jeremy Avellino, Bright Common
History: 1850; Roxborough Mills/Fidelity Machine Works/Wilson Childs Wagon Works
Individual Designation: None
District Designation: Main St Manayunk Historic District, Significant, 12/14/1983
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to rehabilitate the historic industrial building at 4050 Main Street as a house of worship. The project site includes three vacant lots at 4044, 4046, and 4048 Main Street. Until recently, three rowhouses classified as Contributing to the Main Street Manayunk Historic District stood on the lots. In November 2017, the Historical Commission approved an application redevelop the overall site for residential use. The project included demolishing all but the facades of the three rowhouses. At that time, the Commission found that the buildings were in very poor condition and approved the project as necessary in the public interest, given that the buildings were in the floodplain and could not be easily reused. In 2020, the rowhouses were additionally damaged by flooding, and in 2021, the Department of Licenses and Inspections declared them Unsafe. In consultation with the Law Department, the staff of the Historical Commission approved the demolition of the rowhouses in 2022, provided:

- the front facades of the buildings were documented with a laser scan prior to demolition;
- architectural elements were salvaged prior to demolition; and,
- the front facades were faithfully reconstructed to their historic appearances as part of the approved development project.

The facades were laser-scanned prior to demolition. It is unclear whether any building elements were salvaged. Since the demolition, the residential project was abandoned and the property was sold to current owners, who were unaware of the conditions placed on the demolition and

do not intend to reconstruct the front facades of the rowhouses. The new owners propose to use the now-vacant parcels as a landscaped and paved approach to the industrial building, which would be converted to a house of worship. The staff contends that Historical Commission should condition the approval of any redevelopment project for the site with a requirement to reconstruct the historic rowhouse facades, as agreed to by the former owner. The applicant contends that it is not obligated to rebuild the facades demolished by the former owner.

SCOPE OF WORK:

- Leave parcels at 4044, 4046 and 4048 Main Street undeveloped
- Rehabilitate front façade of 4050 Main Street
- Add, replace, and restore windows on 4050 Main Street
- Cut new pedestrian and vehicular entrances in and paint southeast elevation
- Alter roofline at side/rear addition

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
    - Demolition of the buildings at 4044, 4046, and 4048 Main Street was predicated on the reconstruction of the facades to match the old, with salvaged elements. Documentation created as part of the demolition would allow for their reconstruction. If it is infeasible to reconstruct the facades, the property owner must seek and secure the legalization of the demolitions before any project that does not include the reconstructions can proceed.
    - The application also proposes to remove modern storefront window openings and restore them to their industrial appearance, satisfying Standard 6.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
    - The application proposes to slightly modify the roofline of the west addition and to remove a rooftop overbuild at the rear facing the river. These elements do not destroy historic materials that characterize the property and are compatible with the massing, size, scale and architectural features of the property, satisfying Standard 9.
    - The application proposes to cut large openings into a former party wall to create new pedestrian and vehicular entrances. The Historical Commission generally treats former party walls as non-historic and allows modifications.

STAFF RECOMMENDATION: Approval, with the staff to review details, provided the front facades of the buildings at 4044, 4046, and 4048 Main Street are reconstructed as required by the demolition permit.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:26:40

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Attorney William O'Brien, Matt Cohen of Citylight Church, and architects Jordan Mrazik and Jeremy Avellino represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance for Greater Philadelphia spoke in favor of the project as presented, without the requirement to rebuild the facades.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposed use is creative and accounts for the flooding that will occur at the ground level.
- The project is sensitive to the remaining historic fabric.
- The intersections of the various rooflines may require additional consideration of the drainage.
- The property is not located within a natural landscape, but rather a cultural landscape, which includes both human-made and natural components. It is important to understand the role that the Schuylkill River played in the development and history of Manayunk, and that it is a place that has been changed and shaped by human agency.

The Historical Commission concluded that:

- The application proposes to remove modern storefront window openings and restore them to their industrial appearance, satisfying Standard 6.
- The application proposes to slightly modify the roofline of the west addition and to remove a rooftop overbuild at the rear facing the river, as well as to cut openings into the former party wall. These elements do not destroy historic materials that characterize the property and are compatible with the massing, size, scale and architectural features of the property, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application without the requirement to reconstruct the lost rowhouses, provided the cedar siding is reconsidered, with the staff to review details, pursuant to Standards 6 and 9. Ms. Carney seconded the motion, which passed by unanimous consent.

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ITEM: 4050 Main St. MOTION: Approval of revised with a condition 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: 1716 SPRUCE ST
Proposal: Legalize windows, decks, etc.; install railing and siding; replace masonry
Review Requested: Final Approval
Owner: 1716 Spruce LLC
Applicant: Christopher Carickhoff, Studio C Architecture LLC
History: 1855
Individual Designation: None
District Designation: Rittenhouse Fitler Historic District, Significant, 2/8/1995
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to legalize the current exterior appearance of the property at 1716 Spruce Street. The Department of Licenses and Inspections (L&I) issued violations in 2021 for exceeding the scope of work beyond issued building permits. The Historical Commission's staff requested that L&I inspect owing to the window replacement, and a separate violation was issued in May 2022. Exterior alterations have been made without permits under a previous owner and current owner. The current owner is requesting legalization of the window installation, repointing front façade, painting of masonry elements on front façade, installing rear roof decks on third and fourth floors, cutting down of windows for access doors on rear decks, installing fiber cement siding on rear ell, and installing HVAC equipment and vents on rear ell.

