

**THE MINUTES OF THE 748TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 DECEMBER 2024, 9:00 A.M.
REMOTE MEETING ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Frankel, the Chair, called the meeting to order at 9:04 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Zachary Frankel, Chair (Real Estate Developer)	X		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Ibriz Muhammad (Commerce Department)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman (City Council)	X		
Kyle O'Connor (Department of Public Property)	X		
John P. Lech (Department of Licenses & Inspections)	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Franz Rabauer	X		
Robert Thomas, AIA (Architectural Historian)	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:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner I
- Heather Hendrickson, Historic Preservation Planner II
- Izzy Korostoff, Community Initiatives Specialist
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- 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
- Abbey Lewis

Adam Hoover, Voith & Mactavish Architects
Adrienne Carpenter
A. Krull
Alexander Fidrych
Amy Lambert
Aren Platt
Beth Miller
Bruce Bohri, Department of Planning and Development
Celeste Hardester
Coren Wise, Esq.
Craig Stevens
David Traub, Save Our Sites
Dennis Carlisle
Doreen DiMonte
Elisabeth Steuble
Erin Abraham, Woodcock Design
Evan Litvin, Lo Design
George Poulin
George Thomas, CivicVisions
Geraldine Felix
Hanna Stark, Preservation Alliance
Harrison Haas, Esq., Morgan Lewis
Heather Calvert
Jake Blumgart
James Shmalo
Janice Woodcock
Jason McLaughlin
Jay Farrell
John Carpenter
John Hunter
John Jaworski
John Keegan
Jonathan Broh, AIA
Jonathan Wallace, AVLV Architecture & Development
Judy Neiswander
Julia Hayman
Julia Heberle
Karen Bedrosian-Richardson
Karen Chandor
Kathy Dowdell
Keith Alliotts
Kenny Brown
Kevin King, Voith & Mactavish Architects
Kimberly Haas, Hidden City Philadelphia
Laura DiPasquale
Lea Litvin, Lo Design
Mark Atwood
Matt Elson, KORE Design
Max Frankel
Meredith Ferleger, Esq., Dilworth Paxson
Michael Phillips, Esq., Klehr Harrison

Mark Merlini, Brickstone
Monica Gonzalez
Nancy Pontone
Nicholas Covolus
Oscar Beisert, Keeping Society
Patricia Pate
Patrick Bayer
Paul Boni, Esq., Society Hill Civic Association
Paul Steinke, Preservation Alliance
Rev. Tim Emmett-Rardin, Calvary UMC
Richard Wentzel
Samuel Olshin, AOS
Sandra Eng, Becker & Frondorf
Sherman Aronson, West Mt. Airy Neighbors
S. Terrico
Steven Peitzman
William O'Brien, Esq.
Zachary Winters

DRAFT

ADOPTION OF MINUTES, 747TH STATED MEETING, 8 NOVEMBER 2024

START TIME IN ZOOM RECORDING: 00:05:45

DISCUSSION:

- Mr. Frankel 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 747th Stated Meeting, held 8 November 2024.
- Paul Steinke objected to a line in the findings of fact in the minute for 700-34 Race Street: “The building at 700-34 Race Street is currently vacant and will be challenging and expensive to adaptively reuse.”
- The Commissioners discussed his objection and agreed to remove the line from the minutes.

ACTION: Ms. Cooperman moved to adopt the minutes of the 747th Stated Meeting of the Philadelphia Historical Commission, held 8 November 2024, with the suggested correction. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: Amend Minutes of the 747th Stated Meeting of the PHC					
MOTION: Amend minutes					
MOVED BY: Cooperman					
SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

REQUEST FOR CONTINUANCE

NORTHWEST PHILADELPHIA APARTMENTS THEMATIC HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Multiple

Nominator: West Mount Airy Neighbors

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

OVERVIEW: This nomination proposes to designate the Northwest Philadelphia Apartments Thematic Historic District. The proposed district includes 30 properties in Northwest Philadelphia, all apartment buildings near the Chestnut Hill West Line of SEPTA Regional Rail. The nominators have focused on the period 1910 to 1940, when many apartment buildings were constructed in this part of the city.

