

**THE MINUTES OF THE 741ST STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 MAY 2024, 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 9:01 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		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Labaron Lenard-Palmer, Ph.D. (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	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	
Matthew Treat (Department of Planning and Development)	X		

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

The following staff members were present:

- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner I
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

- Allison Weiss, SoLo/Germantown Civic Association
- Aaron Miller
- Adam E. Laver, Esq., Blank Rome LLP
- Ben Weinraub

B. Groves
Jake Blumgart
Bob Littlewood
Brent Ainley
Brett Feldman, Esq.
Brian Corcodilos
C. Dorsaneo
Lori Salganicoff, Chestnut Hill Conservancy
Jack McGovern
Daniel Neducsin
David Lo
David Orphanides, Esq.
David Traub
Dawn Berue
Della Langan
Dennis Carlisle
Ed Houlne
Edward Platt
Elizabeth Planet
Eric Leighton
Erin Abraham
Fran Littlewood
Frank Renner
Gidon Kaminer
Greg Berzinsky
Gregory Montanaro
Hanna Stark, Preservation Alliance
Howard Mann
Jay Ernst
Jay Farrell
Jean Xu
Jeanette Litts
Jenine Sanzari
Joanne Darken
John Godsey
John McHugh
Joyce Lenhardt
Kathy Dowdell
Kevin Flynn
Kevin Smith, Manayunk Neighborhood Council
Kimberly Haas, Hidden City Philadelphia
Krista Gebbia, Chestnut Hill Conservancy
Lauren Leatherbarrow
Lawrence McEwen
Lea Litvin, LO Design
Mary Berzinsky
Mary Costello, Esq., Law Department
Matthew N. McClure, Esq., Ballard Spahr
Max Polichuk
Meredith Trego, Esq., Ballard Spahr
Michael Phillips, Esq., Klehr Harrison

Michael Ramos
Michael Tucker
Mike Rose
Minesh Shah
Nancy Pontone
Oleg Sokolov, Esq.
Oscar Beisert, Keeping Society
Pamela Bracey
Paul Steinke, Preservation Alliance
Peter Angelides, Econsult Solutions
Rachel Wilkins
Rebecca Kochman
Richard Wentzel
Rustin Ohler, HDOA
Ryan Solimeo, HDOA
Sarina Rose, Post Brothers
Sherman Aronson
Stacey Holder
Stephan Potts
Stephanie Magagna, Esq., Klehr Harrison
Stephen Herman
Steven Rubin
Tina Marie Hartnett
Vivian Ng
Wayne Marquardt

ADOPTION OF MINUTES, 740TH STATED MEETING, 12 APRIL 2024

START TIME IN ZOOM RECORDING: 00:06:30

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 740th Stated Meeting, held 12 April 2024. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 740th Stated Meeting of the Philadelphia Historical Commission, held 12 April 2024. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 740th Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	8				3

REQUESTS FOR CONTINUANCES

ADDRESS: 4740 BALTIMORE AVE

Name of Resource: Calvary United Methodist Church

Proposed Action: Designation

Property Owner: Calvary United Methodist Church

Nominator: University City Historical Society

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

OVERVIEW: This nomination proposes to designate the church building at 4740 Baltimore Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the church, constructed between 1905 and 1907 as the Calvary Methodist Episcopal Church, satisfies Criteria for Designation D, E, and H. Under Criterion D, the nomination argues that the church building is a representative example of late nineteenth century ecclesiastical English Gothic style architecture. It features large stained-glass windows with tracery by Tiffany Studios dominating several facades, crenellation, limestone trim and detailing, and Tudor arches. Under Criterion E, the nomination claims that the architects of the church, New York architect William R. Brown with associate architects Gillespie & Carrel, significantly influenced the historical and architectural development of the City, Commonwealth, or Nation. Under Criterion H, the nomination contends that the church is an established and familiar visual feature of the Cedar Park neighborhood of West Philadelphia, with its prominent location at the five-points intersection of Baltimore Avenue and S. 48th Street.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4740 Baltimore Avenue satisfies Criteria for Designation D and H, but not Criterion E. The nomination fails to establish that architects William R. Brown and Gillespie & Carrel significantly influenced the historical and architectural development of the City, Commonwealth, or Nation.

ACTION: See Below.

ADDRESS: 2313 GREEN ST

Proposal: Demolish garage, construct three-story residential building

Review Requested: Final Approval

Owner: Laura and Anil Nanda

Applicant: Lea Litvin, LO Design

History: 1908; garage built 1954

Individual Designation: None

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

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

OVERVIEW: This application proposes demolishing a non-historic garage and constructing a three-story residential building at the open rear area of 2313 Green Street. The new construction would face Wallace Street and would not connect to the historic building. The proposed building is planned as three stories tall and would contain five residential units. The proposed cladding material is a mix of red brick and gray metal standing-seam siding. Windows are proposed as single-light openings. A garage with a roll down door would be located on the first level facing Wallace Street.

Views of the proposed new building are largely obscured by surrounding buildings, fencing, and landscaping. The most visible area of the building would be the north and west elevations. The north elevation would be visible from a driveway entry along Wallace Street. The west wall would be visible from Wallace Street during part of the year or if one or more trees were removed from the adjacent property.

SCOPE OF WORK:

- Demolish a non-historic two-story garage.
- Construct a three-story building with a roof deck.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
 - The 1954 garage building was constructed outside of the historic district's period of significance (1901-1950) and is not physically connected to the historic building. Therefore, it is not considered contributing to the property and may be demolished, meeting Standard 9.
 - The size and scale of the proposed building is compatible with the historic building and district, meeting Standard 9.
 - The proportion and features of the window openings and single-light windows are not compatible with the overall historic district and do not meet Standard 9.
 - While the red brick is compatible with the historic district, the dark standing seam siding is not. Although much of the new building will not be seen from the public right-of-way, owing to the visibility of the standing seam metal on the north and west walls. The application does not meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*

- Since the new construction is separated from the historic building, the application satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided additional brick is added to the west elevation, with the staff to review details, pursuant to Standards 9 and 10.

ACTION: See Below.

ADDRESS: 1424-26 CHESTNUT ST

Name of Resource: Jacob Reed's Sons' Store, Main Sales Floor

Review: Reconsider Designation on Remand

Property Owner: Sunny Spring LLC

Appellant: Michael Phillips, Esq., Klehr Harrison

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

OVERVIEW: The Historical Commission designated the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob Reed's Sons' Store, on 13 May 2022. The owner of the property appealed the interior designation to the Court of Common Pleas, which has remanded the matter to the Historical Commission for reconsideration. That reconsideration will take place at the meeting of the Committee on Historic Designation on 30 November 2022 and the meeting of the Historical Commission on 9 February 2024. The Historical Commission designated the exterior of the building in 1966.

During its review of the nomination in May 2022, the Historical Commission found that the interior satisfied Criteria C, D, E, and F. The nomination argued under Criterion E that the Main Sales Floor of the Jacob Reed's Sons' Store is the primary public interior space in this landmark building designed by prominent Philadelphia architect William L. Price for Alan H. Reed, successor to one of the leading menswear merchants of the nineteenth century in Philadelphia. Under Criteria C and D, the nomination contended that the store, constructed between 1904 and 1905, was the first commercial building in Philadelphia constructed of reinforced concrete, a structural system which is most expressed by the public interior space of the Main Sales Floor. The nomination also argued that the Main Sales Floor is also the only major Arts and Crafts style commercial interior in Philadelphia, serving as a significant early example of Price's influential ideas on the appropriate expression of materials, structure, and labor. Finally, under Criterion F, the nomination asserted that the interior space features craftsmanship and artistry in the form of tilework from Henry Chapman Mercer's Moravian Pottery and murals by local artist Gertrude Monaghan, which reflect Price's thinking on architecture and its relationship with ornamentation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the interior main floor of 1424-26 Chestnut Street satisfies Criteria for Designation C, D, E and F.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob Reed's Sons' Store, satisfies Criteria for Designation C, D, E, and F and should be designated as historic and listed on the Philadelphia Register of Historic Places.