In addition, the applicant is seeking final approval for proposed work including the installations of siding on the rear ell and side elevation, the replacement of masonry header and brick on a rear egress well, and a solid metal railing at front entry stair to replace existing hollow metal rail.

SCOPE OF WORK:

- Legalize exterior work including installing windows, rear roof decks on third and fourth floors, fiber cement siding on the rear ell, HVAC equipment, and vents; cutting down

windows for access doors to rear decks and installing doors; repointing front façade, and painting masonry.
- Approval of proposed work including the installations of rear ell siding and a solid metal front entry railing; and the replacement of a masonry header and brick on a new egress well.

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
    - The front and rear windows historically appeared to be double-hung, two-over-two windows. The windows on the front façade and specific windows on the rear elevations do not match the historic configuration; therefore, the application does not meet Standard 6.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
    - The rear decks on the third and fourth floors include materials, specifically railings, that are incompatible with the architectural features of the property and do not meet Standard 9.
    - The style of new exterior doors on rear elevation are not compatible with character of historic property and do not meet Standard 9.
    - The proposed infill of window opening with siding on rear elevation does not meet Standard 9.
    - The mounting of HVAC condensers on side elevations of building does not meet Standard 9.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
    - The rear decks on the second and third floors could meet the Roofs Guidelines if the visibility of the structural elements under the decks were minimized.

STAFF RECOMMENDATION: Approval of all aspects of the application except denial of the legalization of the windows, third and fourth-floor deck railings, visible rear egress doors, and HVAC equipment and vents, with the staff to review details, pursuant to Standards 6 and 9 and the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 6 and 9 and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:14:00

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.

- Architect Christopher Carickhoff represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Numerous changes were made to the building exterior without the Historical Commission's approval or building permits.
- Many of the changes do not satisfy the Secretary of the Interior's Standards.
- The revised application responded to the Architectural Committee's comments.

The Historical Commission concluded that:

- The revised application proposes to correct the configurations of the front and rear windows; therefore, the application meets Standard 6.
- The revised application proposes updates to the third and fourth-floor decks, rear exterior doors, infill of rear window, and HVAC equipment that are compatible with the historic character of the property; therefore, the application meets Standard 9.
- The revised application proposed changes to the third and fourth-floor rear decks to minimize their appearance; therefore, the application meets the Roofs Guideline.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 6 and 9 and the Roofs Guideline. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 1716 Spruce St **MOTION: Approval of revised application** **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

DRAFT

ADDRESS: 1724 ADDISON ST
Proposal: Construct roof deck
Review Requested: Final Approval
Owner: Peter Haas
Applicant: Elizabeth Johnson, Brighton Architecture + Design LLC
History: 1845
Individual Designation: None
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to construct a roof deck with accompanying rear spiral staircase at 1724 Addison Street. This property is a three-story contributing rowhouse with a low-pitched gable roof located in the Rittenhouse-Fitler Historic District. It has an existing small deck on the rear two-story ell. This application proposes to build the 17' by 16' upper deck set back from the front cornice by 9'. The front of the proposed upper deck would be constructed over and in front of the roof ridgeline. The proposed materials are composite decking and a 42" black metal railing which would not be visible from the narrow Addison Street. There is no public service alley at the rear, thus the deck would be inconspicuous from any public right-of-way.

SCOPE OF WORK

- Build a 17' by 16' upper roof deck with an accompanying rear spiral staircase to connect it to an existing lower back deck.

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

- *Standard 9: New addition, 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.*
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
    - The gable roof is a character-defining historic feature that would be obscured by the proposed roof deck.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:37:40

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Beth Johnson, architect, and Peter Haas, property owner, represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The roof deck application was modified to be shortened, pulled back from the gable ridgeline, and lowered.
- Two feet were added to the lower back deck to account for the shortening of the upper deck, on the revised application.

The Historical Commission concluded that:

- The revised application met most of the Architectural Committee's concerns.
- The revised application satisfies Standard 9 and the Roofs Guideline.

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

ITEM: 1724 Addison St **MOTION: Approval of revised application** **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

DRAFT

ADDRESS: 1919 DIAMOND ST
Proposal: Legalize door replacement
Review Requested: Final Approval
Owner: Final Flats LLC
Applicant: Ben Munk, Tunic Group Property Management
History: 1889
Individual Designation: None
District Designation: Diamond Street Historic District, Contributing, 1/29/1986
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to legalize a non-historic front door that was installed at 1919 Diamond Street without the Historical Commission's approval. The property at 1919 Diamond Street is contributing to the Diamond Street Historic District and was built circa 1889. The current door was installed after the replica historic doors were stolen between June 2019 and May 2022. The current owner purchased the property in November 2021 and claims that the non-historic door was in place at the time of purchase. The theft of architectural elements has been a problem in this area. The doors that were stolen were not original but were replicas of the original doors that were approved by the Historical Commission. The current replacement door does not fill the doorway opening and is incompatible with this historic district in size, color, and material.

The Historical Commission requested an inspection, and the Department of Licenses and Inspections issued a violation for the unpermitted door replacement in March 2023. The property manager, who is the applicant, responded in a timely manner in attempts to resolve this violation. The applicant claims the financial burden to obtain a historically appropriate door is too great for the property, which provides subsidized housing to low-income individuals through the Philadelphia Housing Authority. The applicant requests the legalization of the current door to clear the violation.

