

**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**WEDNESDAY, 16 OCTOBER 2024
REMOTE MEETING ON ZOOM
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:31 a.m. The following Committee members joined her:

Committee Member	Present	Absent	Comment
Emily Cooperman, Ph.D., Chair	X		
Suzanna Barucco	X		
Jeff Cohen, Ph.D.	X		
Bruce Laverty	X		
Debbie Miller	X		
Elizabeth Milroy, Ph.D.	X		

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

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

- Allison Weiss, SoLo Germantown
- Brendan Sculley
- Daniel Trubman
- David Gest, Esq., SquareSpace
- David Traub, Save Our Sites
- Gary Harper
- Hanna Stark, Preservation Alliance for Greater Philadelphia
- Jay Farrell
- Mary Meloscia
- Michael McIlhinney, Esq.
- Nancy Pontone
- Oscar Beisert, Keeping Society
- Russell Fulton, West Central Germantown Neighbors
- Sarah Bryant
- Sean Back

Sherman Aronsen
Steven Peitzman
Suzanne Ponsen, West Central Germantown Neighbors

AGENDA

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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:07:10

PRESENTERS:

- Ms. Mehley presented the amendment to the Committee on Historic Designation.
- Attorney Michael McIlhenney and property owner Gary Harper represented the amendment application.

DISCUSSION:

- Mr. McIlhenney explained that he represents the property owner, who is proposing to establish a boundary around the designated area at the site. The property was designated before the Historical Commission employed nominations and, therefore, the boundary of the designated area was not established at the time of designation. He reported that the property is very large with open land at the north end. He also noted that his client owns several lots to the north of the property upon which he would like to build some houses. He concluded that his client is proposing a boundary that will include the three historic buildings and large buffers of land around them.
- Ms. Milroy inquired about the type of housing proposed in the new development.
 - Mr. McIlhenney replied that the new buildings would be detached, single-family houses. He explained that three lots along Solly Avenue would be combined for the new development. Mr. McIlhenney noted that five of the new homes would face Solly Avenue and four would face Verree Avenue.
- Mr. Cohen pointed out that all new construction would be over 100 feet away from the nearest historic building.
- Ms. Cooperman requested to see photographs of the nearest historic building and the proposed new boundary line.
 - Ms. Mehley displayed the photographs in the applicant's submission. The images showed various views along Verree Road and views of the Caretaker's Cottage.
 - Mr. McIlhenney pointed out that the Exhibit 6 annotated photograph showed the view from the public right-of-way of the proposed area to be removed from the historic boundary.
- Ms. Barucco inquired about the project review process if the area remained within the designated site rather than removed.
 - Mr. Farnham noted that the designated site is not defined at this time. He explained that the Historical Commission had the power to designate buildings in 1973, and it designated the main house, carriage house, and caretaker cottage. He added that the Historical Commission designated by address only at that time; it did not adopt a map or site plan of the designated area. Mr. Farnham then explained that, if the Historical Commission declined to approve this amendment to the designation to establish a boundary, the property owner would be obligated to seek the Historical Commission's approval for the new construction. The Historical Commission would determine whether the new construction would be compatible with the historic resource. Mr. Farnham stated that the staff concluded that the new construction would not have an adverse impact on the historic resources because, at the closest, the new houses would be located more than 100 feet away from a historic building.
 - Ms. Mehley said that since the new construction was proposed for such a small portion of the historic parcel and would be set away from all of the historic buildings, the establishment of the boundary made sense. She pointed out that claiming review jurisdiction over new construction would require that the Historical Commission review of all buildings permit applications for the new houses in perpetuity, which would be a poor use of staff resources.
- Ms. Milroy asked if the deed for 8001 Verree Road described the metes and bounds of the property.
 - Mr. McIlhenney replied that his client's deed does describe the property, which is shown on a site plan included with the request to establish a boundary. Mr.

McIlhenney explained that his client owns all of the properties that would be developed. He stated that the proposed boundary of the designated area would include all but a small portion of the property now known as 8001 Verree Road.

