

## ACTIVITIES OF THE PHILADELPHIA HISTORICAL COMMISSION STAFF SEPTEMBER 2024

### DESIGN REVIEW

Design review continues to be the staff's primary task, with all staff members collaborating on the processing of building permit applications. The permit reporting utility in eCLIPSE shows that 173 permit applications were approved, 54 with conditions, for historically designated properties in September 2024. An additional 14 permit applications were returned to applicants in eCLIPSE with requests for revisions and/or additional information. The staff conducted 7 adjacent property reviews in eCLIPSE. The Historical Commission staff conducted an additional 33 detail reviews outside of eCLIPSE.

### DESIGNATION

Designation tasks occupy much of the staff's time. Nearly all staff time not devoted to design review is dedicated to designation-related tasks.

The reviews of the following nominations have been continued by the staff.

Address	Name	Continued From	Continued To	Total Duration
1628-36 Chestnut St	Provident Trust Co.	8/9/2024	10/11/2024	2 months
1039 Chestnut St	Union Republican Club	5/10/2024	11/8/2024	6 months
8527-29 Germantown Ave	Germantown Trust Co.	5/10/2024	11/8/2024	6 months
449 Locust Ave	Edwin T. Chase House	10/16/2024	11/20/2024	1 month
4740 Baltimore Ave	Calvary United Methodist Church	9/13/2024	12/13/2024	3 months

The staff administered the reviews of designation matters at the 13 September 2024 meeting of the Historical Commission. At that meeting, the Historical Commission took the following actions on designation matters:

- Continued the review of one nomination: 700-34 Race Street, Roundhouse, to the October 2024 meeting of the Historical Commission.
- Designated one historic district: Washington Square West Historic District.

The Committee on Historic Designation did not meet in September 2024.

Kim Chantry and Alex Till are discussing a potential Tulpehocken Historic District with the West Central Germantown Neighbors community association and the Preservation Alliance.

Kim Chantry and Alex Till are working with community members on a potential Wissahickon Historic District.

Heather Hendrickson is working with community members on a potential Yorktown Historic District.

Ted Maust is working on a Northwest Philadelphia Apartment House Thematic District with West Mt. Airy Neighbors.

The staff is working on several individual nominations.

## **FINANCIAL HARDSHIP**

The Committee on Financial Hardship did not meet in September 2024.

## **SURVEY**

The staff continues to add documents, photographs, data, and metadata to the City's Arches installation. The department of Planning and Development recently hired an archivist, and the staff is working with the archivist to develop a plan to digitize the Historical Commission's archives and store the documents in Arches. Philadelphia's installation of Arches has been named PlatForm for the first map of the City of Philadelphia, which William Penn called a "Plat-Form." Arches is an open source, web- and geospatially based, customizable information system that was purpose-built by the Getty Conservation Institute and World Monuments Fund to inventory and manage immovable cultural heritage.

## **HISTORICAL COMMISSION – TREASURE PHILLY!**

Shannon Garrison, Kristin Hankins, and Izzy Korostoff are working on the Historical Commission's Treasure Philly! project. The Department of Planning & Development received a grant of \$250,000 from the William Penn Foundation to develop and pilot a historic resource survey program. Since 2022, the survey plan and pilot project has been exploring ways to engage with populations and histories not currently reflected in the properties listed on the Philadelphia Register of Historic Places. Through the project, the Department of Planning and Development is expanding the traditional understanding of preservation to include a wider range of tools and more comprehensive understanding of cultural heritage. The goal is the development of a survey methodology that will ensure a more inclusive accounting of the city's diverse historic and cultural resources and set forth a sustainable plan for staff to conduct ongoing survey work. The pilot project is nearly complete. At an event on Saturday, 5 October 2024, the project team shared their findings with community partners in the Broad, Germantown and Erie pilot area. The final report will be submitted to the William Penn Foundation at the end of October. Once the pilot is complete, the staff will expand the program into a citywide survey using the methodologies developed during the pilot.

## **HISTORIC PRESERVATION INCENTIVES**

The Historical Commission's staff issued a zoning incentive letter for CMX-3 uses for 1708 Green Street on 17 September 2024.