SCOPE OF WORK
- Legalize door.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *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 current replacement door does not fill the doorway opening and is incompatible with the historic building and historic district in design, features, size, color, and material.

STAFF RECOMMENDATION: The staff recommends denial, pursuant to Standards 5 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 5 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:41:15

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Ben Munk, property manager, represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Leaving the door as-is and painting it was not an acceptable solution.
- The replacement door should be wider.
- The replacement door should be centered within the opening.
- The replacement door could be a single door that appears as a double door.
- Having glass openings (glazing) is an important aspect of the entry doors in this historic district.
- It would be appropriate to suggest a single door, centered, with some glazing (windows) in similar proportions to the historic door.

The Historical Commission concluded that:

- The revised proposal of legalization does not satisfy Standards 5 or 9.

ACTION: Mr. McCoubrey moved to deny the revised application, pursuant to Standards 5 and 9. Mr. Lech seconded the motion, which passed by unanimous consent.

ITEM: 1919 Diamond St **MOTION: Denial of legalization** **MOVED BY: McCoubrey** **SECONDED BY: Lech**					
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

ADDRESS: 2022 N BROAD ST
Proposal: Restore front façade, demolish rear ell; construct four-story rear addition
Review Requested: Final Approval
Owner: 2022 N Broad Street, LLC
Applicant: Stuart Rosenberg, Stuart G. Rosenberg Architects
History: 1880
Individual Designation: None
District Designation: Conwell House Block Historic District, Contributing, 4/8/2022
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to restore the front façade, demolish the entire rear ell, and construct a four-story addition at this Contributing property in the Conwell House Block Historic District. The Historical Commission approved an application for the project in concept at its 12 May 2023 meeting. The application is now submitted for final approval. Construction of a four-story addition is proposed in place of the existing three-story rear ell. The main block of the building is four stories in height with a mansard roof. Restoration of the front façade returns the public view closer to its original appearance. The rear of this property is not visible from any public right-of-way, as there is no street or service alley that extends behind this row.

SCOPE OF WORK:
- Demolish three-story rear ell and bay window on side of main block.
- Construct four-story addition at rear.
- Restore front façade.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
    - The plans include restoration of the front façade by removing paint to expose red brick, and repairing or replacing architectural features in-kind such as windows, slate roof shingles, brackets and metalwork to comply with Standard 2.
    - The plans call for a new front door and retention of the transom window. The new door will approximate the appearance of the original door.
    - The plans call for restoration of the street-facing two-story bay window on the north façade.
        - The plans disengage the rear addition from the historic mansard.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
    - The demolition of the rear ell meets Standard 9 because the ell is not visible from the right-of-way and therefore does not characterize the property.
    - The plans disengage the rear addition from the historic mansard.
    - The plans call for cladding of the rear addition with cementitious panels and will not be visible from the public right-of-way.
        - Mechanical equipment will not be visible from the public right-of-way.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 2 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the pilot house is converted to a roof hatch, there is no roof deck, and the mechanical equipment is moved away from the edge of the roof, with the staff to review details, pursuant to Standards 9 and 10.

ACTION: See Consent Agenda.

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 24 MAY 2023

ADDRESS: 6700 LINCOLN DR

Name of Resource: C. DeLores Tucker House
Proposed Action: Designate
Property Owner: Frank & Kim Dempsey Miller
Nominator: Historical Commission staff
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This nomination proposes to designate the property at 6700 Lincoln Drive as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property, constructed in 1917 on a design by architect W. Frisbey Smith, is significant under Criteria for Designation A and D. Under Criterion A, the nomination argues that the property is significant for its association with C. DeLores Tucker, a civil rights activist and first female African American Secretary of State in the nation, who owned and lived in the property from 1959 until her death in 2005. Under Criterion D, the nomination explains that the residence is a prime example of Tudor Revival residential architecture in the Mt. Airy neighborhood of the larger Germantown section of Philadelphia.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 6700 Lincoln Drive satisfies Criteria for Designation A and D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 6700 Lincoln Drive satisfies Criteria for Designation A and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:52:17

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- No one represented the property owner. Ms. DiPasquale noted that the staff sent the requisite notice but did not get a response from the property owner.

PUBLIC COMMENT:

- Elicia Pegues Spearman, Alpha Kappa Alpha's North Atlantic Regional Director, 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 property at 6700 Lincoln Drive was constructed in 1917 on a design by architect W. Frisbey Smith.
- C. DeLores Tucker, a civil rights activist and first female African American Secretary of State in the nation, purchased the property in 1959 and lived there until her death in 2005.