ACTION: See Below.

ADDRESS: 1330-36 CHESTNUT ST

Name of Resource: F.W. Woolworth Co. Store

Proposed Action: Designation

Property Owner: Treeco/Manor Limited Partnership

Nominator: Historical Commission staff

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This nomination proposes to designate the Woolworth Building, 1330-36 Chestnut Street, and list it on the Philadelphia Register of Historic Places. The nomination contends that the Woolworth Store, built in 1949, satisfies Criteria for Designation A, C, D, and H. Under Criterion A, the nomination argues that the purpose-built Woolworth Store was part of a comprehensive effort by the company to develop large flagship stores in downtowns across the United States and Canada. Under Criteria C and D, the nomination argues that the store's design is based in the Modernist, International Style, with some references to the Art Deco/Streamline Moderne styles. Under Criterion H the nomination maintains that the Woolworth Store's horizontality, minimal aesthetic, and stark white color sets it apart from surrounding structures making it a distinctive feature in Center City generally and the 1300 block of Chestnut Street in particular. The period of significance spans from 1949 when the building was constructed, to 1960 when the character-defining original WOOLWORTH sign was replaced.

STAFF RECOMMENDATION: The staff recommends that the property at 1330-36 Chestnut Street, the Woolworth Store, satisfies Criteria for Designation A, C, D, and H.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1330-36 Chestnut Street satisfies Criteria for Designation A, C, D, and H.

ACTION: See Below.

ADDRESS: 1520-22 CHESTNUT ST

Name of Resource: S.S. Kresge Store

Proposed Action: Designation

Property Owner: PR Chestnut Associates LP

Nominator: Center City Residents Association

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: The Committee on Historic Designation reviewed a nomination for the property at 1520-22 Chestnut Street at its meeting on 17 April 2024. The property owner did not attend the meeting. The nomination was submitted in 2022 and its review had been continued several times as the owner investigated the implications of designation. The owner had met with the staff in January 2024 to discuss the nomination and had indicated a keen interest in participating in the deliberations of the Historical Commission and Committee on Historic Designation. Therefore, it was surprising when the owner did not attend the meeting of the Committee on Historic Designation on 17 April 2024. Immediately after that meeting, the staff reviewed its notice records for the meeting and realized that it had failed to notify the property

owner of the rescheduled review. The notification problem can be attributed to a failure to record the property owner's shift of representation from one law firm to another in a database used to generate the notice. Recognizing its error, the staff sought attorney Leonard Reuter's guidance regarding an appropriate remedy for the lack of notice. Mr. Reuter evaluated the situation and now advises that the Historical Commission should set aside the Committee on Historic Designation's review and recommendation of 17 April 2024 and remand the nomination to the Committee for an entirely new review at which the property owner can be present. The staff contacted the property owner and explained the situation. The property owner requested a six-month postponement of any new review to allow time to continue to investigate the impact of a designation on the value of the property, which is zoned CMX-5 and has significant redevelopment potential. During the period that the nomination is awaiting a new review, the property will continue to be subject to the Historical Commission's jurisdiction, treated as though it is already designated, and not subject to the 90-day clock at Section 14-1005(6)(f) of the preservation ordinance.

Considering the legal guidance regarding a remedy for the lack of notice, the staff requests that the Historical Commission set aside the Committee on Historic Designation's review and recommendation of 17 April 2024 and remand the nomination to the Committee on Historic Designation for a new review at its regularly scheduled meeting on 16 October 2024.

This nomination proposes to designate the property at 1520-22 Chestnut Street and list it on the Philadelphia Register of Historic Places. A two-story masonry commercial building, known as the S.S. Kresge Store, stands on the property. The nomination contends that the S.S. Kresge Store, built in 1934, satisfies Criteria for Designation C, D, and E.

The nomination argues that the property reflects the environment in an era characterized by a distinctive architectural style and embodies distinguishing characteristics of an architectural style, specifically the Art Deco style, satisfying Criteria C and D.

The nomination also argues that Silverman & Levy, the architects of the structure, was a firm that significantly influenced the development of the City of Philadelphia, satisfying Criterion E.

STAFF RECOMMENDATION: The staff recommends that the property at 1520-22 Chestnut Street satisfies Criteria for Designation C, D, and E.

ACTION: See Below.

SPRUCE HILL HISTORIC DISTRICT, SOUTHEASTERN QUADRANT

Proposed Action: Designation

Property Owner: Multiple

Nominator: Spruce Hill Community Association

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

OVERVIEW: At its 17 April 2024 meeting, the Committee on Historic Designation began its review of the nomination for the proposed Spruce Hill historic district, southeast quadrant. It heard comments from property owners for approximately 40 minutes, but then adjourned the meeting upon losing its quorum. The Historical Commission should refer the nomination back to the Committee on Historic Designation for additional review at a newly added meeting on 26 June 2024. Everyone, including property owners who have not spoken and the public, will have an opportunity to participate in the review at the 26 June 2024 meeting of the Committee on

Historic Designation. Note that the next meeting of the Committee on Historic Designation is scheduled for 22 May 2024, but that agenda includes the proposed Washington Square West historic district and therefore would not provide ample time to review the nomination for the large Spruce Hill historic district as well.

This nomination proposes to designate the Spruce Hill Historic District, Southeast Quadrant and list it on the Philadelphia Register of Historic Places. The proposed district includes 572 properties in West Philadelphia that are primarily residential and commercial buildings. This district is the first of four anticipated in Spruce Hill, encompassing an area that will eventually include approximately 2,000 properties. For administrative purposes, the area was divided east to west at 43rd Street, and north to south at Spruce Street, into four quadrants and each of the four quadrants is being nominated separately and sequentially, owing to the complexities of nominating large numbers of properties simultaneously. It is anticipated that nominations for the other three quadrants will follow as the inventories are completed. The boundaries of the district currently proposed are generally 43rd Street to the west; Spruce Street to the north; 39th Street to the east; and Baltimore and Woodland Avenues to the south.

The nomination states that the proposed district satisfies Criteria for Designation A, C, D, E, and J. Under Criterion A, the nomination argues that Spruce Hill has significant character, interest, and value as part of the development of West Philadelphia where public transportation drove speculative development of a high caliber that still retains its architectural integrity. Under Criteria C and D, the nomination states that Spruce Hill reflects the environment in an era characterized by distinctive architectural styles and that the buildings embody distinguishing characteristics of mid to late nineteenth- and early twentieth-century architectural styles, including Italianate, Queen Anne, Colonial Revival, Neo-Grec, Second Empire, and Georgian Revival. Under Criterion E, the nomination outlines the significant architects commissioned to design buildings in Spruce Hill, including Samuel Sloan, Theophilus P. Chandler, G.W. and W.D. Hewitt, and Willis G. Hale. Lastly, under Criterion J, the nomination argues that Spruce Hill exemplifies the cultural, political, economic, social, or historical heritage of the community, as an exemplary representation of West Philadelphia's development as a streetcar suburb.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates the proposed Spruce Hill Historic District, Southeast Quadrant satisfies Criteria for Designation A, C, D, E, and J.

START TIME IN ZOOM RECORDING: 00:07:23

PRESENTERS:

- Ms. Chantry presented the continuance requests to the Historical Commission.