The nomination argues that the proposed district meets Criteria for Designation A, D, F, and J. Under Criteria A and J, the nominators argue that these apartment buildings brought about a transformation of this area of Philadelphia into a bustling suburb populated in large part by middle-class residents, thus having significant character as part of the development and heritage of the community as well as the city as a whole.

The nomination also argues that the proposed district embodies distinguishing characteristics of various distinctive architectural styles, meeting Criterion D. Among those styles cited in the nomination are Tudor Revival, Colonial Revival, Neoclassical, Italian Renaissance, Beaux Arts, and Art Deco/Moderne.

Finally, the nomination cites Criterion F, arguing that properties in the district contain elements of design, detail, materials or craftsmanship which represent a significant innovation. The authors note that many of these buildings differ from more urban apartment structures in that they forego maximum density in favor of more suburban siting, with landscaped courts, open lawns, and other site features which related to the surrounding tree-lined streets.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates the proposed Northwest Philadelphia Apartments Thematic Historic District satisfies Criteria for Designation A, D, and J, but that a stronger case would need to be made for Criterion F if it is to be included.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the proposed Northwest Philadelphia Apartments Thematic Historic District satisfies Criteria for Designation A, D, and J.

START TIME IN ZOOM RECORDING: 00:15:30

RECUSAL:

- Ms. Cooperman recused from the continuance request, owing to the fact that she owns a condominium unit in one of the buildings in the proposed district.

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.
- Attorney Michael Phillips represented the owners of Sedgwick Gardens Apartments at 6907 McCallum Street, who had requested the continuance.

- Sherman Aronson and Adrienne Carpenter represented West Mount Airy Neighbors, the nominator.

PUBLIC COMMENT:

- None.

ACTION: Mr. Frankel moved to continue the review of the Northwest Philadelphia Apartments Thematic Historic District to the January 2025 meeting of the Historical Commission. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: Continuance					
MOTION: Approve continuance					
MOVED BY: Frankel					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman				X	
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11			1	1

REPORT OF THE ARCHITECTURAL COMMITTEE, 26 NOVEMBER 2024

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:23:25

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. Frankel moved to adopt the recommendation of the Architectural Committee for the applications for 1021 Chestnut Street and 252 Quince Street. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Adopt Architectural Committee recommendations for Consent Agenda items					
MOVED BY: Frankel					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

AGENDA

ADDRESS: 301-15 LOMBARD ST

Proposal: Construct building

Review Requested: Final Approval

Owner: The Rector Wardens and Vestrymen of St. Peter's Church

Applicant: Sam Olshin, Atkin Olshin Schade Architects

History: Vacant lot

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

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

OVERVIEW: The property at 301-15 Lombard Street, at the northwest corner of S. 3rd and Lombard Streets, is a surface parking lot associated with St. Peter's Church to the north and St. Peter's School to the west. With this application, St. Peter's Church and School jointly propose to build a classroom, office, and gymnasium/assembly building on the site. The surface parking lot at 301-15 Lombard Street is classified as Contributing for its archaeological potential in the Society Hill Historic District.

The building will include a tall one-story section at the northern end and a shorter two-story section at the southern end of the site. The massing of the proposed building will recall the massing of a public school and rowhouses that historically stood on the site but were demolished several decades ago. The building will be clad in brick and fiber cement lapped panels and include curtain-wall windows. A lawn with trees will separate the building from S. 3rd Street to the east. The building will not have a basement.

The Historical Commission reviewed and approved a design for a parish hall with basement parking at the site in 2019, with the requirement that the property owner conduct an

archaeological investigation. Following that approval, Phase I and II archaeological investigations were conducted, which concluded that:

Based on the limited information potential of the surviving fragmentary building remains and backyard deposits, the proposed redevelopment of the project site will not affect any significant archaeological resources. No further archaeological assessment is considered necessary in connection with the planned construction of the new parish hall.