The Historical Commission concluded that:

- The property is significant for its association with C. DeLores Tucker, a person significant in history, satisfying Criterion A.
- The property is a good example of the Tudor Revival style, with Arts and Crafts influences, satisfying Criterion D.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 6700 Lincoln Drive satisfies Criteria for Designation A and D and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 6700 Lincoln Dr. **MOTION: Designate; Criteria A and D** **MOVED BY: Cooperman** **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	12				

ADDRESS: 1268 S 26TH ST
Name of Resource: Wharton Hall
Proposed Action: Designate
Property Owner: Angelo Tartaglini
Nominator: Historical Commission staff
Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes to designate the property at 1268 S. 26th Street and list it on the Philadelphia Register of Historic Places. A three-story brick commercial building, known as Wharton Hall, built between 1892 and 1894, stands on the property. The nomination

contends that the property satisfies Criterion for Designation H, owing to its unique blend of Victorian architect styles and height, establishing it as a familiar visual feature of the neighborhood. The nomination further argues that the property, through its history of use in a variety of community-focused ways as a commercial space, entertainment venue, banquet hall, political venue, and later, school, exemplifies the cultural, economic, social, and historical heritage of the Gray's Ferry community, satisfying Criterion for Designation J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1268 S. 26th Street satisfies Criteria for Designation H and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1268 S. 26th Street satisfies Criteria for Designation C, H, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:56:50

PRESENTERS:

- Mr. Till presented the nomination to the Historical Commission.
- No one represented the property owner. Mr. Till noted that the owner had expressed his support for a designation via email communication with the staff prior to both this meeting and the Committee on Historic Designation meeting.

PUBLIC COMMENT:

- David Traub, Save Our Sites, offered support for the nomination and highlighted the Committee on Historic Designation's decision to add Criterion C to the nomination as well as the inclusion of Criterion H. He added that he lives near this building and it certainly qualifies as a distinctive visual feature of the neighborhood.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 1268 S. 26th Street demonstrates a unique blend of late Victorian architectural styles that set it out as a unique feature in its neighborhood.
- Those architectural features, while not all following one formal style, combine to create a design that is distinct and representative of the late nineteenth century.
- The property has been used in a variety of community focused ways throughout its history.

The Historical Commission concluded that:

- The property reflects the environment in an era characterized by a distinctive blend of late Victorian architectural styles, satisfying Criterion C.
- The property, owing to its unique location, scale, and architecture, represents an established and familiar visual feature of the Gray's Ferry neighborhood, satisfying Criterion H.
- The property, owing to its use in a variety of community focused ways throughout its history, exemplifies the cultural, political, economic, social, and historical heritage of the community, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1268 S. 26th Street satisfies Criteria for Designation C, H, and J and to designate it as historic,

listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which passed by unanimous consent.

ITEM: 1268 S. 26th Street **MOTION: Designate, Criteria C, H, and J** **MOVED BY: Cooperman** **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	12				

ADDRESS: 415 N 53RD ST
Name of Resource: Ethel Hedgemon Lyle House
Proposed Action: Designate
Property Owner: Earlene Martin
Nominator: Historical Commission staff
Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes to designate the property at 415 N. 53rd Street and list it on the Philadelphia Register of Historic Places. A two-story brick rowhouse, the home of Ethel Hedgemon Lyle from 1924 to 1950 stands on the property. The nomination contends that the property satisfies Criterion for Designation A for its association with Ethel Hedgemon Lyle, the founder of Alpha Kappa Alpha, the nation's first Sorority for Black women.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 415 N. 53rd 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 415 N. 53rd Street satisfies Criterion for Designation A.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:00:09

PRESENTERS:

- Mr. Till presented the nomination to the Historical Commission.
- No one represented the property owner. Mr. Farnham noted that a relative of the property owner did contact the Historical Commission before the meeting.

PUBLIC COMMENT:

- Oscar Beisert, Keeping Society, offered support for the nomination and thanked the staff for it. He added that it is important to let more people know about Lyle's life story and for her legacy to be remembered.
- Amy Lambert, University City Historical Society, supported the nomination and thanked the staff for preparing it to help remember Lyle's story and further the cultural history of West Philadelphia.
- Deborah Gary, Society to Preserve Philadelphia African American Assets, supported the nomination and added that she is an Alpha Kappa Alpha alum and is grateful to see the nomination tell the story of one of the sorority's founders. She pointed out that Lyle's middle name, "Hedgemon", is misspelled in the meeting's presentation.
- Steven Peitzman supported the nomination and commended the staff for nominating it. In addition to it highlighting an important Philadelphian, he wanted to add that the façade of the house is in good condition and that it, though a relatively common two-story rowhouse, does have some architectural design merit as well.
- Elicia Pegues Spearman, North Atlantic Regional Director of Alpha Kappa Alpha, commented that she submitted a letter supporting the nomination. She pointed out the misspelling of Lye's middle name. They also believe the designation of the house would be a fitting memorial for Lyle and her legacy.
- Mr. Farnham and Mr. Till commented that the spelling of "Hedgemon" has been corrected in the nomination and the misspelling was only present on the meeting's presentation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 415 N. 53rd St was the home of Ethel Hedgemon Lyle from 1924 to 1950.
- Ethel Hedgemon Lyle was the principal founder of Alpha Kappa Alpha, the nation's first sorority for Black women.

The Historical Commission concluded that:

- The property is associated with the life of Ethel Hedgemon Lyle, the founder of Alpha Kappa Alpha, the nation's first sorority for Black women, satisfying Criterion A.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 415 N. 53rd Street satisfies Criterion for Designation A and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which passed by unanimous consent.