## **APPEALS**

The following permit decisions are or were under appeal at the Board of License & Inspection Review (BLIR):

- 1435-41 Walnut Street
  - At its September 2021 meeting, the Historical Commission denied an application to enlarge window openings at 1435-41 Walnut Street. The property owner appealed the decision to the BLIR. The Historical Commission submitted its official record to the BLIR on 3 December 2021. The appellant and the Law Department have agreed to remand the matter to the Historical Commission for a second review, which will be conducted at an upcoming meeting of the Historical Commission.
- 156 W. School House Lane
  - The Historical Commission designated 156 W. School House Lane on 12 March 2021. The property owner, the Pennsylvania School for the Deaf, appealed the designation to the Court of Common Pleas. The Historical Commission's staff submitted the record of the designation to the Court on 19 January 2022. The

court continued the case to give the appellant an opportunity to have the Historical Commission consider a financial hardship and necessary in the public interest application. The appellant submitted the application to the Historical Commission and the Architectural Committee reviewed it in August 2022. The Committee on Financial Hardship reviewed it on 16 October and 28 November 2023. The Historical Commission considered the matter on 8 December 2023 and approved the application. A neighbor who opposed the application appealed the approval to the BLIR. The Historical Commission produced its record of the review on 22 February 2024. The BLIR held a hearing on 30 July 2024. Leonard Reuter argued the case and Jon Farnham testified on behalf of the Historical Commission. The BLIR announced its decision in the case, affirming the Historical Commission and denying the appeal on 27 August 2024.

- 1423 Spruce Street
  - At its May 2024 meeting, the Historical Commission denied an application to construct a seven-story building at 1423 Spruce Street. The property owner appealed the decision to the BLIR. The BLIR held a hearing on 26 September 2024 and affirmed the Historical Commission's denial because the appellant failed to attend the hearing.

The following permit decisions are or were under appeal at the Zoning Board of Adjustment (ZBA):

- 424 E. Woodlawn Street
  - On 28 May 2024, the Historical Commission issued a letter to the Department of Licenses and Inspections confirming that the property at 424 E. Woodlawn Street satisfies the conditions set forth in Sections 14-602(7) of the Philadelphia Code regarding exceptions to use tables for certain historic structures. The zoning incentive provides for some CMX-3 uses by right for some residential and mixed-use properties. A neighbor appealed the issuance of a by-right zoning permit for the property to the Zoning Board of Adjustment (ZBA). The ZBA held a hearing on 20 August 2024. Leonard Reuter argued the case and Jon Farnham testified on behalf of the Historical Commission. The ZBA affirmed the Historical Commission and denied the appeal.

The following appeals to the Court of Common Pleas and Commonwealth Court are in process:

- 1424-26 Chestnut Street
  - The property owner of the recently designated Jacob Reed's Sons' Store interior appealed the designation to the Court of Common Pleas, Case No. 220602004. The Law Department agreed to vacate the designation and remand the nomination to the Historical Commission and Committee on Historic Designation for a de novo review. The Committee on Historic Designation conducted a new review at its 30 November 2022 meeting and the Historical Commission conducted a new review and redesignated the interior at its meeting 14 June 2024.
- 4501 Poplar Street
  - The property owner of the recently designated infirmary building at the former Stephen Smith Home appealed the designation. The Court of Common Pleas issued a scheduling order for Case No. 221201025. The Historical Commission submitted its record on 14 April 2023. The appellant's brief was due on 7 August 2023. The appellee's brief was due on 6 September 2023. Oral arguments were scheduled for after 19 October 2023. On 30 November 2023, the Court of

Common Pleas denied the appeal. On 28 December 2023, the appellant appealed the lower court's decision to the Commonwealth Court.

