

**ADDRESS: 8001 VERREE RD**

Name of Resource: Knowlton Mansion

Proposed Action: Amendment

Property Owner: 8001 Verree CRCP LLC

Applicant: Michael McIlhenney, Esq.

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

**OVERVIEW:** The owner of the designated property at 8001 Verree Road requests that the Historical Commission define the boundary of the designation, which was not defined when the property was designated without a nomination in 1973. The proposed boundary would exclude a small section of the current parcel from the designated area. The owner plans to reconfigure the lot lines of the current parcel and four abutting parcels to create new parcels for the development of single-family homes.

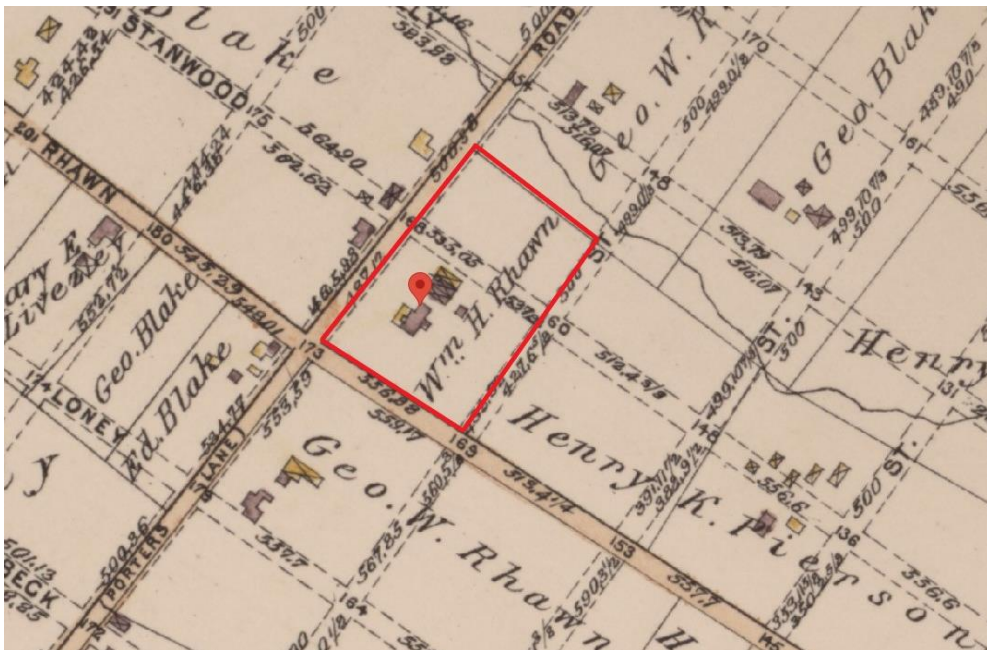
Knowlton Mansion, a 12-acre property, was the former residence of William H. Rhawn and includes a house, carriage house, and caretaker cottage. Designed by Frank Furness in 1879 and completed in 1881, the historic buildings continue to reflect the architect's original design despite additions and alterations. The property at 8001 Verree Road was added to the Philadelphia Register of Historic Places in 1973 and the National Register of Historic Places in 1974. The Historical Commission's meeting minutes of 7 May 1973 record the designation of the property by address and do not indicate that a boundary for the designated area was established. The designation predates the Historical Commission's use of nominations and the establishment of criteria for designation. The National Register nomination for the property was prepared in 1973 and was likely the basis and catalyst for the local designation. Although the National Register nomination recognized legal boundary of the 8001 Verree Road parcel, the nomination's statement of significance focused solely on the architect Furness and the buildings' architecture. It did not call out the landscape or any landscape features.

The proposed boundary for the designation largely follows the lot lines for the property that were in place in 1973 but would remove a small section of the historic lot at the northwest corner. The section proposed for removal is open land more than 100 feet from the nearest historic building. It includes a small segment of a driveway that would be protected by an easement.

**STAFF RECOMMENDATION:** The staff recommends approval of the proposed boundary as this change would not alter or negatively impact the interpretation of the property's historical significance.



**Image 1:** Aerial view of 8001 Verree Rd showing the location of the Main House, Carriage House, and Caretaker Cottage. The current legal boundary is shown in blue. The approximate area proposed for removal is indicated by the yellow rectangle. The proposed amended boundary is set back from all historic buildings.



**Image 2:** The 1895 G.W. Bromley atlas shows the property boundary of the property around the time of the construction. The current legal boundary matches the 1895 boundary.

MINUTES OF THE 176th STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

7 May 1973

Dr. F. Otto Haas, Chairman

Present: Dr. F. Otto Haas, Chairman  
Mrs. James C. Crumlish, Jr.  
Edward Pinkowski  
Walter A. Browne, Administrative Analyst, Department of Public Properties  
Henry J. Magaziner, A.I.A., Architectural Advisor to the Commission  
Dr. Margaret B. Tinkcom, Historian  
Patricia Siemiontkowski, Executive Assistant to the Chairman  
David Rosenblum, Esq., Assistant City Solicitor  
Mrs. Sydney Patton, Philadelphia Redevelopment Authority

Unless otherwise noted, all action taken herein is the result of motions correctly made, seconded and carried.

THE MINUTES of the Stated Meeting, 5 April 1973, were approved and directed to be filed. Mr. Pinkowski asked that a copy of the Commission's proposed Fiscal 1973 Operating Budget be attached to the May Minutes and circulated.

REPORTS

The Report of the Architectural Committee for 24 April 1973 was approved and directed to be filed with the official copy of the Minutes.

Recommendations by the Staff for the Certification of Buildings, Dr. Margaret B. Tinkcom, Historian. The following buildings were approved for certification:

264 W. Walnut Lane  
260 W. Walnut Lane  
7921 Germantown Avenue  
120 Federal Street  
314 Fulton Street  
438 Fulton Street (also 418-20; 432-40; 411-23; 429-31 Fulton Street)  
825 Walnut Street  
1119 Bainbridge Street  
1114 Kater Street  
8001 Verree Road  
2100-2116 Pine Street

A suggestion was made to certify the entire 200 block of W. Walnut Lane. The staff was asked to photograph the buildings in this block and to inquire of the owners whether or not they would like their houses certified.

## REPORTS (Cont'd)

Commission Activities, Report on, Dr. Margaret B. Tinkecm, Historian.

Dr. Tinkecm's report for the month of April was approved and directed to be filed with the official copy of the Minutes.

## OLD BUSINESS

Historic American Engineering Record, Dr. Margaret B. Tinkecm, Historian.

Dr. Tinkecm reported on her receipt of a letter from HAER reporting that federal funds must be matched by local money before a study of Philadelphia's engineering accomplishments could be undertaken. The HAER expressed a hope that this money might be available next year.

Cannon Ball farm house, Dr. F. Otto Haas, Chairman. Dr. Haas reported that no word had as yet been received from the Army Corps of Engineers regarding the moving of Cannon Ball farm. If no action has been taken within two weeks, letters will be sent to Commissioner Guarino and to Commissioner Crawford requesting the immediate removal of the house to city owned land, part of the Ft. Mifflin complex.