- Ms. Barucco acknowledged that the Historical Commission did not define a boundary when it designated the property, and that the current application seeks to define one. She said, if the property were nominated today, it would be designated based on the original property boundary. Ms. Barucco pointed to the 1895 Bromley atlas showing the land owned by William H. Rhawn and noted the Committee on Historic Designation would likely recommend designating to the original boundary as shown in the historic map if it were nominated today. She said the Committee is being asked to recommend approval of a boundary to simplify reviews in the future.
- Ms. Cooperman lamented the limitations of the existing regulatory framework for local designations. She commented that, if this was a Section 106 review, there would be potential mitigation for a situation such as this. Ms. Cooperman said although she appreciated Ms. Barucco's concerns, it did not make much sense for them to lie down in front of the bulldozer owing to the regulatory framework within which they work. She said she wished they could ask for mitigation such as a visual buffer in the form of landscaping and plantings in between the revised boundary and new construction.
- Ms. Miller said she agreed with Ms. Barucco's concerns. She said that the Committee's actions may set a precedent for many historic properties designated before 1985.
- Mr. Lavery said he has been a resident of Northeast Philadelphia for decades and frequently drives by 8001 Verree Road. He said this parcel is nothing less than a miracle in Northeast Philadelphia, which was swept over with housing development with little regard for the historic nature of local properties in the post-World War II period. Mr. Lavery pointed out that the two primary viewsheds of this property are from Rhawn Street as you approach from the east and along Verree Road as you approach from the south. He said it is from these views that the landscape and main house makes a visual impact and the space itself is dramatic. The area proposed for the construction of the houses is nowhere near these two main viewsheds. The houses would have no impact on the historic resources. Mr. Lavery said that he thinks this is a reasonable solution for intense development pressures. The city needs additional housing units. He said he would have no objections to the proposal as presented and would support it.
- Mr. Cohen said he very much agreed with Mr. Lavery.
- Ms. Milroy said she was glad to hear that the developer's proposal calls for the construction of single-family homes rather than more dense housing in this location.

PUBLIC COMMENT:

- Allison Weiss, who represents the SoLo Germantown Civic Association, spoke in opposition of the proposed boundary change at a property in the Far Northeast. She stated that an approval of this request would set a negative precedent.
 - Mr. Farnham stated that any concerns that amending the 8001 Verree Road boundary would set a precedent for the Historical Commission were unfounded. He pointed out that the Historical Commission has amended numerous designation boundaries in the past. For example, it recently amended the boundary at 5848 City Avenue, a large open property like this one. He noted that this Committee has offered many supportive recommendations of boundary amendments. Mr. Farnham said that any precedent related to amending

designation boundaries was set many years ago. An approval of this proposed boundary would not set a precedent.

- Steven Peitzman asked how many houses this developer needed to build for a profitable project.
 - Ms. Cooperman suggested that the Committee move forward and offer a recommendation.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The proposed amendment would define a boundary for the designation of 8001 Verree Road.
- The proposed houses would be constructed more than 100 feet away from the closest historic building.
- The Historical Commission has approved numerous boundary amendments. An approval of this request would not set a precedent.
- New construction at the northwest corner of the property would not adversely impact the main viewsheds of the property from points near the intersection of Verree Road and Rhawn Street.

The Committee on Historic Designation concluded that:

- Limiting the Historical Commission’s jurisdiction at the site with the proposed boundary would ensure the protection and preservation of all historic resources at the property.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend approval of the proposed designation boundary for 8001 Verree Road.

ITEM: Amendment					
MOTION: Approval of the proposed boundary					
MOVED BY: Lavery					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco			X		
Jeff Cohen	X				
Bruce Lavery	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	5		1		

ADDRESS: 2117-23 GERMANTOWN AVE

Name of Resource: Diamond Theatre, Iglesia Ministerio Maranatha Pentecostal

Proposed Action: Designation

Property Owner: Iglesia Ministerio Maranatha Pentecostal Inc.

Nominator: Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 2117-23 Germantown Avenue and list it on the Philadelphia Register of Historic Places. A two-story brick building with terracotta ornamentation, known during various periods as the Diamond Theatre, the Diamante, the Teatro Puerto Rico, and Iglesia Ministerio Maranatha Pentecostal stands on the property. The nomination contends that the former theater satisfies Criteria for Designation C, D, and J. The nomination argues that the building's Classical Revival style with Palladian influences embodies an architectural style and reflects the environment in an era characterized by that architectural style. The author further contends that the property exemplifies the cultural, economic, and social heritage of the community in its history as a Spanish-language theater from roughly 1950 to 1975.