- 7200-04 Cresheim Road
  - An attorney representing the owner of the recently designated property at 7200-04 Cresheim Road appealed the designation to the Court of Common Pleas, Case No. 230401333. The Historical Commission submitted its record on 12 July 2023. Oral arguments took place on 9 January 2024. The Court denied the appeal and affirmed the Historical Commission's designation on 16 January 2024. The appellant is in the process of appealing the lower court's decision to the Commonwealth Court.
- 5920 Greene Street
  - An attorney representing the owner of the property at 5920 Greene Street appealed the Historical Commission's designation of the property, Court of Common Pleas, Case No. 230702782. The court denied the appeal on 26 April 2024. The appellant appealed the denial to the Commonwealth Court on 24 May 2024.
- 4641 E. Roosevelt Boulevard
  - At its July 2023 meeting, the Historical Commission approved an application to demolish a building and approved in concept an application to construct a City health center on the campus of Friends Hospital, 4641 E. Roosevelt Boulevard. The Preservation Alliance and some neighborhood partners appealed the approval of the demolition. The BLIR held the hearing on 12 and 19 October 2023 and voted unanimously to deny the appeal. Leonard Reuter argued the case and Jon Farnham testified on behalf of the Historical Commission. One of the neighborhood appellants appealed the BLIR decision to the Court of Common Pleas, Case No. 231200824. On 22 January 2024, the Court of Common Pleas quashed the appeal with prejudice. On 20 February 2024, attorney Samuel Stretton appealed the Court of Common Pleas decision on behalf of the neighborhood appellant to the Commonwealth Court.
- 26-34 and 36 Church Lane
  - At its February 2024 meeting, the Historical Commission designated the Germantown Urban Village Historic District. The owner of the properties at 26-34 Church Lane and 36 Church Lane appealed the decisions to include the properties as contributing to the district, owing to the likelihood of archaeological resources, to the Court of Common Pleas, Case No. 240400193 and 240400194. A scheduling order was issued on 24 May 2024. The Historical Commission submitted its records on 5 August 2024. The appellant's brief was due by 3 September 2024. The appellee's brief was due by 7 October 2024. Oral argument will take place any time after 4 November 2024.

## **ENFORCEMENT**

With the Law Department and Department of Licenses & Inspections, the staff is pursuing numerous enforcement cases for unpermitted work, non-compliant work, and failure to maintain in good repair.

## **UNSAFE AND IMMINENTLY DANGEROUS CASES**

The Historical Commission's staff is coordinating with the Law Department and the Department of Licenses and Inspections (L&I) regarding the 19<sup>th</sup> Street Baptist Church at 1249-53 S. 19<sup>th</sup> Street. L&I has determined that the complex is Imminently Dangerous, and the sanctuary must be demolished to abate the public safety hazard. The Historical Commission is advocating for

the preservation of the Fellowship Hall.

The Department of Licenses and Inspections (L&I) declared the carriage house at 121 W. Johnson Street Imminently Dangerous and indicated that it must be demolished to abate the public safety hazard. The carriage house is a secondary building on the large site, which includes the historic Presser Home, the primary resource, which was restored about 15 years ago for use as elderly housing. The Historical Commission's staff will approve the demolition permit application for the carriage house, owing to the public safety hazard.

### **SECTION 106**

Shannon Garrison and Kristin Hankins are conducting federally mandated Section 106 reviews for the DHCD undertakings assisted by HUD. The Historical Commission has assumed all Section 106 reviews for the Philadelphia Housing Authority (PHA) as part of a larger Department of Planning & Development effort to assume all responsibility for PHA's federal environmental reviews.

### **OFFICE**

The City of Philadelphia closed all non-essential City offices in March 2020, owing to the COVID-19 Pandemic and the Historical Commission's staff was assigned to work remotely from home. The Historical Commission's offices reopened on 1 February 2022, with staff members working two days per week in the office. The Historical Commission's staff transitioned to five days per week in the office on 15 July 2024. The Historical Commission will likely transition from remote meetings to hybrid meetings in the first quarter of 2025. The Commissioners and staff will attend the meetings in person at 1515 Arch Street. Applicants, owners, and the public will have the option of attending in person or remotely.

### **STAFFING**

The Historical Commission has requested that the Office of Human Resources generate a civil service list for the Historic Preservation Planner 1 position so that it can hire a replacement for Laura DiPasquale, who resigned her position in June 2024. The list should be available in late 2024 or early 2025.

### **OTHER**

Heather Hendrickson and Kristin Hankins hosted a training session on historic preservation and the Historical Commission for new staff at the Department of Planning and Development on 20 September 2024.