Old City Historic District, 33-37 South Fourth Street, Mrs. Sydney Patten. Mrs. Patten presented the Redevelopment Authority's request to demolish 33-37 South Fourth Street to the Commission. The Authority will agree to save the iron fronts of these three buildings and store them for later use. The Commission agreed to these demolitions and will send a letter to the Authority confirming this action.

## NEW BUSINESS

A.I.A. Preservation Committee proposal to the Department of Licenses and Inspections, Dr. Margaret B. Tinkecm, Historian. The Historical Commission has been asked by the A.I.A. Preservation Committee to draft a letter to the Department of Licenses and Inspections suggesting that that department require a photograph to accompany any request for a demolition permit. Such a photograph would serve as a record when a building is demolished.

Proposal from the Historical Commission to the A.I.A., Philadelphia Chapter, Dr. Margaret B. Tinkecm, Historian. The Historical Commission will suggest to the Philadelphia Chapter of the A.I.A. that all architectural firms in the City be asked to submit to the Historical Society of Pennsylvania a list of those buildings currently being constructed in Philadelphia with the name of the architect responsible for the design.

Mask and Wig Club Request, Dr. F. Otto Haas, Chairman. The Commission voted to approve the club's request to build an addition to house the kitchen facilities presently in their historically certified property at 310 South Quince Street.



## NEW BUSINESS (Cont'd)

National Trust request for letter to Philadelphia TV Stations, Dr. Margaret B. Tinkcom, Historian. The request of the National Trust for Historic Preservation urging the Philadelphia Historical Commission to ask Philadelphia TV stations to broadcast a public service announcement as part of the observance of the first National Historic Preservation Week, was approved. Telegrams will be sent to KYW, WPVI, and WCAU.

700-14, Spruce Street, Mr. Henry J. Magaziner, A.I.A., Architectural Advisor to the Commission. Mr. Magaziner brought the Board up to date on recent happenings concerning these Spruce Street properties. At a meeting of the Society Hill Civic Association, called for 8 P. M. on Wednesday, May 9, 1973, Mr. Magaziner, representing the protestants, and a representative of the Pennsylvania Hospital, will appear to discuss the matter at issue and to answer any questions.

There being no further business, the meeting adjourned at 4:35 P. M.

Respectfully submitted,

Patricia Siemiontkowski  
Executive Assistant to the Chairman

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: PENNSYLVANIA
COUNTY: PHILADELPHIA
FOR NPS USE ONLY
ENTRY DATE

**1. NAME**

COMMON:  
"KNOWLTON"

AND/OR HISTORIC:  
WILLIAM H. RHAWN HOUSE AND STABLE

**2. LOCATION**

STREET AND NUMBER:  
8001 VERREE ROAD

CITY OR TOWN:  
FOX CHASE, PHILADELPHIA

CONGRESSIONAL DISTRICT:  
FOURTH

STATE:  
PENNSYLVANIA

CODE:  
042

COUNTY:  
PHILADELPHIA

CODE:  
101

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
JOHN P. GREEN & JOHN P. GREEN JR. TRUSTEES

STREET AND NUMBER:  
8001 VERREE ROAD

CITY OR TOWN:  
FOX CHASE, PHILADELPHIA

STATE:  
PENNSYLVANIA

CODE:  
042

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
DEPARTMENT OF RECORDS, CITY HALL

STREET AND NUMBER:  
BROAD 7 MARKET STREETS

CITY OR TOWN:  
PHILADELPHIA

STATE:  
PENNSYLVANIA

CODE:  
042

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:  
PENNSYLVANIA INVENTORY OF HISTORIC SITES AND LANDMARKS

DATE OF SURVEY: JULY 1973  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:  
WILLIAM PENN MUSEUM HISTORIC SITES SURVEY

STREET AND NUMBER:  
Box 1026

CITY OR TOWN:  
HARRISBURG

STATE:  
PENNSYLVANIA

CODE:  
042

SEE INSTRUCTIONS

USE THIS COPY FOR DUPLICATING

STATE:
COUNTY:
ENTRY NUMBER
DATE
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

THE WILLIAM RHAWN HOUSE, DESIGNED BY FRANK FURNESS IN 1879, STANDS ON A TWELVE-ACRE HILLTOP SITE WHICH INCLUDES THE HOUSE, CARRIAGE HOUSE AND A CARE-TAKERS COTTAGE.

FROM THE EXTERIOR THE HOUSE APPEARS TO BE A FUSION OF TWO CONFLICTING MASSES, A THREE-STORY BLOCK TO THE SOUTH AND A HALF-PYRAMIDAL ROOF WHICH SLOPES TO EXTEND OVER A CENTRAL HALL, NORTH ROOMS, AND PORCH. THESE MASSES DEFINE THE SPACE WITHIN; THE VERTICAL STACK OF FAMILY LIVING, EATING, AND SLEEPING ROOMS ON THE SOUTHEAST SIDE, THE EXPANSE OF PORCH ON THE NORTH-WEST SIDE, AND THE ENTRY AND HALL BETWEEN THEM. THE MAIN WALL FABRIC IS LOCAL FIELDSTONE WITH A SLATE ROOF AND SLATE SHINGLING.

THE GEOMETRY OF THE PLAN IS A SQUARE CROSSED BY CRUCIFORM AXES. IN THE CENTER OF THE HALL THE CIRCULATION AXIS, PUNCTUATED BY WINDOWS, INTERSECTS THE AXIS FROM THE PARLOR FIREPLACE TO DINING ROOM BAY. THE CENTRAL HALL SERVES ALL MAJOR SPACES, AS IN OTHER FURNESS BUILDINGS.

THE RICH AND COMPLEX INTERIOR DETAILING INCLUDES ABSTRACT GEOMETRIC WOOD FORMS FOR MANTELS, BALUSTRADE, AND NEWEL. A BRILLIANT STAINED GLASS WINDOW CONTAINS THE NAME AND DATE OF THE HOUSE. HEARTHES AND VESTIBULE FLOORS ARE CONSTRUCTED OF MINTON TILE (OFTEN USED BY FURNESS BUT SELDOM SO WELL PRESERVED). CHANDELIERS ARE BRASS IN AN ABSTRACT FLORAL PATTERN. THE INTERLOCKING AND OVERLAPPING FORMS OF VESTIBULE WAINSCOTING, DOORS, AND PORCH SUPPORTS SUGGESTS THAT FURNESS WAS INFLUENCED BY THE JAPANESE HOUSE IN THE 1876 CENTENNIAL EXHIBITION IN PHILADELPHIA.

THE CARRIAGE HOUSE, ALSO OF LOCAL FIELDSTONE, CONSISTS OF A HALF BASEMENT, A HANDSOMELY DETAILED CARRIAGE AND HORSE FLOOR, AND A VAST HAY LOFT ABOVE, COMPLETE WITH GRAIN CHUTES.