ACTION: Mr. Thomas moved to continue the review of 4740 Baltimore Avenue to the May 2024 meeting of the Committee on Historic Designation; 2313 Green Street to the June 2024 meeting of the Historical Commission; 1424-26 Chestnut Street to the June 2024 meeting of the Historical Commission; 1330-36 Chestnut Street to the August 2024 meeting of the Historical Commission; 1520-22 Chestnut Street to the October 2024 meeting of the Committee on Historic Designation; and the Spruce Hill historic district, southeast quadrant to the June 2024 meeting of the Committee on Historic Designation for additional review. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Continuances					
MOTION: Approve continuances					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	8				3

REPORT OF THE ARCHITECTURAL COMMITTEE, 23 APRIL 2024

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:09:55

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the application for 502-04 S. Juniper Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Adopt Architectural Committee recommendation for Consent Agenda					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	8				3

AGENDA

ADDRESS: 135 S 18TH ST

Proposal: Install illuminated signage

Review Requested: Final Approval

Owner: 135 South 18th Street Associates, L.P.

Applicant: Stephan Potts, stanev potts architects

History: 1913; Mcllvaine & Roberts, architects

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 install three illuminated signs at the roofline of 135 S. 18th Street, a high rise building at the northeast corner of Rittenhouse Square. Originally designed as an apartment building by Mcllvain & Roberts in 1913, it is currently home to AKA Rittenhouse Square, a luxury boutique hotel specializing in extended stays. This application proposes to install face-lit acrylic letters spelling “hotel aka” on the east, west, and north façades of the property, just below the roofline. The letters would be mounted directly onto the wall within existing grout lines.

The applicant initially submitted this proposal as part of a larger package which also included street-level signage at the second-floor belt course. The Historical Commission’s staff has already approved the street-level signage. The upper signage is outside the staff’s authority to approve in light of the Historical Commission’s 2018 denial of rooftop signage at this address.

The Architectural Committee and Historical Commission reviewed an application for signage at this address in the fall of 2018. At that time, signage was proposed for the rooftop that extended more than 15 feet above the parapet, and for street-level signage at the 3rd story corner. The Historical Commission denied that proposal.

In the spring of 2020, the Historical Commission reviewed and approved an application for street-level signage at the third-story corner that differed from the 2018 proposal. The signage was never installed.

This application proposes to install three illuminated signs at the roofline of 135 S. 18th Street that are different in scale and placement from the rooftop signage denied by the Historical Commission in 2018.

SCOPE OF WORK:

- Install illuminated signage on three facades near the roofline

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The signage would not destroy historic materials and would be compatible with the massing, size, scale, and architectural features of the property and its environment.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the parapet sign on the east elevation, provided it is shifted below the terracotta coping, with the staff to review details, but denial of the other signs, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:10:43

PRESENTERS:

- Ms. Hendrickson presented the revised application to the Historical Commission.
- Architect Stephan Potts represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The number of signs on the 18th Street or west façade of the building should be reduced from two to one.
- The street-level signage is preferable on the 18th Street or west facade.
- The roofline signage on the 18th Street or west façade would be difficult to see from Rittenhouse Square, even in the winter, owing to heavy tree cover.

The Historical Commission concluded that:

- Limiting the total number of identification signs on the building to four, one on each façade, would satisfy Standard 9.

ACTION: Mr. McCoubrey moved to approve the signs on the north and east facades and one of

the two signs on the west façade, with a preference for the pedestrian-level sign, with the staff to review details, pursuant to Standard 9. Mr. Lenard-Palmer seconded the motion, which was adopted by unanimous consent.

ITEM: 135 S 18th St					
MOTION: Approval with conditions					
MOVED BY: McCoubrey					
SECONDED BY: Lenard-Palmer					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	8				3

ADDRESS: 1923 MANNING ST

Proposal: Construct addition
 Review Requested: Final Approval
 Owner: 1923 Manning Street LP
 Applicant: Brett Feldman, Klehr Harrison Harvey Branzburg LLP
 History: 1850; front windows altered in the 1920s
 Individual Designation: None
 District Designation: Rittenhouse Fidler Historic District, 2/8/1995
 Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to construct a rear addition at 1923 Manning Street. The three-story rowhouse at the property is contributing to the Rittenhouse Fidler Historic District. The proposal shows a three-story addition that would primarily be constructed on the existing two-story rear ell but would also connect to the roof of the historic building’s main block. When complete, the rear of the building would be five stories in height.

SCOPE OF WORK:

- Demolish the rear slope of gable and rear walls of second and third floors.
- Extend second floor at rear.
- Add three new stories to the existing rear ell and main block.

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.

- The application proposes demolishing the rear of the gable roof and third-floor rear wall of the main block. This demolition does not meet Standard 9.
- The proposed features, size, scale, and proportion, and massing of the rear addition does not meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential for and integrity of the historic property and its environment would be unimpaired.*
 - Demolition of the main block's rear wall and rear gable roof permanently alters the historic integrity of the property; therefore, these elements of the project do not meet Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The alteration of the main block's gable roof with extensive height added at the ridge line, does not meet the Roofs Guideline.

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

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:23:41

PRESENTERS:

- Ms. Mehley presented the revised and supplemented application to the Historical Commission.
- Attorney Brett Feldman, owner Ben Weinraub, and architect Frank Renner represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was revised based on the Architectural Committee's comments and a site visit by the staff.
- The rear addition has been set back further from the main block and the height has been lowered.
- Alterations to the historic main block of the house are limited in scope and incorporate the 1960s roof monitor form into the revised design.
- The revised design will not be visible from the public right-of-way along Manning Street.

The Historical Commission concluded that:

- The revised application limits demolition of the historic building. Although the size and scale of the addition are large, the proposed changes and addition are not

visible from the public right-of-way and do not alter the integrity of the front façade or its public interpretation within the Rittenhouse Fittler Historic District. Therefore, the application sufficiently meets Standard 9.

- The revised application includes a minimal amount of demolition to rear wall of the main block and retains the existing rear additions, and is reversible; therefore, the project meets Standard 10.
- The revised application retains the historic front gable and the 1960s monitor skylight form at the roof ridge line. The proposed addition has been set further back from the main block and ridge line and the addition is not visible from the public right-of-way. For these reasons, the revised application meets the Roofs Guideline.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 9, 10, and the Roofs Guideline. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 1923 Manning St					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	8				3

ADDRESS: 268 AND 270 DUPONT ST

Proposal: Construct building

Review Requested: Final Approval

Owner: Jerry Hoggard

Applicant: Brett Harman, Harman Deutch Ohler Architecture

History: 1883

Individual Designation: None

District Designation: Victorian Roxborough Historic District, Contributing, 5/13/2022

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

OVERVIEW: This application proposes to construct an elevated three-story semi-detached structure with pilot house and roof deck at 268 Dupont Street in the Victorian Roxborough Historic District. The property was historically the side yard of 270 Dupont Street until it was subdivided in 2021. The newly defined property at 268 Dupont Street is enclosed by a historic

stone site wall with the adjacent property at 270 Dupont Street but does not have any other historic structures on it. This block of Dupont Street in the Victorian Roxborough Historic District is composed primarily of two to two-and-a-half-story twins and freestanding residential properties with gable and full mansard roofs with exposed stone and warm-hue stucco. The new construction is proposed to attach to the historically free-standing building at 270 Dupont and would be clad in white brick, cast stone, and white cement board lap siding. The front would feature a black standing seam metal mansard roof and black aluminum-clad windows. New steps would be cut into the historic retaining wall to provide access from Dupont Street, and a driveway and parking area would be created behind the property. This also necessitates the removal of a portion of the stone retaining wall on Fleming Street side of the property at 270 Dupont Street and partial paving of its rear yard to provide easement access.