DRAFT

ITEM: 415 N. 53rd St. MOTION: Designate, Criterion A MOVED BY: Cooperman 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	12				

ADDRESS: 5001 BALTIMORE AVE
Name of Resource: St. Paul's, Hickman Temple AME, Emmanuel Christian Church
Proposed Action: Designate
Property Owner: Emmanuel Christian Center Inc.
Nominator: University City Historical Society
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the property at 5001 Baltimore Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Emmanuel Christian Church satisfies Criteria for Designation D, E, H, and J. Under Criterion D, the nomination argues that the church embodies distinguishing characteristics of Late Gothic Revival architecture. Under Criterion E, the nomination contends that the church and chapel addition are examples of the work of Isaac Pursell, a prolific church designer in Philadelphia and the surrounding areas. Under Criterion H, the nomination claims that the church represents an established and familiar visual feature in the heart of the Cedar Park neighborhood of West Philadelphia. Lastly, under Criterion J, the nomination argues that the church exemplifies the cultural, economic, social, and historical heritage of the Cedar Park community.

The church building has suffered from deferred maintenance over the years, resulting in the installation of a large steel bracing system on the east façade to comply an Unsafe violation. A make-safe building permit was obtained in December 2022 to address an additional Unsafe violation related to the masonry.

At its 14 January 2022 meeting, the Historical Commission accepted the University City Historical Society's request to withdraw the nomination pending review at that time for this property, owing to discussions with the then-owner Hickman Temple AME Church. The property sold in June 2022 to Emmanuel Christian Center Inc. and the University City Historical Society then resubmitted the nomination with updated photographs.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5001 Baltimore Avenue satisfies Criteria for Designation D, E, H, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5001 Baltimore Avenue satisfies Criteria for Designation D, E, H, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:08:20

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Amy Lambert, president of the University City Historical Society, represented the nomination.
- Pastor William Brownlee represented the property owner, and expressed support for the designation and excitement for the future of the building and the community uses they plan to offer.

PUBLIC COMMENT:

- Ryan Spak, project manager at the University City District, commented that Pastor Brownlee is working with the University City District to repair the church. He noted that they recently secured a make-safe permit for the tower.
- Oscar Beisert, representing the Keeping Society, commented in support of the designation and questioned if stained-glass windows can be designated and protected by the Historical Commission.
- Kathy Dowdell, architect and community member, commented in support of the designation, and recommended that the church work with the Historical Commission's staff on guidance regarding new windows where stained glass was removed.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- At its 14 January 2022 meeting, the Historical Commission accepted the University City Historical Society's request to withdraw the nomination pending review at that time for this property, owing to discussions with the then-owner Hickman Temple AME Church. The property sold in June 2022 to Emmanuel Christian Center Inc. and the University City Historical Society then resubmitted the nomination with updated photographs.
- Stained-glass windows were removed from the building during a period of time in which the Historical Commission had no jurisdiction over the review of work to the property.

The Historical Commission concluded that:

- The church embodies distinguishing characteristics of Late Gothic Revival architecture, satisfying Criterion D.
- The church and chapel addition are examples of the work of Isaac Pursell, a prolific church designer in Philadelphia and the surrounding areas, satisfying Criterion E.
- The church represents an established and familiar visual feature in the heart of the Cedar Park neighborhood of West Philadelphia, satisfying Criterion H.
- The church exemplifies the cultural, economic, social, and historical heritage of the Cedar Park community, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 5001 Baltimore Avenue satisfies Criteria for Designation D, E, H, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which passed by unanimous consent.

ITEM: 5001 Baltimore Ave. **MOTION: Designate, Criteria D, E, H, J** **MOVED BY: Cooperman** **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	12				

ADDRESS: 5920 GREENE ST
Name of Resource: Thomas C. Potter House
Proposed Action: Designate
Property Owner: K and 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 who 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.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend 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: 02:24:05

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Russell Fulton of the West Central Germantown Neighbors represented the nomination.
- No one represented the property owner. Ms. Chantry noted that the property owner opposed the designation at the Committee on Historic Designation meeting.

PUBLIC COMMENT:

- Connie Winters commented in support of the designation.
- Suzanne Ponsen, president of West Central Germantown Neighbors, commented in support of the designation.
- Susan Wright, a neighbor, commented in support of the designation.
- Steven Peitzman commented in support of the designation.
- Amy Lambert commented in support of the designation.
- Joseph Cain, a neighbor, commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building was designed by architect Mantle Fielding, Jr. and constructed in 1892.
- The property owner participated in the Committee on Historic Designation meeting and opposed the designation.

The Historical Commission concluded that:

- The property reflects the environment of suburban, residential architecture of the upper classes of Germantown and Philadelphia in an era characterized by the Colonial Revival style, satisfying Criterion C.
- The building embodies distinguishing characteristics of the Colonial Revival style, satisfying Criterion D.
- The building is the work of Mantle Fielding, Jr., an architect who significantly influenced the architectural development of Northwest Philadelphia, satisfying Criterion E.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 5920 Greene Street satisfies Criteria for Designation C, D, and E, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Kindt seconded the motion, which passed by unanimous consent.