STAFF RECOMMENDATION: The staff recommends that the property at 2117-23 Germantown Avenue satisfies Criteria for Designation C, D, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:41:15

PRESENTERS:

- Mr. Maust presented the nomination to the Committee on Historic Designation.
- No one represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Mr. Laverty applauded the author of the nomination, noting that, because of the relatively short heyday of the community movie theater, few theaters like this one survive in good condition. He further commented that the comparisons with other theaters, both grand and humble, were apt.
- Mr. Cohen questioned some of the word choices in the nomination and suggested that the nomination perhaps undersold the distinctiveness of the 1920s classicism, which was a positive departure from the orders of Palladio. He highlighted the thinness of the architectural features as well as the interplay between the architect and the terracotta manufacturers.
- Ms. Cooperman suggested that the nomination could have included more historical information about the Puerto Rican community that patronized the theater.
- Ms. Miller argued that the history of the theater is very important, especially given the relative dearth of buildings designated for their association with Puerto Rican Philadelphians and Latino Philadelphians more broadly.
 - Ms. Milroy concurred.
- Mr. Laverty noted that churches have often moved into old theater locations but noted that this building has an interesting middle step wherein the theater pivoted to serve a new community.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in favor of the nomination.

- Jay Farrell spoke in favor of the nomination.
- Allison Weiss of SoLo Germantown Civic Association commented in favor of the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- Relatively few neighborhood movie theaters survive, making this one especially notable.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property satisfies Criterion J, owing to its association with the Puerto Rican community from approximately 1950 to 1970.
- The nomination demonstrates that the property satisfies Criteria C and D because it is an example of the Classical Revival style.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2117-23 Germantown Ave satisfies Criteria for Designation C, D, and J.

ITEM: 2117-23 GERMANTOWN AVE					
MOTION: Designate under Criteria C, D, and J.					
MOVED BY: Miller					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	6				

ADDRESS: 6633 ARDLEIGH ST

Name of Resource: Convent of St. Therese of the Child Jesus

Proposed Action: Designation

Property Owner: Vincents Homes Inc.

Nominator: David Gest, SquareSide LLC

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

OVERVIEW: This nomination proposes designating the Convent of St. Therese of the Child Jesus, also known as the Convent at the Shrine of the Little Flower, at 6633 Ardleigh Street in East Mt. Airy and listing it on the Philadelphia Register of Historic Places. The Archdiocese of Philadelphia commissioned the convent for the Sisters of St. Joseph, which ran the parish's parochial school, from the architectural firm of Gleeson & Mulrooney in 1941. The firm designed many buildings for the Archdiocese of Philadelphia in the mid-twentieth century, while it was rapidly expanding in the outer neighborhoods of the city and the suburbs. The nomination argues that the convent satisfies Criterion for Designation D; it embodies distinguishing characteristics the Jacobean Revival architectural style. The nomination also argues that the

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convent satisfies Criterion for Designation J because it exemplifies the heritage of the community known as Little Flower Parish.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the Convent of St. Therese of the Child Jesus at 6633 Ardleigh satisfies Criteria for Designation D and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:55:53

PRESENTERS:

- Mr. Farnham presented the nomination to the Committee on Historic Designation.
- Consultant David Gest represented the nomination.

DISCUSSION:

- Mr. Gest explained that he prepared the nomination on behalf of an entity that is collaborating with the property owner. He thanked the Historical Commission's staff for its assistance with the nomination.
- Mr. Farnham noted that the Historical Commission received a letter from the property owner supporting the designation of the property.
- Mr. Cohen stated that the nomination is very well researched and written. He added that it is a very handsome property. The design of the building is subtle; he noted that one gable comes further forward than the other and yet they call to each other. He remarked that Gleeson and Mulrooney were skilled designers. He pointed out that the building is a bit more on the Gothic side of the Jacobean than most. It is a very coherent design, and a marvelous one. He stated that he appreciated the building specifications cited in the nomination, especially the notes about "one-man" and "two-man" stones.
- Ms. Cooperman noted that the building is in near original condition, which is documented by the blueprints included in the nomination.
 - Ms. Milroy pointed out that the windows have been replaced.
- Mr. Cohen asked if the freestanding shrine would be included in the designation.
 - Mr. Farnham noted that it is within the proposed boundary. He added that the Historical Commission would not interfere in the practice of religion with its regulation.
 - Mr. Gest stated that it is unclear whether the shrine was associated with the original church, which was demolished, or with the convent.
- Ms. Barucco asked why the end of the period of significance is stipulated as 1987. She claimed that the nomination does explain why that date was chosen.
 - Ms. Milroy disagreed and noted that 1987 is the date that the convent property was sold, ending the ownership of the Archdiocese of Philadelphia.
 - Ms. Cooperman cautioned that the end of the period of significance should not be set so late that the replacement windows are considered historically significant. Ms. Cooperman also observed that the roof of the front porch has been lost, leaving the freestanding columns. She asked how the replacement windows and missing roof would be regulated.
 - Mr. Farnham indicated that the blueprints fully document the original building and could be used as a basis for restoring the windows and porch roof. He also noted that, if the building is designated, the property owner could retain the non-historic conditions unless and until it proposed work to the windows or porch structure.