SCOPE OF WORK:

- Construct three-story building with pilothouse and roof deck
- Remove portions of stone retaining walls at 268 and 270 Dupont Street
- Create paved driveway and parking areas

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 construction is differentiated from the old but not compatible with the historic site and its context and alters the spatial relationships that characterize the properties. The scale, massing, materials, and colors are in stark contrast with the adjacent properties.
 - The application proposes to remove a large section of the historic stone retaining wall along the Fleming Street side of the property at 270 Dupont Street but does not include details of that removal, and also removes portions of the wall along Dupont Street.
 - The application fails to satisfy Standard 9.
- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, Recommended:*
 - *Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.*
 - *Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationships of solids to voids, and color.*
 - *Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.*
 - *Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
 - The proposed new construction is taller than the adjacent historic buildings and will be highly visible.
 - Construction against the historically freestanding building at 270 Dupont Street encapsulates an exterior wall of the historic building and alters the spatial

- relationships that characterize the property.
- The application fails to satisfy this Guideline.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:41:29

PRESENTERS:

- Ms. DiPasquale presented the revised application to the Historical Commission.
- Architect Rustin Ohler represented the application.

PUBLIC COMMENT:

- Oscar Beisert suggested detaching the new building from the historic house or pushing it back from the front plane of the historic house.
- Lauren Leatherbarrow questioned whether the existing trees would be cut down and whether the facades of the new and historic buildings would be aligned.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 268 Dupont Street was historically the open side yard of 270 Dupont Street.
- The property at 268 Dupont Street was subdivided from 270 Dupont Street prior to the designation of the Victorian Roxborough Historic District.
- The Historical Commission retains full jurisdiction over the proposed construction since the proposed project impacts both the developed and undeveloped properties.
- Significant development plans, including a zoning permit for new construction, were in place at the time of designation.
- The Architectural Committee had concerns about the height, scale, features and massing of the new construction in the original application.
- The design was revised following the Architectural Committee meeting to reduce the height of the proposed construction so that the floor levels approximate those of the adjacent historic building.
- The applicant has indicated that he will attempt to maintain some trees.

The Historical Commission concluded that:

- The revised design is more consistent in scale and massing to its context and differentiated from the new and, owing to the development plans in place at the time of designation, is approvable.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 268 and 270 Dupont St					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	8				3

ADDRESS: 3629 HAMILTON ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: Erica Darken

Applicant: Janice Woodcock, Woodcock Design

History: 1871

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/09/2022

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to construct a two-part rear addition on an Italianate rowhouse at a contributing property in the Powelton Village Historic District. The building was constructed in 1871 and is three-stories tall with a one-story front porch, prominent cornice, and two-story rear ell. A two-story addition will be located at the rear of the building and project outward from the current rear wall of the ell by more than 26 feet. A second, smaller one-story addition will be constructed beside the current rear ell and extend to the property line on the east side. The two-part addition will expand the overall footprint of and extend slightly higher than the current rear ell of the historic building. Both portions of the addition will be clad in stucco and the two-story portion will feature a two-story bay window with siding at the rear elevation and windows along the east facing wall. The one-story portion of the addition will feature a window in the rear wall along with skylights in its roof. The rear of the building and the proposed addition will be visible from the side and rear along neighboring N. 37th Street.

SCOPE OF WORK:

- Construct a two-part rear addition.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not*

destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- The proposed new addition does not meet Standard 9. It is too large, and is not compatible with the massing, size, and scale of the historic building or 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: 00:54:49

RECUSAL:

- Mr. Thomas recused, owing to his close friendship with the property owners.

PRESENTERS:

- Mr. Till presented the revised application to the Historical Commission.
- Architect Erin Abraham represented the application.

PUBLIC COMMENT:

- Joanne Darken, an adjacent neighbor, commented in support of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised design is an improvement over the original and reduces the visual impact of the addition.
- The addition should include a cap or cornice at the roofline to better blend in with its surroundings.
- The proposed addition does extend past the rear eaves of its immediate neighbors, but not so much that it overwhelms the character of the neighborhood.

The Historical Commission concluded that:

- The revised proposal for the addition meets Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, provided a cornice like the other cornices on the structure is added to the party wall, with the staff to review details, pursuant to Standard 9. Ms. Kindt seconded the motion, which passed by a vote of 5 to 2 with one recusal.

ITEM: 3629 Hamilton St					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Kindt					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair				X	
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman		X			
Kindt (DPD)	X				
Lepori (Commerce)					X
Lech (L&I)		X			
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	5	2		1	3

ADDRESS: 1631 ARCH ST

Proposal: Remove cornice rosettes

Review Requested: Final Approval

Owner: Verizon

Applicant: Matthew Mower, O'Donnell & Naccarato

History: 1915; Bell Telephone Building; John Windrim, architect

Individual Designation: 12/12/2008

District Designation: None

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to remove terracotta rosettes from the cornice of the building at 1631 Arch Street. During recent façade work, one rosette fell onto scaffolding below and another two were found to be dislodged. Upon probing the fallen and removed rosettes, structural engineers found that the steel bars supporting the rosettes had been badly corroded. The property owner now proposes removing all of the rosettes and covering the resulting gaps in the cornice with lightweight weatherproof capping painted to match the surrounding terracotta.

SCOPE OF WORK:

- Remove terracotta rosettes and cap the resulting gaps in the cornice.

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 rosettes are character-defining elements of the cornice and should be repaired or replaced, perhaps with an alternate material, rather than simply removed.

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: 01:09:56

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Historical Commission.
- John McHugh represented the application.

PUBLIC COMMENT:

- David Traub commended the applicant and Historical Commission for their thoughtfulness in considering solutions to the challenge of replacing the historic rosettes.
- Oscar Beisert suggested a light replacement material from which new rosettes could be fabricated to replace the terracotta rosettes.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The applicant should more closely define structural limitations for the replacement of the rosettes in a lighter material.
- Drilling new fasteners into the terra cotta soffit is inappropriate.

The Historical Commission concluded that:

- The application fails to satisfy Standard 6.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 6. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 1631 Arch St						
MOTION: Denial						
MOVED BY: McCoubrey						
SECONDED BY: Lech						
VOTE						
Commissioner	Yes	No	Abstain	Recuse	Absent	
Thomas, Chair	X					
Washington, Vice Chair	X					
Lenard-Palmer (PCPC)	X					
Cooperman	X					
Kindt (DPD)	X					
Lepori (Commerce)					X	
Lech (L&I)	X					
Mattioni					X	
McCoubrey	X					
Michel					X	
Treat (DPD)	X					
Total	8				3	

Ms. Kindt excused herself from the meeting.

ADDRESS: 1108 S FRONT ST

Proposal: Legalize addition, roof deck, and other unpermitted work

Review Requested: Final Approval

Owner: Lauren Revak

Applicant: William Klotz, Restoration Specialist Inc.

History: early nineteenth century

Individual Designation: 3/30/1965

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: Between December 2023 and March 2024, a significant addition was constructed at the rear of 1108 S. Front Street without a building permit or the Historical Commission's review or approval. The Historical Commission did approve interior demolition and make-safe permit applications in August and December 2023, respectively, but those permits did not cover the new construction. When a Historical Commission staff member visited the site, he saw that the unpermitted addition was under construction despite a Stop Work Order issued by the Department of Licenses and Inspections on 9 February 2024. The developer applied for a permit in late February 2024 that included details that showed what was described as an existing roof deck and pilot house. Photographs of the property submitted as part of this legalization application show that further modification has been made to the front cornice since the site visit.

SCOPE OF WORK:

- Legalize unpermitted rear addition, roof deck, pilot house, and work to front cornice and dormer.

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 rear addition is very large in comparison to the historic structure. The roof deck and pilot house are very visible from the public right-of-way and change the established spatial relationships of the property.
 - A two-story addition with a roof deck on the rear ell rather than the main block may be able to satisfy this Standard.
- *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 would be unimpaired.*
 - From the submitted floor plans, it appears that at least some of the existing rear walls were demolished without the Historical Commission's approval.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to

recommend denial, pursuant to Standards 9 and 10 and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:59:18

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT:

- Oscar Beisert commented in opposition to the legalization application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building at 1108 S. Front is a humble but important property, as its construction date and designation date indicate.
- Section drawings are needed to assess the impact of the addition on the historic structure.
- Significant design changes would be needed to bring the in-progress project into compliance with the Standards.