DRAFT

ITEM: 5920 Greene St. MOTION: Designate, Criteria C, D, E MOVED BY: Cooperman 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	12				

ADDRESS: 2008 CHESTNUT ST AND 2010 CHESTNUT ST
Name of Resource: William Howell Row
Proposed Action: Designate
Property Owner, 2008: 2008 Chestnut LLC
Property Owner, 2010: Women's Opportunities Resource Center
Nominator: Historical Commission staff
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This nomination proposes to designate the properties at 2008 and 2010 Chestnut Street as historic and list them on the Philadelphia Register of Historic Places. Constructed in 1869, the "marble-fronted dwellings" reflect the environment in an era characterized by buildings with marble facades, satisfying Criterion C. Additionally, the rowhouses embody distinguishing characteristics of the Second Empire style, the most popular style in the decade after the Civil War, including their marble façades with decorative window and door surrounds, broad bracketed cornices, and mansards with dormers, satisfying Criterion D. Finally, the buildings at 2008 and 2010 Chestnut Street are emblematic of the transition of the area south of Market Street and west of Broad Street from vacant land and sites used by the building materials industry to a dense, upper-middle-class and upper-class residential neighborhood in the years after the Civil War and its subsequent transition to a mixed-use commercial and residential neighborhood a few generations later, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 2008 and 2010 Chestnut Street satisfy Criteria for Designation C, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 2008 and 2010 Chestnut Street satisfy Criteria for Designation C, D, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:38:33

PRESENTERS:

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

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society spoke in support of the nomination.
- David Traub of Save Our Sites spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The rowhouses at 2008 and 2010 Chestnut Street may have been designed by noted architect John McArthur Jr. and were constructed in 1869.
- The buildings retain most of their original features including their marble front facades.

The Historical Commission concluded that:

- The rowhouses at 2008 and 2010 Chestnut Street reflect the environment in an era characterized by buildings with marble facades, satisfying Criterion C.
- The rowhouses embody distinguishing characteristics of the Second Empire style, satisfying Criterion D.
- The rowhouses are emblematic of the transition of the area south of Market Street and west of Broad Street from vacant land and sites used by the building materials industry to a dense, upper-middle-class and upper-class residential neighborhood in the years after the Civil War and its subsequent transition to a mixed-use commercial and residential neighborhood a few generations later, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nominations demonstrate that the properties at 2008 and 2010 Chestnut Street satisfy Criteria for Designation C, D, and J and to designate them as historic, listing them on the Philadelphia Register of Historic Places. Ms. Kindt seconded the motion, which passed by unanimous consent.

DRAFT

ITEM: 2008 and 2010 Chestnut St MOTION: Designate, Criteria C, D, and J MOVED BY: Cooperman 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	12				

ADDRESS: 500 E WASHINGTON LN
Name of Resource: Roberts Le Boutillier House
Proposed Action: Designate
Property Owner: Raymond & Rosalind P Wood Trustees
Nominator: Historical Commission staff
Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This nomination proposes to designate the property at 500 E. Washington Lane as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Gothic Revival dwelling, constructed in 1876, satisfies Criteria for Designation C and D as a rare survivor of the grand Gothic Revival houses of the neighborhood.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 500 E. Washington Lane satisfies Criteria for Designation C and D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 500 E. Washington Lane satisfies Criteria for Designation C and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:44:30

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- Rosalind Plummer Wood, the property owner, participate in the review and opposed the designation of the property.

DISCUSSION:

- Ms. Plummer Wood stated her objection to the proposed designation and summarized her arguments previously submitted in a letter. She stated that the

nomination included factual errors and that a designation would present a hardship for her and a co-owner who is an adult with disabilities. She further indicated her intention to appeal any designation.
- Ms. Cooperman clarified that despite changes made by the property owner and small factual errors in the nomination, the building meets Criteria C and D for Designation.
- Mr. Thomas agreed with Ms. Cooperman but expressed sympathy for Ms. Plummer Wood's concerns about designation.

PUBLIC COMMENT:
- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:
The Historical Commission found that:
- The property owner had received notice of the nomination process in accordance with Philadelphia's preservation ordinance, Chapter 14-1000 of the Philadelphia Code.

The Historical Commission concluded that:
- Although the property satisfied the Criteria for Designation, the Historical Commission has complete discretion regarding decisions to designate and could decline to designate it.

ACTION: Mr. Lech moved that the Commission to decline to designate 500 E. Washington Lane as historic. Ms. Sanchez seconded the motion, which passed by a vote of 7 to 4.

ITEM: 500 E. Washington Ln. **MOTION: Decline to designate** **MOVED BY: Lech** **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	7	4			1

DRAFT

ADDRESS: 1632 POPLAR ST
Name of Resource: Green Hill Market House
Proposed Action: Rescind
Property Owner: Church of The Living God
Applicant: Church of the Living God
Staff Contact: Allyson Mehley, Allyson.mehley@phila.gov

OVERVIEW: The owner of 1632 Poplar Street has requested that the Historical Commission rescind the designation of the property. The building at 1632 Poplar Street was constructed in 1859 and historically known as the Green Hill Market House. It is currently used as a church and is being marketed for sale. The Historical Commission designated it in May 2018, finding that it satisfied Criteria for Designation A, C, D, and J. In a letter to the Historical Commission, dated 5 April 2023, Bishop Lessie Williams of the Church of the Living God states that the church was not aware of the historic designation, had not approved of it, and would like the designation rescinded.

As the staff explained to a representative of the property owner, Section 5.14.b of the Historical Commission's Rules and Regulations governs rescission requests. An owner requesting a rescission must submit documentation demonstrating that:

- the historic building has lost the qualities that made it eligible for designation;
- new information shows that it was never eligible for designation; or,
- the Historical Commission erred when it designated the property.

The rescission request consists of a letter from the property owner stating that the church was not aware of the historic designation and had not approved of it. If the church is claiming that the building does not now or never did qualify for designation, it should submit documentation of the claim. If the church is claiming that it did not receive adequate notice of the consideration of the designation in 2018, the Historical Commission could reconsider designating the property with new notice to the property owner.