- Returning to the period of significance question, Ms. Miller indicated that, although the convent property was sold in 1987, it was still used for a religious purpose until 2013 or 2017.
 - Ms. Barucco suggested circa 1960 as an endpoint for the period of significance.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The property owner supports the designation.

The Committee on Historic Designation concluded that:

- The property at 6633 Ardleigh Street satisfies Criterion for Designation D; it embodies distinguishing characteristics the Jacobean Revival architectural style.
- The property at 6633 Ardleigh Street satisfies Criterion for Designation J because it exemplifies the heritage of the community known as Little Flower Parish.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 6633 Ardleigh Street satisfies Criteria for Designation D and J and that the period of significance should be amended to 1941 to 1960.

ITEM: 6633 Ardleigh St					
MOTION: Satisfies Criteria D and J with a period of significance of 1941-1960					
MOVED BY: Barucco					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	6				

ADDRESS: 34-36 E SHARPNACK ST

Name of Resource: Grace Baptist Church of Germantown, Sanctuary Church of God in Christ

Proposed Action: Designate

Property Owner: Sanctuary Church of God in Christ

Nominator: East Mt. Airy Neighbors

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

OVERVIEW: This nomination proposes to designate the property at 34-36 E. Sharpnack Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property at 34-36 E Sharpnack Street, the historic location of Grace Baptist Church, satisfies Criteria for Designation A, and J. Under Criterion A, the nomination highlights three significant people associated with this former location of Grace Baptist Church: Rev. Dr. Jeremiah Alvesta

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Write, Sr. (1909-2001), his wife, Dr. Mary Elizabeth Henderson Write (1916-2005), and their son, Rev. Dr. Jeremiah Alvesta Write, Jr. (1941-present). Under Criterion J, the nomination contends that the subject building represents a significant period of African American community history in Germantown and Mt. Airy, when Grace Baptist Church grew from a small congregation worshipping in a tent to a powerful force with local, state, and national influence.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 34-36 E. Sharpnack Street satisfies Criteria for Designation A and J and should be listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN ZOOM RECORDING: 1:24:15

PRESENTERS:

- Mr. Shachar-Krasnoff presented the nomination to the Committee on Historic Designation.
- Oscar Beisert of the Keeping Society represented the nomination.
- No one represented the property owner.

DISCUSSION:

- Ms. Cooperman asked if anyone representing the ownership of the property was attending the meeting and received no response.
- Ms. Cooperman observed that Black congregations in Philadelphia often had difficulty raising funds to construct church buildings. It was an achievement for the congregation to build Grace Baptist Church. The size of the church building is not an indication of the significance of a congregation to its community.
- Ms. Miller noted Dr. Mary Henderson Wright's role in educational history as well as the congregation.
- Ms. Milroy expressed interest in the generational aspect of the church's history with Jeremiah Wright Jr.'s notoriety as a minister in Chicago and the reflection of the church in the history of Germantown.
- Ms. Milroy advised that a greater explanation of the significance of Rev. Jeremiah Wright, Jr's relationship with Barak Obama was warranted.
- Ms. Miller stated that Rev. Jeremiah Wright Jr.'s outlook was formed at the church in Philadelphia, which underscores the relevance to Philadelphia's history.
- Mr. Cohen wondered if the addition to the church should be considered historically significant.
 - Mr. Beisert dated the addition to the 1920's and noted it is within the period of significance.
- Ms. Milroy stated that the addition was a parish hall and therefore significant to the church's development.
- Ms. Barucco intoned that the church and addition are joined by the shared cornice.
- Ms. Miller observed that the section adjacent to the sanctuary functioned as a social hall and appeared to be integral to the congregation's use of the complex.

PUBLIC COMMENT:

- Dave Traub of Save Our Sites supported the nomination.
- Steven Peitzman supported the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- Three significant people are associated with the former Grace Baptist Church: Rev. Dr. Jeremiah Alvesta Wright, Sr., his wife, Dr. Mary Elizabeth Henderson Wright, and their son, Rev. Dr. Jeremiah Alvesta Wright, Jr.
- The building represents a significant period of African American community history in Germantown and Mt. Airy, when Grace Baptist Church grew from a small congregation worshipping in a tent to a powerful force with local, state, and national influence.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property satisfies Criterion A, owing to its association with members of the Wright family.
- The nomination demonstrates that the property satisfies Criterion J because it illuminates African American community history in the Germantown and Mt. Airy neighborhoods.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 34-36 E. Sharpnack Street satisfies Criteria for Designation A and J.