The Historical Commission concluded that:

- The application does not satisfy Standards 9 and 10.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standards 9 and 10. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 1108 S Front St					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

ADDRESS: 502-04 S JUNIPER ST

Proposal: Construct single-family residence

Review Requested: Final Approval

Owner: James Ernst

Applicant: James Ernst

History: 1830

Individual Designation: 12/31/1984

District Designation: None

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

OVERVIEW: This application proposes constructing a single-family residence at 502-04 S. Juniper Street. At its 8 March 2024 meeting, the Historical Commission voted to approve the demolition of the building at 504 S. Juniper Street, owing to a finding of financial hardship. As part of that application, architectural plans were provided that showed a reconstruction of the three-story historic building at 504 S. Juniper Street, with a four-story adjacent “addition.” However, the approval of demolition was pursuant to a finding of financial hardship and was not contingent upon the building at 504 S. Juniper Street being reconstructed. At its 26 March 2024 meeting, the Architectural Committee reviewed an in-concept application and voted 6 to 1 to recommend approval in concept of a four-story single-family residence at 502-04 S. Juniper Street, with the suggestions that the fourth floor at 504 S. Juniper Street is a mansard or otherwise set back in a way to reflect the former roofline, the roof deck is not visible along the primary facade, and the brick returns on the sides of the building, pursuant to Standard 9. The applicant withdrew the in-concept application after the Committee review in order to implement the recommendations of the Committee for this final approval submission. This application for final approval reflects the suggestion of the Architectural Committee that the Juniper Street elevation read as two separate houses, with the fourth floor of the 504 S. Juniper Street redesigned as a mansard to differentiate the additional floor.

SCOPE OF WORK:

- Construct single-family residence.

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 construction provides an appropriate massing, height, scale, materials, and features to project the integrity of the environment. Certain proportions of architectural features could be further refined through staff review of details.

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted 5 to 1 to recommend approval, with the cornice option for the mansard roof as shown in Option 3 of the application, provided the star bolts and flower boxes are removed, and the cornice for the full four-story roof is revised to be similar to the existing brick cornice on the building at 504 S. Juniper Street, with the staff to review details, pursuant to Standard 9.

ACTION: See Consent Agenda.

REPORT OF THE COMMITTEE ON FINANCIAL HARDSHIP, 3 APRIL 2024

ADDRESS: 4045-61 MAIN ST

Proposal: Demolish mill complex, construct residential building

Review Requested: Final Approval

Owner: GJ Littlewood & Sons Inc.

Applicant: Adam Laver, Esq., Blank Rome

History: 1869; Littlewood & Co., Dyers and Bleachers

Individual Designation: None

District Designation: Main Street Manayunk Historic District, Significant, 12/14/1983

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

OVERVIEW: This application proposes demolishing all but sections of the front facades of the buildings at a mill complex and constructing a seven-story residential building at 4045-61 Main Street at the corner of Main Street and Shurs Lane in the Main Street Manayunk Historic District. The application claims that, owing to the configurations and conditions of the mill buildings as well as their location within the floodplain, the structures cannot be feasibly adaptively reused for any purpose. Several generations of the Littlewood family operated a dye house at the site from 1869 to 2021, when flooding from Hurricane Ida inundated the property and forced the closure of the business.

The mill complex is located in the Main Street Manayunk Historic District, which was designated by City Council by ordinance in 1983, before the Historical Commission itself had the authority to create historic districts. The properties in the Main Street Manayunk Historic District are subject to the provisions set forth in Section PM-804 of the Property Maintenance Code, which provides a concise set of design review criteria for permit applications but does not directly address demolition. Supplementing the limited nature of the provisions in the Property Maintenance Code for the Main Street Manayunk Historic District, Section 18 of the Historical Commission's Rules and Regulations authorizes the Historical Commission to apply the provisions of the historic preservation ordinance, Section 14-1000 of the Philadelphia Code, to properties in the Main Street Manayunk Historic District, provided those provisions do not conflict with the Property Maintenance Code. In this instance, the Historical Commission should apply the demolition provisions and the review criteria for new construction in the historic preservation ordinance.

Philadelphia's historic preservation ordinance expressly prohibits the Historical Commission from approving demolitions of historic buildings unless it determines that:

- the demolition is necessary in the public interest; and/or,
- the building cannot be used for any purpose for which it is or may be reasonably adapted.

In the first instance, the ordinance authorizes the Historical Commission to approve demolitions for public policy reasons, when the public interest advanced by the demolition greatly outweighs the public interest in the preservation of the building. In the second instance, the ordinance authorizes the Commission to approve demolitions when regulation of the property for preservation purposes would deny all economically viable use of it and thereby inflict a financial hardship on the owner. This application asks the Historical Commission to approve the

demolition because the complex of buildings cannot be used for any purpose for which it is or may be reasonably adapted.

The Main Street Manayunk Historic District was designated without a nomination and inventory. The nomination and inventory for the Main Street Manayunk National Register Historic District have been traditionally used in place of the missing nomination and inventory. The National Register inventory classifies this site as significant to the district.

The application materials identify 10 interconnected structures at the site. The oldest structures date to about 1869, when the business was founded. Structures were added, modified, and interconnected throughout the lifetime of the business as it grew during the late nineteenth and twentieth centuries. About 1899, the former Fountain Hotel, which was adjacent to the mill, was added to the complex as an office building. It is labeled Structure 1 in the application materials. The Fountain Hotel was noted as early as 1843 on a map of the County of Philadelphia. By 1885, the hotel had fallen from grace, when the *Inquirer* reported that the "Fountain Hotel, a sort of cheap lodging house at the foot of Shur's lane, near Main street, where about 18 families live, is the scene of great destitution. The poorest of all the poor live in this house." Located at the lowest point in Manayunk along the Schuylkill River, the hotel and mill flooded repeatedly in the nineteenth century, including in 1850, 1869, 1875, and 1889, as local newspapers reported. That pattern of flooding has continued to this day and is accelerating, owing to climate change.

The application includes an affidavit providing the information required by the preservation ordinance for hardship applications, an assessment of the existing conditions at the site, a report on flooding and its impact on redevelopment of the site, a planning analysis of the site and surroundings, an economic analysis of potential reuses of the property, a set of photographs and historic maps documenting the site, and architectural plans and renderings of the proposed building.

The application argues that there is no feasible way to adapt the mill complex to overcome the chronic flooding at the site. The application reports that the site is located in a Special Flood Hazard Area with a Base Flood Elevation of 41.40 feet and a Design Flood Elevation of 42.90 feet. The Base Flood Elevation (BFE) is the elevation that floodwaters have a 1% chance of reaching at the site in any given year. The Design Flood Elevation (DFE) is 18 inches above BFE and is the code-mandated elevation that is considered safely above expected flooding levels. The lowest elevation at the site is 29.11 feet, or 13.79 feet below the DFE. There are two methods for constructing or retrofitting buildings to survive in the floodplain. Dry floodproofing is a method used to render the building's structural envelope substantially impermeable to floodwaters. To dry floodproof a historic building, one would add an impermeable barrier around the building to the DFE to prevent floodwaters from entering the building. Wet floodproofing is a method that allows floodwaters to circulate through the lower sections of a building without substantial damage because occupied space and utilities have been elevated above the DFE. To wet floodproof a historic building, one would either raise the entire building up on piers above the DFE or leave the building in place and raise the occupied space and utilities like electrical and HVAC equipment within the building up above the DFE. This application claims that it is not feasible to dry or wet floodproof the mill complex. It claims that dry floodproofing, which would entail constructing a barrier or dam of sorts that would be almost 14 feet tall at the highest point, is not feasible and the resulting dam would be several times taller than floodproofing standards allow. It claims that wet floodproofing is also not feasible. The entire complex of historic interconnected masonry structures could not possibly be raised up on piers above the DFE. And the occupied space and utilities could not feasibly be elevated within the structures above the

DFE by raising the floor levels and moving equipment; the buildings are primarily one story in height, limiting the amount of elevated floor space that could be achieved. The application concludes that the mill complex cannot be feasibly retrofitted for any possible new use, including industrial, commercial, or residential. The application asserts that the only way to profitably reuse the site is to demolish the mill structures and construct a new building that is designed to withstand occasional flooding.