THE PRESENT CONDITION OF THE HOUSE AND CARRIAGE HOUSE IS ESSENTIALLY COMPLETE. MINOR CHANGES INCLUDE ADDITION OF A ONE-ROOM 2 $\frac{1}{2}$ -STORY BLOCK AT THE REAR OF THE HOUSE, ENCLOSURE OF A SECTION OF THE PORCH, CREATION OF A BATHROOM IN PLACE OF TWO SECOND-FLOOR FIREPLACES, REMOVAL OF THE NORTH CHIMNEY, AND REPLACEMENT OF THE TILE SURROUNDING ONE OF THE FIREPLACES. THE ONLY CHANGES TO MAJOR SPACES ARE NEW WALLPAPER AND A NEW COAT OF VARNISH FORTY YEARS AGO.

SEE INSTRUCTIONS

**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |                                         |                                       |                                                  |                                       |
|-----------------------------------------|---------------------------------------|--------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian; | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century   | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known) 1879-1881

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |                                                  |                                       |                                         |                                          |
|--------------------------------------------------|---------------------------------------|-----------------------------------------|------------------------------------------|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education    | <input type="checkbox"/> Political      | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering  | <input type="checkbox"/> Religion/Phi-  | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry     | losophy                                 | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention    | <input type="checkbox"/> Science        | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape    | <input type="checkbox"/> Sculpture      | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human-  | _____                                    |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Literature   | itarian                                 | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Military     | <input type="checkbox"/> Theater        | _____                                    |
| <input type="checkbox"/> Conservation            | <input type="checkbox"/> Music        | <input type="checkbox"/> Transportation | _____                                    |

STATEMENT OF SIGNIFICANCE

THE WILLIAM H. RHAWN RESIDENCE WAS DESIGNED BY FRANK FURNESS, TEACHER OF LOUIS SULLIVAN AND ARCHITECT OF MANY OF PHILADELPHIA'S MOST IMPORTANT BUILDINGS, INCLUDING THE PENNSYLVANIA ACADEMY OF FINE ARTS AND THE UNIVERSITY OF PENNSYLVANIA LIBRARY.

THIS HOUSE AND CARRIAGE HOUSE ARE REMARKABLE NOT ONLY FOR THEIR DESIGN BUT ALSO FOR THEIR UNUSUAL STATE OF PRESERVATION. DESPITE LATER ADDITIONS, THE ORIGINAL ARCHITECTURAL DESIGN IS COMPLETE.

OF FURNESS HOUSES, FEW REMAIN. THE WILLIAM RHAWN HOUSE MARKS RECOGNITION OF THE RESIDENTIAL DESIGN ASPECT OF FURNESS' CAREER.

SEE INSTRUCTIONS



SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

AMERICAN ARCHITECT AND BUILDING NEWS, VII, FEB. 28, 1880, P.88.  
 KING, MOSES, KING'S VIEWS OF PHILADELPHIA, NEW YORK: MOSES KING, 1902, P.85.  
 THE ARCHITECTURE OF FRANK FURNESS, CATALOG (OF THE EXHIBITION ON FURNESS) BY J.O'GORMAN, G.E.THOMAS, H. MYERS, C. ROBINSON, PHILADELPHIA: MUSEUM OF ART, 1973, PP. 46-47, 50-52, 124-129, 202.

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	40° 04' 30"	75° 04' 33"	0	.	.
NE	40° 04' 30"	75° 04' 19"	0	.	.
SE	40° 04' 20"	75° 04' 19"			
SW	40° 04' 20"	75° 04' 33"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 12 ACRES

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

**11. FORM PREPARED BY**

NAME AND TITLE:  
 GEORGE E. THOMAS, VICE-PRESIDENT

ORGANIZATION: PHILA. CHAPTER, SOCIETY OF ARCHITECTURAL HISTORIANS      DATE: JUNE 12, 1973

STREET AND NUMBER:  
 3920 PINE STREET

CITY OR TOWN: PHILADELPHIA      STATE: PENNSYLVANIA      CODE: 042

**12. STATE LIAISON OFFICER CERTIFICATION      NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National       State       Local

Name: William J. Wewer  
 Title: Executive Director Pa. Historical & Museum Commission  
 Date: 6/20/74

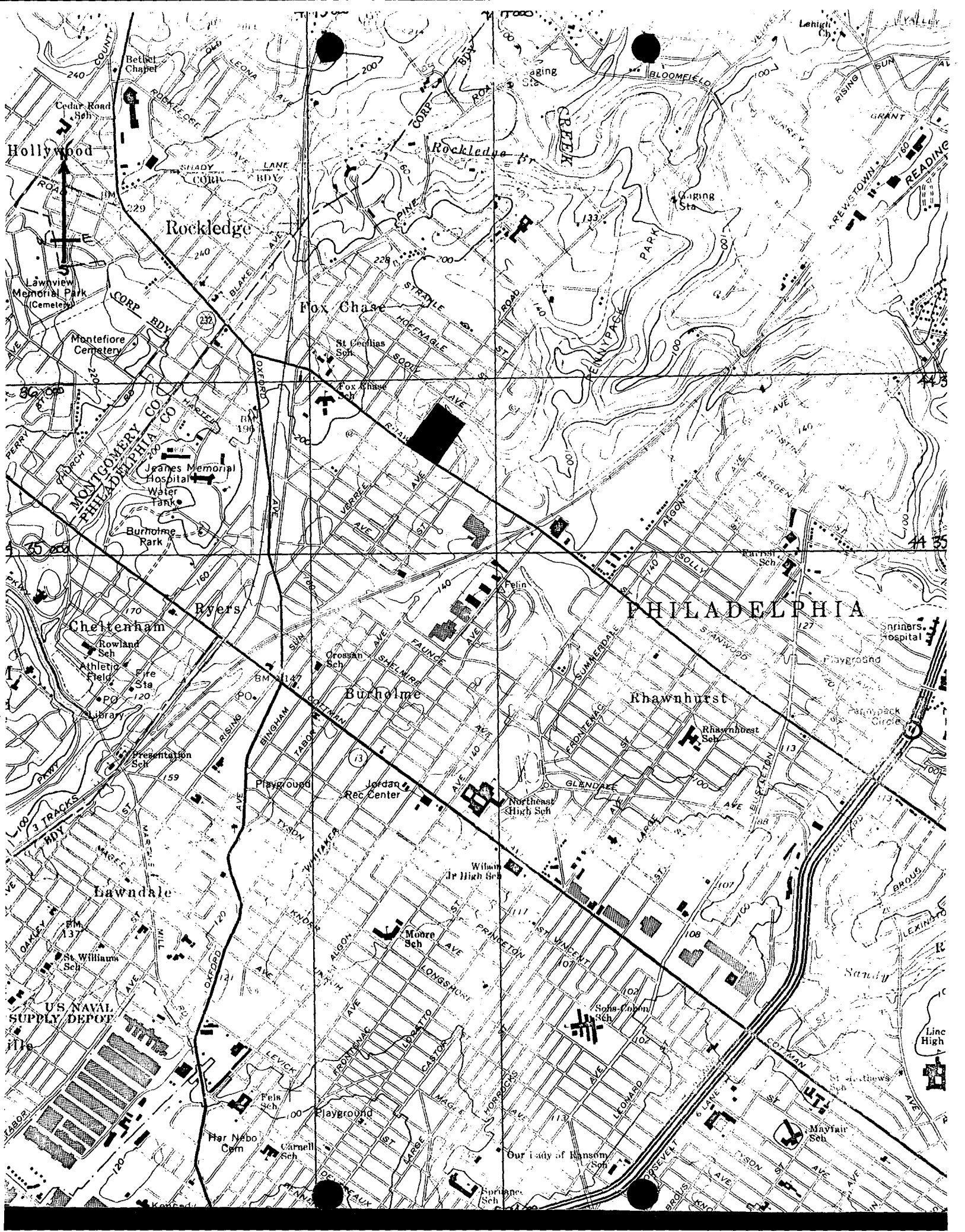
I hereby certify that this property is included in the National Register.