STAFF RECOMMENDATION: The staff recommends that the Committee on Historic Designation reaffirm that the property satisfies the Criteria for Designation. The staff recommends that the Historical Commission investigate the claims that the church was unaware of the designation and, if it determines that a fatal error was made during consideration of the designation, it could rerun the review.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend denial of the rescission request.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:12:15

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Deaconess Alice McBryde and Deaconess Tasha Brown represented the property owner.

DISCUSSION:

- Ms. McBryde summarized the church's request for rescission. She stated that the Historical Commission failed to notify them of the proposed designation and as a result they were not able to participate in the designation process. Ms. McBryde said that they were unaware of the designation until January 2023. She pointed out that

the Historical Commission mailed a notification letter to a post office box address their church has not been associated with in 13 years. Ms. McBryde also explained that the street address for their church has a mail lockbox that is only accessed by four people. She pointed out that the Historical Commission did not try to by other means such as email, telephone, or site visit to communicate about the proposed nomination. She claimed that the church did not receive any notification before or after the designation. Ms. McBryde said that the exterior of the building has been altered over time by previous owners and the congregation. She explained that the congregation can no longer worship at this property because of changes in the neighborhood, such as the increased number of multifamily properties, that has made parking difficult. Ms. McBryde reiterated the request for rescinding the designation.

- Mr. Thomas asked when the building was designated and how long the church has owned the property.
- Ms. McBryde replied that it was designated in May 2018. She stated that the congregation purchased the property in 1972. Ms. McBryde explained that they discovered the historic designation status when they decided to put the property up for sale.
- Ms. Brown stated that it is not just the sale of the property that is their concern. She emphasized that they wish to have the right to do what they want with their building as the owners of the property. Ms. Brown pointed out that the building no longer serves as a market as it did historically, and no one presently knows that it was a market many years ago. She reiterated their concern that they did not receive notification of the Historical Commission's intention to consider a nomination, but, even if they had known, they would have objected to the designation. Ms. Brown stated they want the property removed from the Philadelphia Register of Historic Places. Ms. Brown contended the designation places a roadblock in their way for plans for the building and that they should have the absolute right to do what they want with the property.
- Mr. Farnham stated that the Historical Commission sent the two requisite notice letters prior to the public meetings in 2018 and two notice letters after designation. He explained that one letter is sent to the owner's address on file with the City and the other letter is sent to the property itself. Mr. Farnham said it is his understanding that the owner's address on file with the City is incorrect but pointed out that it is the owner's obligation to maintain an up-to-date address. He said the obsolete address remains on file with the City today, but asserted that the staff did comply with the notification requirements outlined in the preservation ordinance. Mr. Farnham recommended that the owner update the address on file with the City not only for Historical Commission matters but for other notices as well.

PUBLIC COMMENT:

- Oscar Beisert stated that he nominated the property. He provided a summary of the building's history and its significance. He spoke in support of maintaining the historic designation.
- Bernadette Love, congregant of Church of the Living God, supported the rescission request and the removal of the property from the Philadelphia Register of Historic Places. She stated that the designation has caused an unnecessary hardship. Ms. Love commented that parking is an issue and members' vehicles have been ticketed and towed. She also noted that the building serves no purpose to the community.

DRAFT

- Norman Crawford, congregant of the Church of the Living God, spoke in support of the rescission request and the removal of the property from the Philadelphia Register of Historic Places. He explained that he and his mother can no longer attend church at its current location owing to accessibility issues and parking. Mr. Crawford said the historic designation has put the church in a horrible position and he asked the Historical Commission to remove the historic designation.
- David Traub spoke in support of maintaining the historic designation.
- Paul Steinke spoke in support of maintaining the historic designation.

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

- The owner was not aware of the proposal to designate the church building in 2018. As a result, the owner did not participate in the review.
- The owner acknowledged that its address currently on record with the City is not a valid address.
- The Historical Commission complied with the notification requirements stipulated in the preservation ordinance.
- The owner has not presented new information that shows the property may be rescind as required by Section 5.14.b of the Historical Commission's Rules and Regulations.
- The building appears as it did in 2018. No significant changes have occurred to the physical appearance that would disqualify for designation or maintenance of the designation.

The Historical Commission concluded that:

- The applicant has not provided a basis to rescind the designation for 1632 Poplar Street as required by Section 5.14.b of the Historical Commission's Rules and Regulations.

ACTION: Ms. Cooperman moved to deny the rescission request for 1632 W. Poplar Street, pursuant to Section 5.14.b of the Historical Commission's Rules and Regulations. Ms. Kindt seconded the motion, which passed by unanimous consent.

DRAFT

ITEM: 1632 W. Poplar St. MOTION: Deny rescission request MOVED BY: Cooperman 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

OLD BUSINESS

ADDRESS: 3101 W PASSYUNK AVE

Name of Resource: Point Breeze Gas Works
Proposed Action: Designation
Property Owner: City of Philadelphia, Philadelphia Gas Works
Nominator: Keeping Society of Philadelphia
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes the designation of the property at 3101 W. Passyunk Avenue. The Committee on Historic Designation reviewed the nomination on 3 March 2021. The matter has been continued since that time, awaiting the outcome of litigation in a related matter regarding the authority of local land use agencies to regulate utilities.