The proposed building that would replace the mill complex would be seven stories tall and include 167 residential units, 160 parking spaces, residential amenities, and a loading dock. The seventh story would be set back from the planes of the street facades. Occupied space and mechanical equipment would be located on and above the second floor, above the DFE. Walls from the mill complex along Main Street would be retained and incorporated into the new building. Windows and doors in the old walls would be restored. The new building would be clad in brick and corrugated metal.

The Committee on Financial Hardship reviewed the hardship portion of the application at its public meeting on 3 April 2024 and recommended that the Historical Commission find that the mill complex at 4045-61 Main Street cannot be used for any purpose for which it is or may be reasonably adapted, and approve the demolition, provided the site is recorded to HABS standards, pursuant to Section 14-1005(6)(d) of the City's historic preservation ordinance.

SCOPE OF WORK:

- Demolish all structures except portions of the facades along Main Street.
- Construct a seven-story building, incorporating the retained facades.

STANDARDS FOR REVIEW:

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
- *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 complete demolition of the structures fails to satisfy Standards 2, 5, and 9.
 - The proposed new building will be differentiated from the old. The size, scale, and massing of the proposed building will not be compatible with the historic district; it is much larger than the existing mill buildings as well as the nearby buildings in the historic district.
- *Section 14-1005(6)(d) of the City's historic preservation ordinance: No building permit shall be issued for the demolition of a historic building, structure, site, or object, or of a building, structure, site, or object located within a historic district that contributes, in the Historical Commission's opinion, to the character of the district, unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted, the owner must demonstrate that the sale of the*

property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed.

- The Committee on Financial Hardship recommended that the buildings at 4041-65 Main Street cannot be used for any purpose for which they are or may be reasonably adapted.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission find that the mill complex at 4045-61 Main Street cannot be used for any purpose for which it is or may be reasonably adapted, and approve the demolition, provided the site is recorded to HABS standards, pursuant to Section 14-1005(6)(d) of the City's historic preservation ordinance. The staff recommends that the proposed building fails to satisfy Standard 9 because its size, scale, and massing would not be compatible with the historic district. The Historical Commission could potentially approve a new building that does not satisfy the Standards, if doing so is the only way to viably redevelop and thereby restore some value to the property, but the application does not make that case.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the demolition as well as the new construction, pursuant to Standard 9.

COMMITTEE ON FINANCIAL HARDSHIP RECOMMENDATION: The Committee on Financial Hardship voted to recommend that the Historical Commission find that the mill complex at 4045-61 Main Street cannot be used for any purpose for which it is or may be reasonably adapted, and approve the demolition, provided the site is recorded to HABS standards, pursuant to Section 14-1005(6)(d) of the City's historic preservation ordinance.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:10:17

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- Attorney Adam Laver, architect Eric Leighton, economic consultant Peter Angelides, flood resiliency expert Kevin Flynn, and property owner Robert Littlewood represented the application. Mr. Laver introduced the team and summarized the application. Mr. Flynn presented his analysis of the flooding risks at the site and explained how the new building would address those risks. Mr. Angelides presented his analysis of the feasibility of reuse of the existing buildings and concluded that they cannot be reasonably reused. He also explained why the new building must be configured as proposed to be financially feasible, owing to challenges at the site. Mr. Littlewood described the site and explained why he can no longer feasibly use the industrial buildings. Mr. Leighton presented the plans for the proposed building.

PUBLIC COMMENT ON THE DEMOLITION:

- Oscar Beisert of the Keeping Society objected to the demolition.
- Allison Weiss of SoLo Germantown Civic Association objected to the demolition.
- Hanna Stark of the Preservation Alliance suggested that the Historical Commission place conditions on any demolition approval.
- Kevin Smith of the Manayunk Neighborhood Council stated that his organization is opposed to the demolition.
- John Godsey, the owner of Quaker City Motorsport at 3901 Main Street, advocated for the redevelopment of the site.
- Mike Rose, the owner of 4120 Main Street, advocated for the redevelopment of the

site.

PUBLIC COMMENT ON THE NEW CONSTRUCTION:

- Hanna Stark of the Preservation Alliance objected to the proposed building.
- Oscar Beisert of the Keeping Society objected to the proposed building.
- David Traub of Save Our Sites objected to the proposed building.
- Kevin Smith of the Manayunk Neighborhood Council objected to the proposed building.
- Brent Ainley spoke about the proposal.
- Allison Weiss of SoLo Germantown Civic Association objected to building in the floodplain.
- Ms. Chantry reported that Brian Corcodilos, the owner of 4100 Main Street who attended the meeting but could not stay long enough to speak, emailed comments in support of the proposal.
- Dan Neducsin, the president of the Manayunk Special Services District, stated that the redevelopment of the site is essential to reconnecting lower Main Street with the rest of Manayunk.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 4045-61 Main Street is located in the floodplain and has suffered significant flooding numerous times, most recently on 2 September 2021 from the remnants of Hurricane Ida.
- Dry floodproofing of the complex of buildings is infeasible. According to FEMA recommendations, dry floodproofing of more than three feet above grade is not recommended for historic buildings. These buildings would need to be dry floodproofed up to 10 to 14 feet above grade to waterproof them to the Design Flood Elevation.
- Wet floodproofing of the complex of buildings is infeasible. Elevating the complex of masonry buildings up out of the floodplain to the Design Flood Elevation is infeasible. Raising floors and moving utilities up approximately 14 feet within the structures to the Design Flood Elevation would leave little usable space and would be financially infeasible.
- The mill complex at 4045-61 Main Street cannot be reasonably reused for any purpose including residential, hospitality, commercial, or industrial use.

The Historical Commission concluded that:

- The application demonstrates that the mill complex at 4045-61 Main Street cannot be used for any purpose for which it is or may be reasonably adapted, pursuant to Section 14-1005(6)(d) of the City's historic preservation ordinance.
- The mill complex should be recorded to HABS standards prior to any demolition.
- No demolition should occur until the new construction for the site is financed, approved, and permitted.
- The proposed building would be too large in size, scale, and massing for the Main Street Manayunk Historic District and therefore fails to satisfy Standard 9.

ACTION: Ms. Cooperman moved to find that the mill complex at 4045-61 Main Street cannot be used for any purpose for which it is or may be reasonably adapted, and approve the demolition, provided the site is recorded to HABS-like standards and no demolition occurs until the new construction for the site is financed, approved, and permitted, with the staff to review details,

pursuant to Section 14-1005(6)(d) of the City’s historic preservation ordinance. Mr. McCoubrey seconded the motion, which passed by a vote of 7 to 0.

ITEM: 4045-61 Main St					
MOTION: Approval of demolition owing to finding of financial hardship					
MOVED BY: Cooperman					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

ACTION: Mr. McCoubrey moved to deny the proposed new building, pursuant to Standard 9. Mr. Lech seconded the motion, which passed unanimously.