\_\_\_\_\_  
 Director, Office of Archeology and Historic Preservation

Date: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 \_\_\_\_\_  
 Keeper of The National Register

Date: \_\_\_\_\_



September 24, 2024

**VIA: EMAIL (Jon.Farnham@phila.gov)**

Dr. Jon Farnham, Executive Director  
Philadelphia Historical Commission  
1515 Arch Street  
Philadelphia, PA 19102

**RE: Request to Amend Historically Designated Boundary  
8001 Verree Road Avenue (Knowlton Mansion)**

Dear Dr. Farnham:

My firm is counsel to 8001 Verree CRCP LLC, which owns the historic Knowlton Mansion at 8001 Verree Road (the “Historic Parcel”), as well as the abutting parcels at 8101 Verree Road, 8121 Verree Road, 8111 Verree Road, and 1000 Solly Avenue (the “Abutting Parcels”). A copy of my client’s deed is attached hereto at **Exhibit “1”**. My client is seeking approval from the Philadelphia Historic Commission to amend the historically designated boundary of the Historic Parcel to remove certain land from the historic designation.

I am attaching at **Exhibit “2”** sheet 1 of 2 of a site plan dated 10/24/2023 and approved by the Surveyor and Regulator of the City of Philadelphia Department of Streets 4th Survey District on January 11, 2024 (the “Existing Site Plan”) and prepared by Ambric Technology Corporation (“Ambric”) depicting the existing lot lines of the Historic Parcel and Abutting Parcels.

My client is seeking approval from the Commission to amend the historically designated boundary to match the proposed redrawn lot line for the Historic Parcel and the Abutting Parcels pursuant to a subdivision plan to create nine (9) new parcels from four (4) existing parcels (*i.e.*, the Historic Parcel and Abutting Parcels sans 1000 Solly Avenue). Attached at **Exhibit “3”** is a sheet 2 of 2 of the site plan dated 10/24/2023 and approved by the Surveyor and Regulator of the City of Philadelphia Department of Streets 4th Survey District on January 11, 2024 (the “Proposed Subdivision Plan”) depicting the new lot lines of the Historic Parcel and the proposed nine (9) new parcels identified as Parcel A through Parcel I.

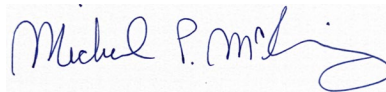
To show the impact on, and changes to, the Historic Parcel, Ambric prepared a plan overlaying the Proposed Subdivision Plan on the Existing Site Plan and detailing the requesting changes to the historic boundary. A copy of the Historic Designation Plan dated 4/4/2024 is attached at **Exhibit “4”**. Here, my client is seeking Commission approval to slightly alter the

historically designated boundary of the Historic Parcel by removing proposed Parcel A and half of proposed Parcel B from the historic boundary designation of the Historic Parcel. As detailed on the Historic Designation Plan, 16,719 sq. ft. of land consisting of proposed Parcel A and half of proposed Parcel B would be removed from the historic boundary designation.

My client's request is a reasonable adjustment to the historically designated boundary of the Historic Parcel that will allow for responsible development on the Abutting Parcels. The requested amendment will have negligible impact on the Historic Parcel.

We respectfully request that the Historical Commission approve the request to amend the historic boundary designation of the Historic Parcel as detailed in the Proposed Subdivision Plan.

Very truly yours,



Michael P. McIlhinney, Esquire

Enclosures

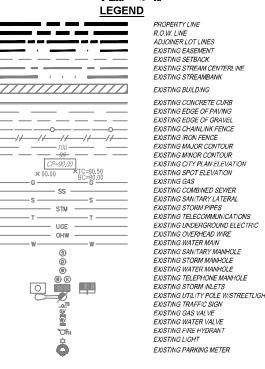
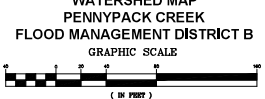
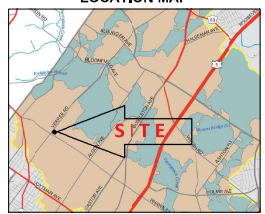
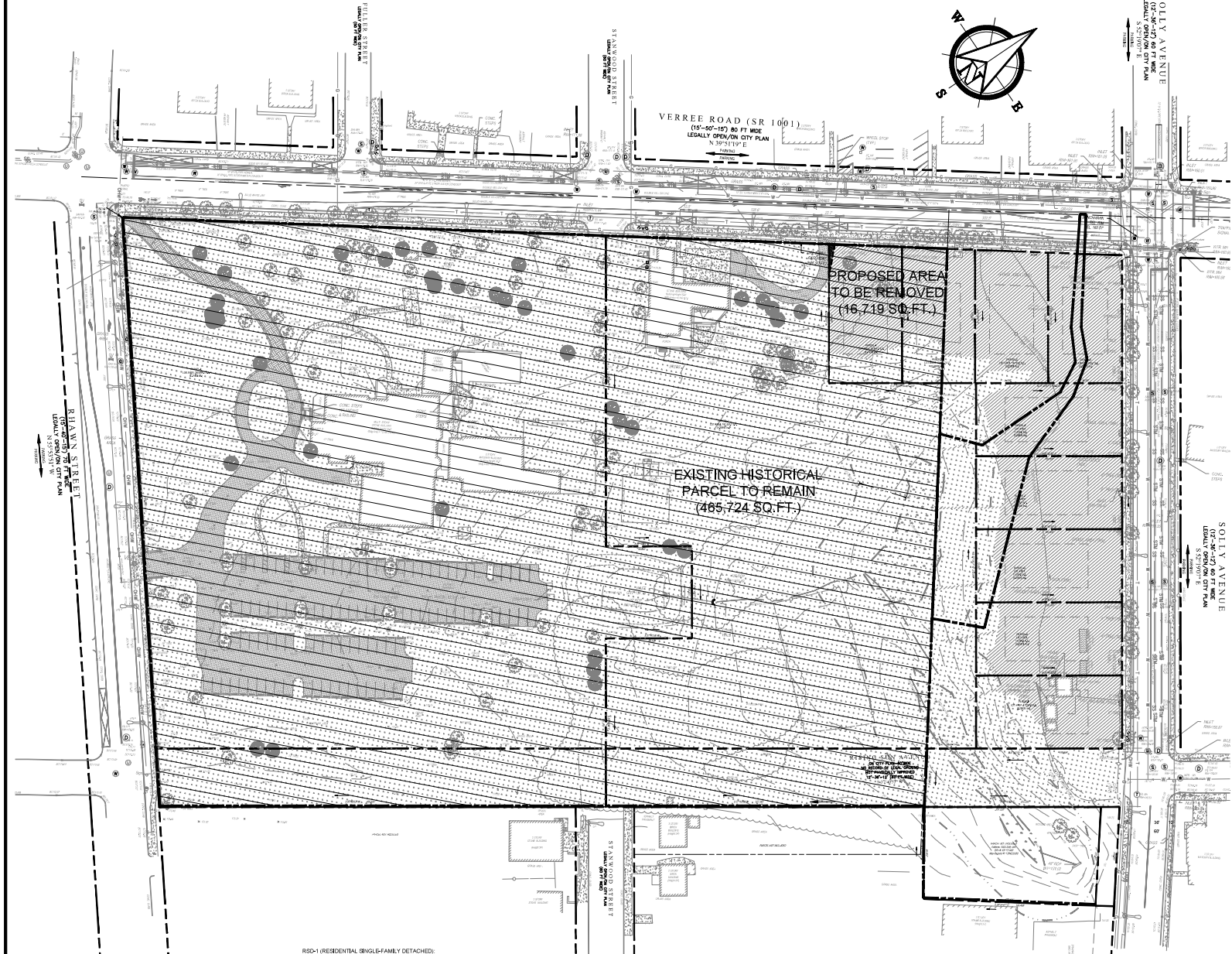
cc: Client (via email)  
Ambric (via email)