ITEM: 34-36 E. Sharpnack St					
MOTION: Satisfies Criteria A and J					
MOVED BY: Barucco					
SECONDED BY: Milroy					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	6				

ADDRESS: 40 W TULPEHOCKEN ST

Name of Resource: G. Harry and Mary E. Davis House

Proposed Action: Designate

Property Owner: Mary A. Meloscia

Nominator: Philadelphia Historical Commission Staff, Alex Till

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

OVERVIEW: This nomination proposes to designate the property at 40 W. Tulpehocken Street and list it on the Philadelphia Register of Historic Places. A two-and-a-half-story masonry residential building known as the G. Harry and Mary E. Davis House, designed by the architect Charles F. Collom in the Queen Anne style and built in 1887, stands on the property.

The nomination contends that the G. Harry and Mary E. Davis House satisfies Criteria for Designation C and D. It 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 Queen architectural style, satisfying Criteria C & D.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 40 W. Tulpehocken Street satisfies Criteria for Designation C and D.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:48:00

PRESENTERS:

- Mr. Till presented the nomination to the Committee on Historic Designation and represented the nomination.
- Mary Meloscia, the property owner, participated in the review.

DISCUSSION:

- Ms. Meloscia, the property owner, commented in support of the nomination. She described how she has spent many years and resources caring for and restoring the house and would like to protect its historic features going forward. She highlighted the original Queen Anne windows and described some of the interior spaces and details. She described her efforts to preserve the house as her “life’s work.”
 - Ms. Copperman and Ms. Barucco complimented Ms. Meloscia on her efforts to preserve the house.
 - Ms. Melosica further described her enjoyment of the property and thanked the Committee on Historic Designation for allowing her to speak
- Ms. Miller asked if the property was listed on the Tulpehocken Station National Register Historic District.
 - Mr. Till responded that the property is listed as significant on that National Register listing.
- Ms. Milroy described the house and nomination as “wonderful.”
- Ms. Barucco commented that the building is obviously worthy of designation for its architecture and the Tulpehocken neighborhood is worthy of being listed as a local historic district. She asked if the Historical Commission’s staff was working on a nomination for a district.
 - Mr. Till responded that a neighbor’s group has been planning a local nomination for the neighborhood and the staff has been answering questions and offering guidance on that nomination process.
 - Ms. Barucco continued to say that she appreciated the care taken by the owner and her interest in having her property listed. She added that the preservation ordinance was partially made to protect buildings like this one in perpetuity and she appreciate an owner bringing a nomination to the Historical Commission with that intent.
- Mr. Laverty agreed with Ms. Barucco’s statements. He added that it was wonderful to see a property owner with such commitment to stewardship for her building. He described the house as not just an asset for her and her family, but one she recognizes will be part of the community in the future as well.
- Mr. Cohen offered a few small corrections to the nomination: architect Charles Collum’s name is spelled incorrectly in the citations, the citation for the National Register District lacks a date and author, and the nomination refers to John Fallon and Phineas Hamm as architects when they are really builders.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society commented in support of the nomination. He additionally commended and thanked the owner for her work on restoring and maintain the building.
- Suzanne Ponsen, the president of West Central Germantown Neighbors, commented in support of the nomination. She thanked the owner for her and her family’s support of the neighborhood over the years
- Steven Peitzman of the East Falls Historical Society commented in support of the nomination.
- Allison Weiss of SoLo Germantown Civic Association commented in support of the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The building at 40 W. Tulpehocken Street is a good example of the Queen Anne architectural style.

The Committee on Historic Designation concluded that:

- The nomination demonstrates that the property satisfies Criterion C in that it reflects the environment characterized by a distinctive architectural style.
- The nomination demonstrates that the property satisfies Criterion D in that it embodies distinguishing characteristics of an architectural style.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 40 W. Tulpehocken Street satisfies Criteria for Designation C and D.

ITEM: 40 W Tulpehocken St					
MOTION: Satisfies Criteria C and D					
MOVED BY: Barucco					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, Chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty	X				
Debbie Miller	X				
Elizabeth Milroy	X				
Total	6				

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:02:11

ACTION: The Committee on Historic Designation adjourned at 11:33 a.m.

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.