ITEM: 4045-61 Main St					
MOTION: Denial of new building					
MOVED BY: McCoubrey					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 17 APRIL 2024

424 E WOODLAWN ST

Name of Resource: Smith-Steel-Humphreys House
Proposed Action: Designation
Property Owner: 424 E Woodlawn LLC
Nominator: Oscar Beisert
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This nomination proposes to designate the property at 424 E. Woodlawn Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property, known as “Smith-Steel-Humphreys House,” satisfies Criteria for Designation A and J. The nomination states that the property satisfies Criterion A, owing to its significant character, interest, and value as part of the development of the Borough of Germantown, during a period in which it was transformed from a German village to one of the premier suburbs of Philadelphia. It is noted under Criterion A that 424 E. Woodlawn Street is also significant for its longtime association with Phebe Remington Westcott Humphreys (1864-1939), an important and prolific female author, “garden tastemaker,” horticulturist, journalist, and photographer, who occupied the subject house from 1894 to 1939. The nomination also contends satisfaction under Criterion J, as the Smith-Steel-Humphreys House is representative of early suburban, Romantic-era style dwelling types that served prosperous and often prominent Philadelphia families during the third and fourth quarters of the nineteenth century. The proposed period of significance for Criteria A and J is from the time of construction in 1850 through to the occupancy of Phebe Westcott Humphreys in 1939.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates the proposed historic district satisfies Criteria for Designation A and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 424 E. Woodlawn Street satisfies Criteria for Designation A and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:55:53

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- Allison Weiss of SoLo Germantown Civic Association spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property owner commissioned the nomination of the property.
- The nomination highlights the life and work of Phebe Remington Westcott Humphreys.
- The building is wood-frame construction and not many wood frame homes have survived in Germantown from the mid-nineteenth century.

- The property’s landscape is worthy of protection and study.

The Historical Commission concluded that:

- The nomination demonstrates that the property satisfies Criterion A, owing to its significant character, interest, and value as part of the development of the Borough of Germantown, and for its longtime association with Phebe Remington Westcott Humphreys, an important and prolific female author, “garden tastemaker,” horticulturist, journalist, and photographer, who occupied the subject house from 1894 to 1939.
- The nomination demonstrates that the property satisfies Criterion J, as the Smith-Steel-Humphreys House is representative of early suburban, Romantic-era style dwelling types that served prosperous and often prominent Philadelphia families during the latter part of the nineteenth century.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 424 E. Woodlawn Street satisfies Criteria for Designation A and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 424 E Woodlawn St					
MOTION: Designate; Criteria A and J					
MOVED BY: Cooperman					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

ADDRESS: 1200-08 S BROAD ST

Name of Resource: Order Sons of Italy in America, Grand Lodge of Pennsylvania

Proposed Action: Designate

Property Owner: Programs for Exceptional People; Programs Employing People Inc.

Nominator: Preservation Alliance for Greater Philadelphia, author Kevin McMahon

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes to designate the property at 1200-08 S. Broad Street and list it on the Philadelphia Register of Historic Places. A Modernist, two-story, steel-frame, institutional building known as the Order Sons of Italy in America, Grand Lodge of Pennsylvania, designed by the architectural firm of Carroll, Grisdale & Van Alen, and built in 1954, stands on

the property.

The nomination contends that the Order Sons of Italy in America, Grand Lodge of Pennsylvania satisfies Criteria for Designation A, C, D, E, and J. It argues that the building, owing to its use as the state headquarters for the Order Sons of Italy in America, Grand Lodge of Pennsylvania, and that organization's importance to the Italian American community in Philadelphia, has significant character, interest, and value as part of the heritage and cultural characteristics of Philadelphia, Pennsylvania, and the Northeastern United States, satisfying Criterion A. In addition, it also exemplifies the cultural, political, social, and historical heritage of the South Philadelphia community, satisfying Criterion J.

The nomination also argues that the building reflects the environment in an era characterized by a distinctive architectural style and embodies many of the distinguishing characteristics of the Modern architectural style, satisfying Criteria C & D.

The nomination further argues that the Carroll, Grisdale & Van Alen architecture firm, designers of the building, had a significant influence on the development of Modern styles of architecture in the city of Philadelphia, satisfying Criterion E.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1200-08 S. Broad Street satisfies Criteria for Designation A, C, D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1200-08 S. Broad Street satisfies Criteria for Designation A, C, D, E, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 05:02:34

PRESENTERS:

- Mr. Till presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- Attorney Brett Feldman represented the equitable property owner. No one represented the current owner, Programs Employing People.

PUBLIC COMMENT:

- Kathy Dowdell commented on the importance of the architectural firm of Carroll, Grisdale & Van Alen.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 1200-08 S. Broad Street was built in 1954 as the headquarters of the Order Sons of Italy in America, Grand Lodge of Pennsylvania.
- The building on the property represents a significant example of Modern architecture in Philadelphia.
- The designers of the building, Carroll, Grisdale & Van Alen, are an underrecognized but important and influential firm in the architectural history of Philadelphia.
- The history of the building as it relates to the Order Sons of Italy in America, Grand Lodge of Pennsylvania is important to the social and community development of South Philadelphia.

The Historical Commission concluded that:

- The property, owing to its use as the state headquarters for the Order Sons of Italy in America, Grand Lodge of Pennsylvania, and that organization’s importance to the Italian American community in Philadelphia, has significant character, interest, and value as part of the heritage and cultural characteristics of Philadelphia, Pennsylvania, and the northeastern United States, satisfying Criterion A.
- The property exemplifies the cultural, political, social, and historical heritage of the South Philadelphia community, satisfying Criterion J.
- The property reflects the environment in an era characterized by a distinctive architectural style and embodies many of the distinguishing characteristics of the Modern architectural style, satisfying Criteria C & D.
- The Carroll, Grisdale & Van Alen architectural firm, designers of the building, had a significant influence on the development of Modern styles of architecture in the City of Philadelphia, satisfying Criterion E.

ACTION: Mr. Lech moved to find that the nomination demonstrates that the property at 1200-08 S. Broad Street satisfies Criteria for Designation A, C, D, E, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Lenard-Palmer seconded the motion, which was adopted by unanimous consent.

ITEM: 1200-08 S Broad St					
MOTION: Designate; Criteria A, C, D, E, and J					
MOVED BY: Lech					
SECONDED BY: Lenard-Palmer					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

ADDRESS: 4201-47 WOODLAND AVE

Name of Resource: Griffith Hall

Proposed Action: Designate

Property Owner: University of the Sciences/St. Joseph’s University

Nominator: Preservation Alliance of Greater Philadelphia

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes designating one of the buildings on the property at 4201-47 Woodland Avenue and list it on the Philadelphia Register of Historic Places. A three-story masonry academic building known as Griffith Hall, designed by architects Norman Hulme and

John J. Dull and built in the Georgian Revival style in 1927 and 1928, stands on the property.

The nomination contends that Griffith Hall satisfies Criteria for Designation A, C, and D. It argues that the building has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or Nation as the oldest and most significant lasting academic building constructed by the Philadelphia College of Pharmacy and Science, the first college of Pharmacy in the United States and an institution that helped establish the modern field of pharmacology in the nineteenth century and continued to make significant and foundational contributions to that field throughout the nineteenth, twentieth, and twenty-first centuries.

The nomination argues that the building reflects the environment in an era characterized by a distinctive architectural style and embodies many of the distinguishing characteristics of the Georgian Revival architectural style as seen on academic buildings, satisfying Criteria C & D.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4201-47 Woodland Avenue satisfies Criteria for Designation A, C, and D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4201-47 Woodland Ave satisfies Criteria for Designation A, C, and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 05:12:25

PRESENTERS:

- Mr. Till presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- Attorney Matt McClure represented the property owner.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society commented in support of the nomination.
- Kathy Dowdell commented in support of the nomination. She added that she would like to see the viewsheds of the building from 43rd Street preserved as well.
- David Traub of Save Our Sites commented in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building known as Griffith Hall, located on the parcel at 4201-47 Woodland Avenue, was built between 1927 and 1928 in the Georgian Revival style and represents the oldest surviving building associated with the Philadelphia College of Pharmacy and Science.
- The property owner, St. Joseph's University, does not oppose the nomination provided the boundaries are not expanded.
- Griffith Hall is located on a parcel that contains other academic buildings. The nomination boundaries are limited to Griffith Hall and a small, landscaped buffer area around it.