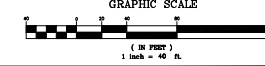


RSD-1 RESIDENTIAL SINGLE-FAMILY DETACHED:	
AREA REGULATIONS	REQUIRED
MIN. LOT WIDTH	75'
MIN. LOT AREA	10,000 S.F.
MAX. OCCUPIED AREA	35%
MIN. FRONT YARD SETBACK	35'
INTERMEDIATE LOT SIZES FT., EACH CORNER LOT - 15'	
MIN. SIDE YARD WIDTH (S)	30'
MIN. REAR YARD DEPTH	30'
MAX. HEIGHT	35'
BUILDING TYPES	DETACHED ONLY

**HISTORIC DESIGNATION AREA CALCULATIONS**  
 EXISTING HISTORIC PARCEL = 485,461 SQFT  
 EXISTING TO REMAIN = 485,742 SQFT  
 PROPOSED TO REMOVE = 16,719 SQFT  
**PROPOSED HISTORIC AREA = 485,742 SQFT**

**HISTORIC DESIGNATION NOTES**  
 AREAS ARE CALCULATED USING EXISTING MODELS OF THE PROPERTY AND OVERLAYS ON TOP OF THE PROPOSED SUBDIVISION APPROVED BY THE 4TH SURVEY DISTRICT. AREAS ARE CALCULATED AS ESTIMATES UNTIL MORE DATA IS RECEIVED FROM THE HISTORIC COMMISSION IN REGARDS TO THEIR MAPPING OF THE HISTORICALLY DESIGNATED AREAS.

**SURVEYOR'S CERTIFICATION:**  
 THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WAS DETERMINED BY THE CONTRACTOR'S FIELD SURVEY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT 148.



- NOTES**
- Boundary Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS).
  - Other dimensions are shown as per US Customary Units.
  - Philadelphia District Standard of measurement (DS) is to be used in the City of Philadelphia for all surveying and engineering purposes.
  - Reference shall be made to the City of Philadelphia Code, Title 21, Chapter 11, for all applicable rules and regulations.
  - A contractor is responsible to the equivalent best-practice expression for clarity and greater precision.
  - The preparation of this plan by Ambric Technology Corporation does not constitute the approval of city agencies.
  - Plan prepared in accordance with the instructions of Thomas Peters of RSG Management, LLC.
  - Unrecorded boundary lines shall not be used for the design for cover and layout.
  - An engineering permit is required for any proposed changes to be made including consideration of zoning parcels.
  - The use of this plan for purposes other than as designated herein, voids the at the sole risk of the user.
  - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
  - Benchmark elevation: TAL. MBL. 100.00. 1985.15. Based on the monument of Verree Rd & Solly Ave. Benchmark is not set by City Survey.
  - Ambric Technology Corporation hereby reserves its copyright in all drawings, plans and designs. The information on these sheets are not to be modified or copied in any manner. The information on these sheets are not to be assigned to any third party, without the expressed written consent of Ambric Technology Corporation.

**AMBRIC TECHNOLOGY CORPORATION**  
 Consulting Engineer and Surveyors  
 100 Pine Street  
 Colwyn, PA 19023  
 (phone) 215-262-4900/484-251-0010  
 (fax) 215-262-4980/484-251-0016

**8001, 8101, 8111 Verree Road (SR. 1001)**  
 Philadelphia, PA 19111  
**RSG Management**  
 Thomas Peters  
 901 Fox Chase Road,  
 Philadelphia, PA 19106  
 PH: 215-262-2395

**PROJECT:** PLAN MADE FOR:

REV.	DATE	BY	APP.
1	07/20/24	AMBRIC PWD CONC.	REV.
2	02/20/24	PCRC	SUBMITTAL
3			
4			
5			
6			
7			
8			
9			
10			

**DESIGNED:** SCB  
**DRAWN:** SCB  
**CHECKED:** SCB  
**DATE:** 07/20/24  
**APPROVED:** MAF Michael A. Fina, P.E., PE080603

**SHEET TITLE:** HISTORIC DESIGNATION PLAN

**SCALE:** 1" = 40'

**SHEET NO.:** 1

**PROJ. NO.:** 13000-ENG-03

**DATE:** 04/24/2024

October 1, 2024

**VIA: EMAIL (Jon.Farnham@phila.gov)**

Dr. Jon Farnham, Executive Director  
Philadelphia Historical Commission  
1515 Arch Street  
Philadelphia, PA 19102

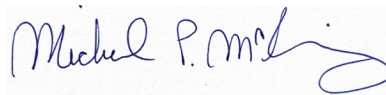
**RE: Supplemental Materials for Request to Amend Historically Designated  
Boundary  
8001 Verree Road Avenue (Knowlton Mansion)**

Dear Dr. Farnham:

My firm is counsel to 8001 Verree CRCP LLC, which owns the historic Knowlton Mansion at 8001 Verree Road. I write in follow-up to my original correspondence dated September 24, 2024 to provide supplemental materials for review as part of my client's request to amend the historically designated boundary of the Property. To that end, I am attaching a document identified as **Exhibit "5"** showing aerial photos of the Property and maps from the Atlas.Phila.Gov website, and **Exhibit "6"** consisting of current photographs depicting the Property in context with adjacent properties.

We respectfully request that the Historical Commission consider these additional materials as part of the review of my client's request to amend the historic boundary designation of 8001 Verree Road.