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

The site is very large and most of the land is vacant. Most of the buildings associated with the historic gasworks have been demolished. The site is currently used by the Philadelphia Gas Works (PGW) for the storage and distribution of liquefied natural gas. Access to the site is

strictly controlled and visitors are not permitted. Persons with business at the site must be accompanied by PGW staff and wear protective gear including flame-retardant suits. The nominated buildings are primarily unused or used for storage.

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: Mr. Cohen moved to recommend that the nomination demonstrates that the property at 3101 W. Passyunk Avenue satisfies Criteria for Designation A, C, D, E, and J, and to limit the designation to buildings 1a, 1b, 1c, 2, 5a, 5b, 6, 7, 8, and 9a, with a period of significance of 1855-1929. Ms. Barucco seconded the motion, which passed unanimously.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:48:25

COMMISSIONER CHANGE:

- Mr. Lech, the designee of the Commissioner of the Department of Licenses and Inspections on the Historical Commission, excused himself from the meeting and was replaced by Ralph DiPietro, the Commissioner of the Department of Licenses and Inspections.

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- Attorney Chris Strom represented the property owner.

DISCUSSION:

- Mr. Beisert read from a letter of support submitted to the Commission by Catherine C. Lavoie, Chief, Historic American Buildings Survey, which outlined the significance of the purifying house and associated buildings on the site. He stated that it is unfortunate that the City cannot find a way to preserve these few historic resources on this very large property. He then stated that, owing to the safety and security concerns outlined by the City, he requests to withdraw the nomination.
- Ms. Cooperman stated that she understands the safety and security concerns, but is doubtful that historic designation would promote curious facility-seekers. She stated that the nomination made valid arguments for significance associated with industrial history. She opined that there is little hope that the Historical Commission would vote to designate, but rather would likely vote to allow for the withdrawal of the nomination, or vote against designation.
- Mr. McCoubrey asked about documentation of the buildings.
    - Mr. Strom responded to ask about the level of documentation desired, opining that his client may be willing to complete documentation if the nomination is withdrawn. He added that there may already be documentation of the existing resources on the site.
    - Ms. Cooperman explained that there are standards already in place for historic documentation.
    - Mr. Farnham corrected the Commissioners, explaining that the Historical Commission has no authority to require recordation as part of the designation

review process. The owner could choose to pursue documentation as a sign of good faith, but the Commission has no legal authority to require it.

- Mr. Farnham refocused the discussion, reminding the Commissioners that the matter under consideration at this time is now a request from the nominator to withdraw the nomination.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, commented that another option for the owner to consider is a preservation easement through the Preservation Alliance.
  - Mr. Farnham noted that the City owns the property and therefore an easement is not an option.
- Jay Farrell commented that the City's concerns about safety are wildly overstated, and the nomination should not be withdrawn.
- Amy Lambert commented in opposition to the withdrawal request.
- Allison Weiss commented in opposition to the withdrawal request.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Committee on Historic Designation reviewed the nomination on 3 March 2021, at which time it recommended that some of the resources identified in the nomination satisfied Criteria for Designation. The matter has been continued since that time, awaiting the outcome of litigation in a similar matter regarding the authority of local land use agencies to regulate utilities.
- The site is currently used by the Philadelphia Gas Works (PGW) for the storage and distribution of liquefied natural gas. Access to the site is strictly controlled and visitors are not permitted. People with business at the site must be accompanied by PGW staff and wear protective gear including flame-retardant suits. The nominated buildings are primarily unused or used for storage.
- The Mayor, Managing Director, Police Commissioner, and Director of the Office of Emergency Management submitted a letter to the Historical Commission stating that they support historic preservation, but strenuously oppose any historic designation of the PGW property or any buildings or improvements located there owing to significance security and safety concerns.
- The nominator, during the review at this meeting, requested that the Historical Commission permit him to withdraw the nomination.

The Historical Commission concluded that:

- It is appropriate to allow for the withdrawal of the nomination, owing to the significant safety and security concerns associated with the site.

FAILED MOTION: Ms. Cooperman moved to deny the nominator's request to withdraw the nomination. Ms. Michel seconded the motion, which failed by a vote of 4 to 7.

DRAFT

ITEM: 3101 W. Passyunk Ave. **MOTION: Deny request to withdraw nomination** **MOVED BY: Cooperman** **SECONDED BY: Michel**					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair		X			
Carney (PCPC)		X			
Cooperman	X				
Dodds (DPD)		X			
Kindt (DPP)	X				
Lepori (Commerce)		X			
DiPietro (L&I)		X			
Mattioni					X
McCoubrey	X				
Michel	X				
Sánchez (Council)		X			
Washington		X			
Total	4	7			1

ACTION: Ms. Carney moved to accept the request to withdraw the nomination for 3101 W. Passyunk Avenue. Ms. Washington seconded the motion, which passed by a vote of 7 to 4.

ITEM: 3101 W. Passyunk Ave. **MOTION: Accept withdrawal** **MOVED BY: Carney** **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				
DiPietro (L&I)	X				
Mattioni					X
McCoubrey		X			
Michel		X			
Sánchez (Council)	X				
Washington	X				
Total	7	4			1

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ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:28:50

ACTION: At 1:51 p.m., Mr. McCoubrey moved to adjourn. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment **MOTION: Adjourn** **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				
DiPietro (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

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