The Historical Commission concluded that:

- The building has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or Nation as the

oldest and most significant lasting academic building constructed by the Philadelphia College of Pharmacy and Science, the first college of Pharmacy in the United States and an institution that helped establish the modern field of pharmacology in the nineteenth century and continued to make significant and foundational contributions to that field throughout the nineteenth, twentieth, and twenty-first centuries, satisfying Criterion A.

- The building reflects the environment in an era characterized by a distinctive architectural style and embodies many of the distinguishing characteristics of the Georgian Revival architectural style as seen on academic buildings, satisfying Criteria C & D.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that Griffith Hall at 4201-47 Woodland Avenue satisfies Criteria for Designation A, C, and D and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 4201-47 Woodland Ave					
MOTION: Designate; Criteria A, C, and D					
MOVED BY: Cooperman					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

OLD BUSINESS

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden Residence
 Proposed Action: Designation
 Property Owner: CHH Community Health
 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 with stable is representative example 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.

The Committee on Historic Designation reviewed the nomination at its November 2022 meeting. The review has been continued since that time to allow the property owner and community representatives to meet and discuss plans for the site.

At its meeting on 12 April 2024, the Historical Commission considered a nomination for the Women’s Center at Chestnut Hill Hospital at 8835 Germantown Avenue as well as a compromise agreed upon by the property owner and nominator that would limit the scope of a potential designation. At the meeting, representatives of the property owner and nominator verbally described the compromise but did not clearly indicate visually where the proposed designation boundary would be located, or which parts of main structure would and would not be subject to the Historical Commission’s regulation. At the end of its consideration on 12 April 2024, the Historical Commission continued the matter for one month to allow time for the compromise to be clearly documented before the Commission acts upon it. The staff has drafted a revision of the Boundary Description section of the nomination to document the compromise boundary put forth by the property owner and nominator. The original and revised Boundary Description sections, each one page in length, are provided on the following pages. The staff has confirmed with representatives of the property owner and nominator that the description faithfully captures the agreed-upon compromise.

The staff recommends that the Historical Commission adopt the nomination with the compromise boundary and designate the property as described by the compromise boundary as satisfying Criteria for Designation C, D, E, and J. The staff notes that the compromise boundary would exclude the rear wing of the house and the carriage house from the designation but emphasizes that it 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. The staff notes that the goal of historic preservation is not to designate any and all historic resources that can be identified, but to designate prudently, balancing the public benefits of preservation with other public benefits, in this case community health care. In this instance, the hospital has demonstrated that it needs to redevelop the rear section of this parcel to expand its health care services for women.

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: 05:31:19

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Lori Salganicoff the Chestnut Hill Conservancy represented the nomination.
- Attorneys Matt McClure and Meredith Trego represented the property owner.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society supported the compromise designation.
- Allison Weiss of SoLo Germantown Civic Association supported the compromise designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nominator and the property owner have been negotiating for many months to 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.

The Historical Commission concluded that:

- Under Criteria C and D, the nomination demonstrates that the house is representative example of the Colonial Revival “country houses” that appeared in Chestnut Hill following the 1876 Centennial Exhibition in Philadelphia.
- Under Criterion E, the nomination demonstrates that the house was designed by the nationally significant and Philadelphia-born architect Charles Barton Keen.
- Under Criterion J, the nomination demonstrates that the house contributed to the neighborhood’s status as an elite residential enclave at the turn of the twentieth century.

ACTION: Ms. Cooperman moved to find 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 as presented during the review. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 8835 Germantown Ave					
MOTION: Designate with boundary amendment; Criteria C, D, E, and J					
MOVED BY: Cooperman					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

ADDRESS: 1423 SPRUCE ST

Proposal: Demolish non-contributing building; construct seven-story building
 Review Requested: Final Approval
 Owner: K of C Federal Credit Union
 Applicant: David Lo
 History: 1980; K of C Federal Credit Union; Arthur Basciano, architect
 Individual Designation: None
 District Designation: Rittenhouse Fittler Historic District, Non-contributing, 2/8/1995
 Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application seeks final approval for the construction of a seven-story, mixed-use building with ground floor commercial space and apartments on floors two to seven. The existing two-story building was constructed in 1980 and is non-contributing to the Rittenhouse-Fittler Historic District. Demolition of the existing building can be approved without a finding of financial hardship or public necessity. The Historical Commission has full jurisdiction over the proposed construction.

The Architectural Committee recommended denial of similar proposals at the September, October, and December 2023 meetings. The applicant withdrew consideration of the September and October proposals prior to Historical Commission’s review. The Historical Commission heard the December proposal at its January 2024 meeting. The Historical Commission concluded that a seven-story height was appropriate with sufficient setbacks. The proposed eight-foot setback was deemed insufficient.

The revised proposal calls for a 75-foot-tall building, plus a parapet and pilot house, in the middle of the 1400 block of Spruce Street, the primary elevation, and the 1400 block of Bach Place, the secondary elevation. A nine-foot setback is proposed at the fourth story and an eleven-foot setback is proposed at the sixth story. A cornice at the fourth story relates to those of adjacent contributing buildings. The ground floor commercial storefront is mostly glass, surrounded by red brick. Floors Two to Seven of the Spruce Street façade feature three bays

and windows are one-over-one of unspecified material. The windows have been adjusted to better conform to the pattern on adjacent structures. Floors Four to Seven on the east and west elevations will be clad in metal panels while the north elevation will be clad with cementitious panels.

All buildings on the north side of the 1400 block of Spruce Street and the south side of the 1400 block of Bach Place, except for the easternmost parcel, are within the Rittenhouse-Fitler Historic District and all but one is contributing. These buildings are three-and-one-half stories tall, except for the western-most structure, which is 19 stories tall. At the east end of the block, the 20-story Atlantic Building is not within the historic district. The contemporary Kimmel Center on the south side of Spruce Street is also not within the district. There is little historically significant context fronting Bach Place; only one building's primary facade fronts this street.

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 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.*
 - Although the setback design endeavors to minimize height differences with the three-and-a-half story buildings extending along the 1400 block of Spruce Street, the proposed building remains noticeably taller. The application does not meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed building 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 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: 05:49:50

PRESENTERS:

- Mr. Shachar-Krasnoff presented the revised application to the Historical Commission.
- Developers David Lo and Steven Rubin represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented that the application is incomplete.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The existing two-story building was constructed in 1980 and is non-contributing to the Rittenhouse-Fitler Historic District. Demolition of the existing building can be approved without a finding of financial hardship or public necessity. The Historical Commission has full jurisdiction over the proposed construction.
- At its January 2024 review, the Historical Commission concluded that a seven-story height was appropriate with sufficient setbacks.
- The application documents are incomplete, and some drawings are contradictory to each other.

The Historical Commission on concluded that:

- The application does not satisfy Standard 9.

ACTION: Mr. McCoubrey moved to deny the revised application, owing to incompleteness and pursuant to Standard 9. Mr. Lenard-Palmer seconded the motion, which was adopted by unanimous consent.

ITEM: 1423 Spruce St					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Lenard-Palmer					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 06:16:10

ACTION: At 04:01 p.m., Mr. Thomas moved to adjourn. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Lenard-Palmer (PCPC)	X				
Cooperman	X				
Kindt (DPD)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni					X
McCoubrey	X				
Michel					X
Treat (DPD)	X				
Total	7				4

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.