Very truly yours,



Michael P. McIlhinney, Esquire

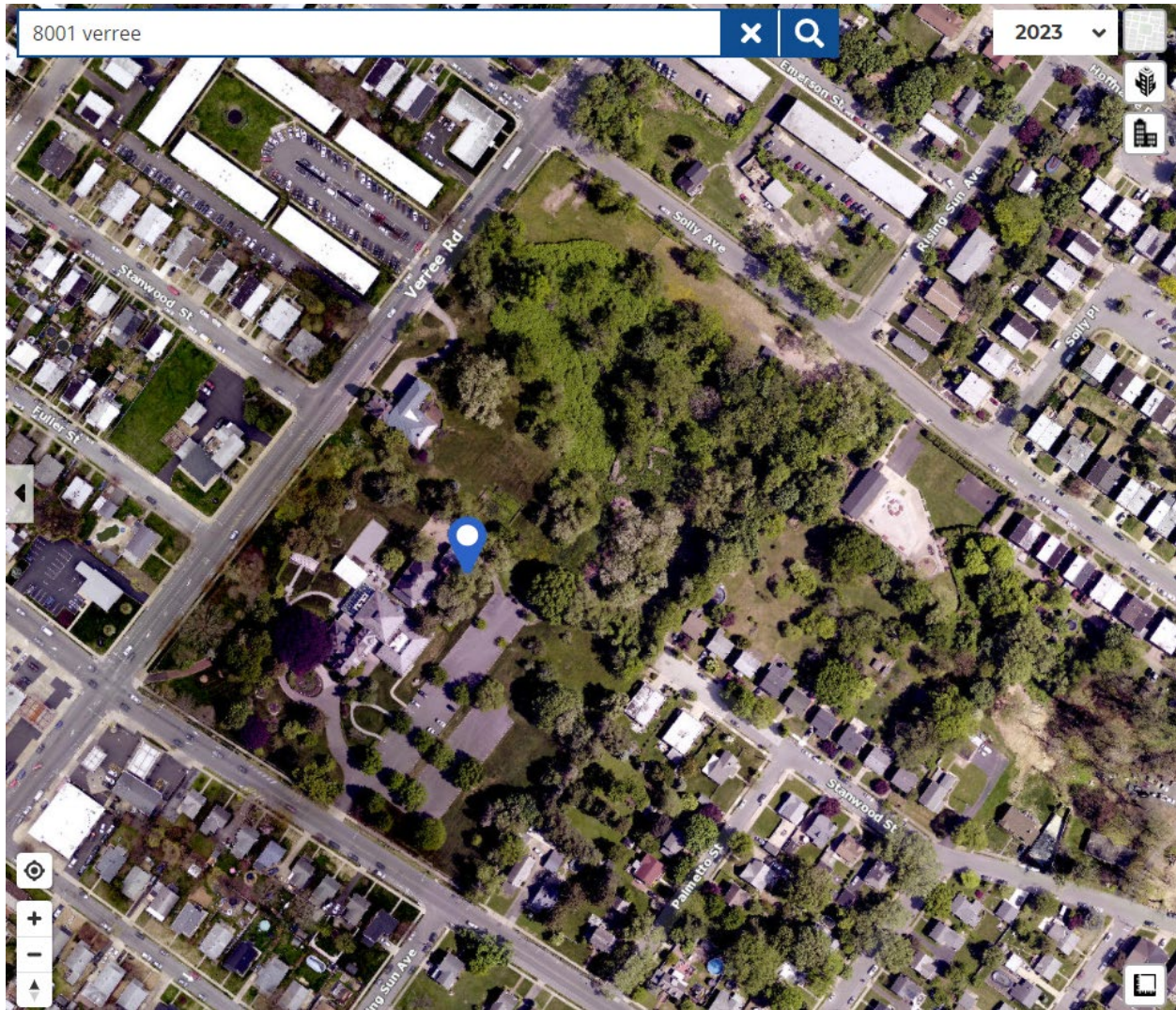
Enclosures

cc: Client (via email)  
Ambric (via email)



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Aerial Photographs**

**EXHIBIT 5**

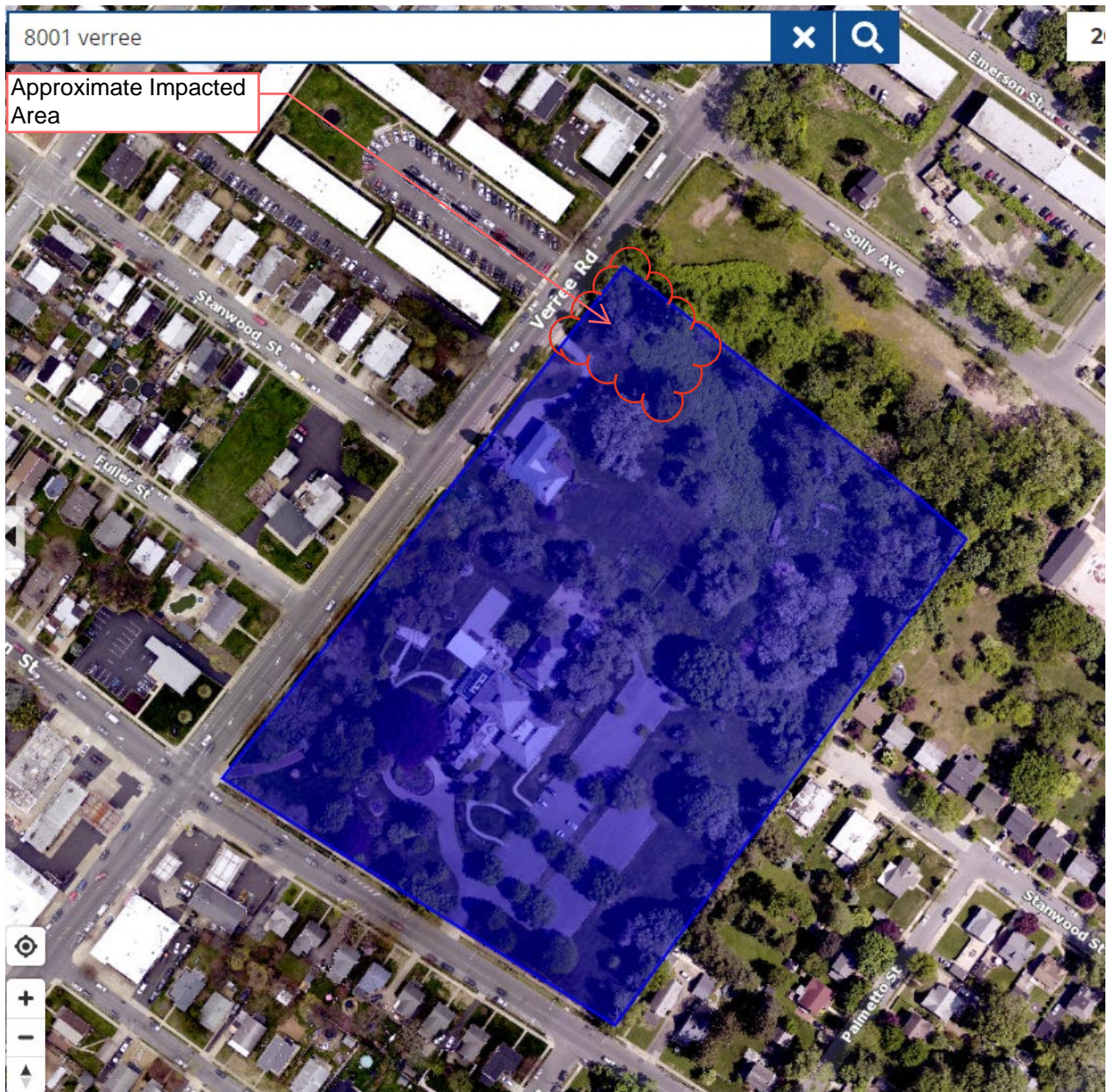


Aerial View of 8001 Verree Road and Adjacent Properties.



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Aerial Photographs**

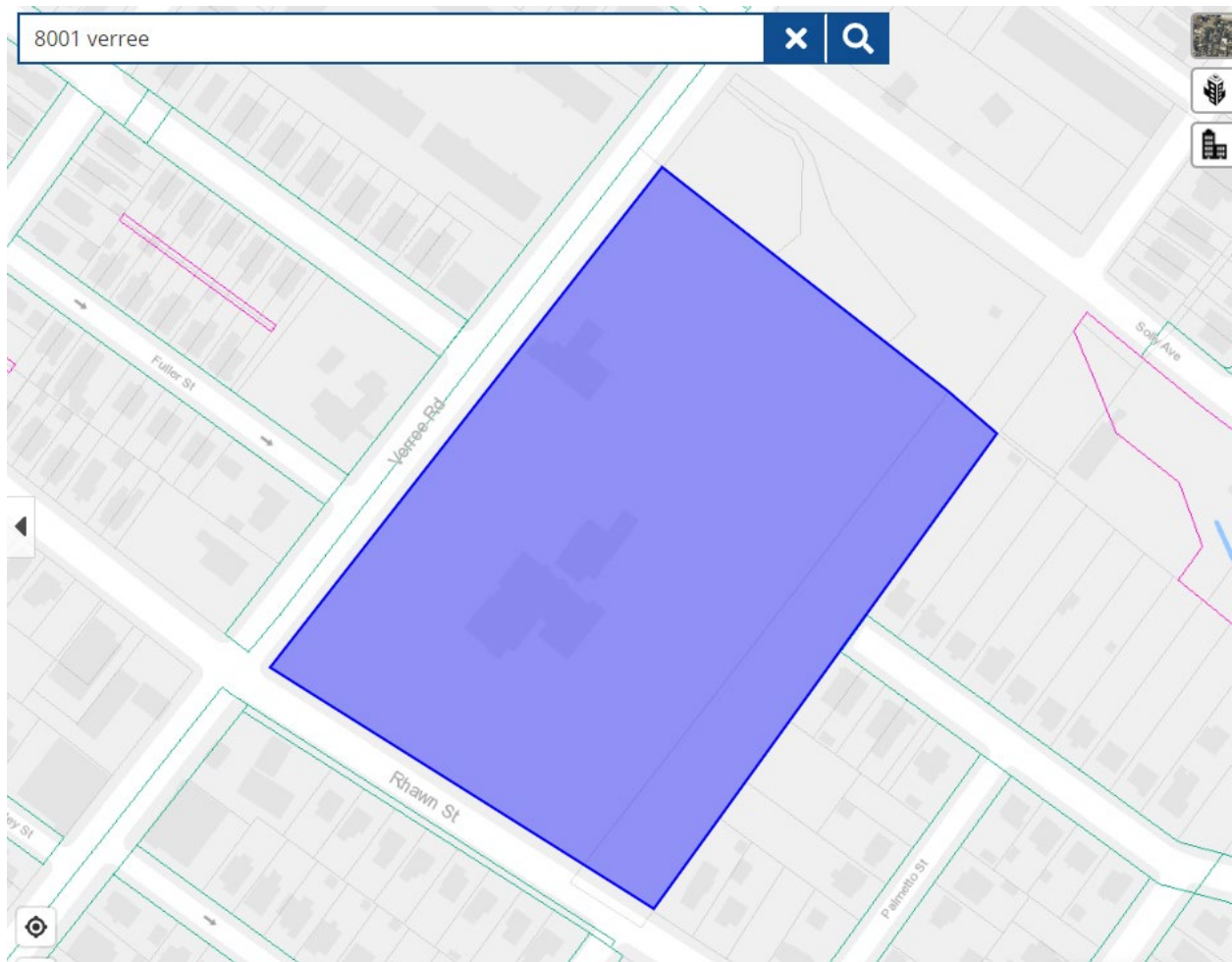
**EXHIBIT 5**



Aerial View of 8001 Verree Road and Adjacent Properties.

**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Aerial Photographs**

**EXHIBIT 5**



Map View of 8001 Verree Road and Adjacent Properties.



**Request to Amend Historically Designated Boundary  
8001 Verree Road Avenue (Knowlton Mansion)  
Aerial Photographs**

**EXHIBIT 5**

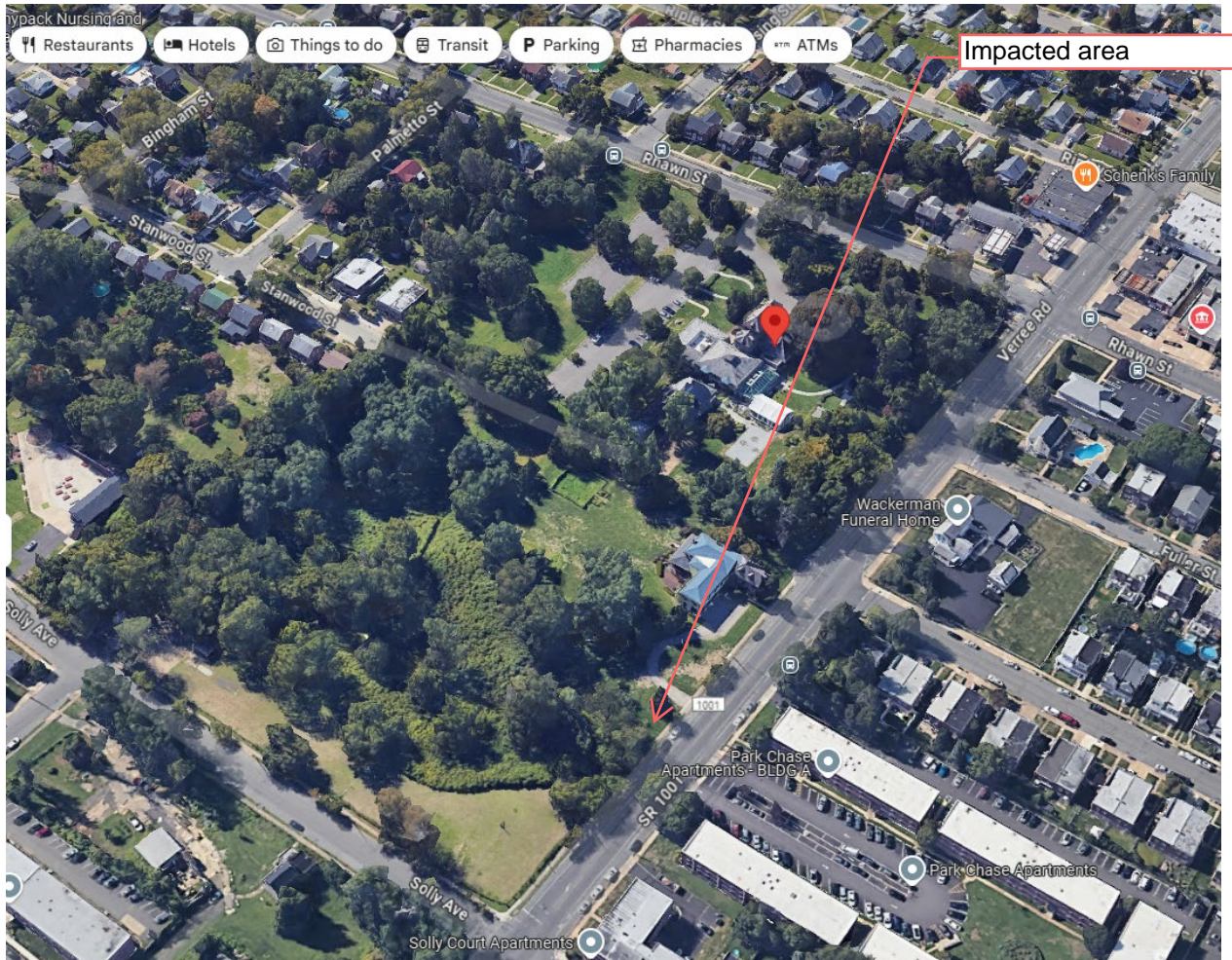


3D Aerial View Looking North from Rhawn Street at Subject Property and Adjacent Properties.



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Aerial Photographs**

**EXHIBIT 5**

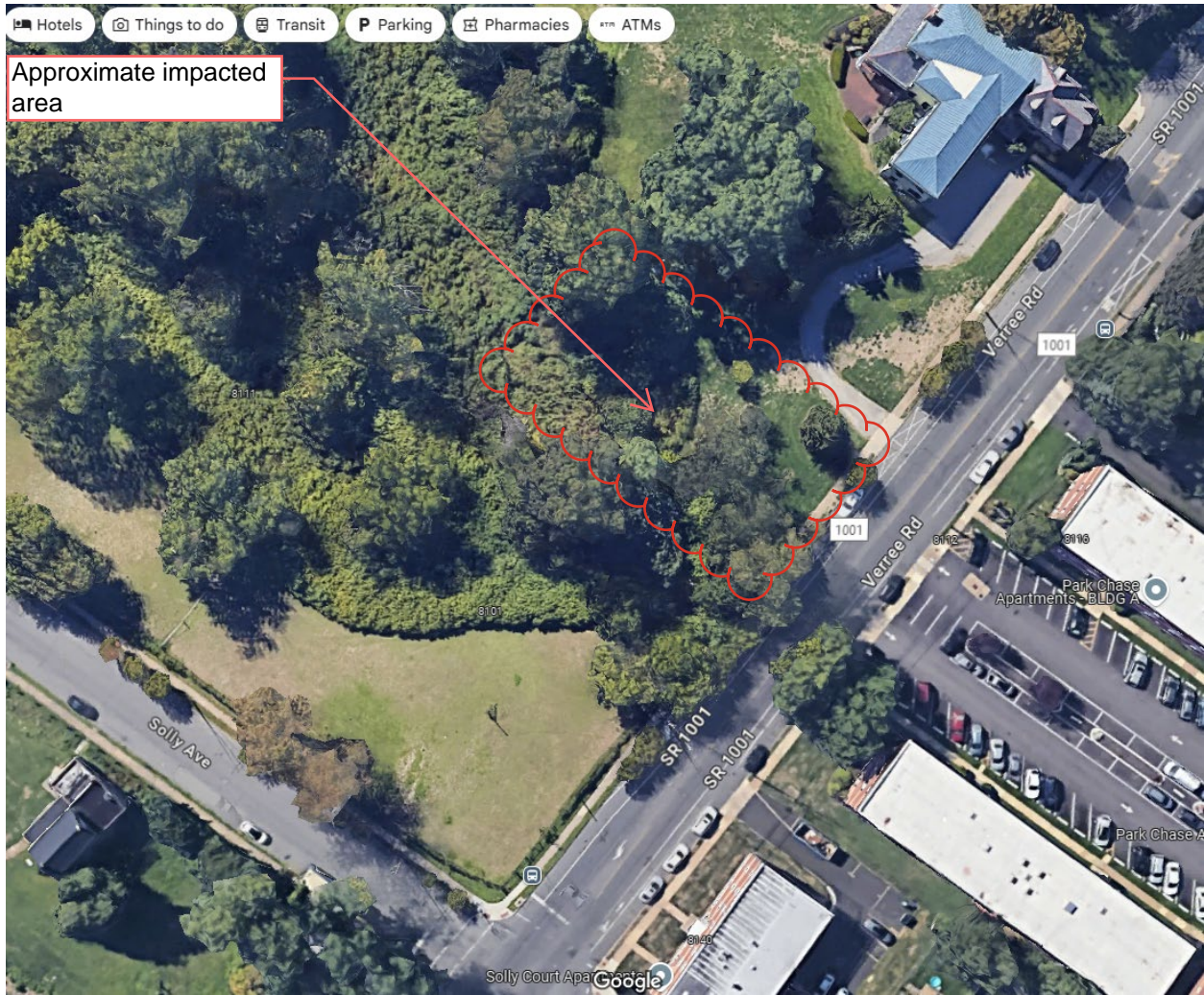


3D Aerial View Looking South from Solly Avenue at Subject Property and Adjacent Properties.



**Request to Amend Historically Designated Boundary  
8001 Verree Road Avenue (Knowlton Mansion)  
Aerial Photographs**

**EXHIBIT 5**



Close-up Aerial View Looking South from Solly Avenue at Impacted Area of Subject Property.

**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View of northernmost portion of 8001 Verree Road (East side of Verree Road).



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View of section of northernmost portion of 8001 Verree Road (East side of Verree Road) where Amendment to Historic Boundary is sought.

**Request to Amend Historically Designated Boundary**  
**801 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View Looking South from Solly Avenue with Subject Property on East side (Left side of photo) of Verree Rd.



**Request to Amend Historically Designated Boundary  
8001 Verree Road Avenue (Knowlton Mansion)  
Street View Photographs**

**EXHIBIT 6**



View Looking North with Subject Property on East side (Right side of photo) of Verree Rd. and Park Chase Apartments on West side of Verree Rd.

**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View Looking South from Solly Avenue at Verree Rd. with Subject Property on East side of Verree Rd.



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View of 8121 Verree Road from Solly Avenue.



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View of 8121 Verree Road from Solly Avenue.



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View looking West of 8121 Verree Road from Solly Avenue at Rising Sun Avenue

**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View of Properties to the North of 8121 Verree Road on North/opposite side of Solly Avenue.



**Request to Amend Historically Designated Boundary**  
**8001 Verree Road Avenue (Knowlton Mansion)**  
**Street View Photographs**

**EXHIBIT 6**



View of Properties to the North of 8121 Verree Road on North/Opposite side of Solly Avenue.