The Historical Commission approved a revised version of the parish hall without the basement parking in 2021, at which time it acknowledged that the archaeological investigations had been completed. The parish hall project was eventually abandoned for the current project.

SCOPE OF WORK:

- Construct a building.

STANDARDS FOR REVIEW:

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

- *Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
 - The archaeological investigation has been completed and the final report submitted to the Historical Commission.
- *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 building, which is similar in size and scale to the buildings approved in 2019 and 2021, would be differentiated from the old and would be compatible with the massing, size, scale, materials, and architectural features to protect the historic integrity of the property and its environment.

ARCHITECTURAL COMMITTEE RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 8 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:25:35

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Architect Sam Olshin represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The archaeological investigation of the proposed construction site has been completed and the final report submitted to the Historical Commission. The report concluded that “the proposed redevelopment of the project site will not affect any significant archaeological resources.”

- A public-school building and rowhouses historically stood on the site of the surface parking lot. The buildings were demolished before the Historical Commission began regulating the site.

The Historical Commission concluded that:

- As demonstrated by the archaeological report, the application satisfies Standard 8.
- The proposed building will be differentiated from the old and will be compatible with the massing, size, scale, materials, and architectural features to protect the historic integrity of the property and its environment. The application satisfies Standard 9.

ACTION: Mr. Frankel moved to approve the application, with the staff to review details, pursuant to Standards 8 and 9. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 301-15 Lombard St					
MOTION: Approval					
MOVED BY: Frankel					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 1021 CHESTNUT ST

Proposal: Remove structure, construct structure, reconstruct facade

Review Requested: Final Approval

Owner: BJP 1021 Owners LLC, Brickstone Realty

Applicant: Jonathan Broh, JKRP Partners LLC

History: 1953; Mercantile Library: Martin, Stewart & Noble, architects

Individual Designation: 9/12/1990

District Designation: None

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

OVERVIEW: This application proposes to remove most of the former Mercantile Library structure, construct a structure with retail space at the first floor and a parking garage at the upper floors and on an adjacent site, and reconstruct the front façade of the library to replicate the historic façade. The extant parking garage at 1025-29 Chestnut Street, which has frontages on

Chestnut and 10th Streets and wraps around the north and west sides of the library, is being demolished and reconstructed. The parking garage is not designated, and its demolition and reconstruction are not within the Historical Commission's jurisdiction, except where it will extend onto the library lot at 1021 Chestnut Street.

The Mid-century Modern style library at 1021 Chestnut Street, the Mercantile Branch of the Free Library of Philadelphia, opened in 1953. The library closed in 1989 after the Free Library determined that rehabilitating the building including asbestos abatement would cost more than the building was worth. With the closure of the library branch, the building was left vacant. The Historical Commission designated the library in 1990. The City owned the property until 2006, when it was sold to a private developer. That developer was unable to find a viable reuse project and sold it to an architectural firm in 2011. The Historical Commission approved the rehabilitation of the building for the offices of the architectural firm in 2012, but the project proved infeasible. The current owner purchased the property in 2016. The building has been vacant for 35 years and has significantly deteriorated during that time. The front façade is extremely deteriorated and has been boarded; a mural depicting the façade was painted on the boarding in 2018. The interior has no partitions or finishes. The roof is deteriorated.

The application proposes to remove most of the library structure, construct a parking garage with ground-floor retail on the site and adjacent site, and reconstruct the front façade to replicate the historic library façade. The application demonstrates that the stainless steel and glass portion of the front façade of the library is severely deteriorated and cannot be salvaged. The masonry-clad piers at the outer edges of the front façade would be retained and incorporated into the reconstructed façade. Behind the façade, the new structure would include retail space at the first floor and parking decks above. The Chestnut Street elevation above the rebuilt façade would be clad in a screen of metal fins.

While a proposal to remove most of the library structure appears at first glance to constitute a demolition as defined in Section 14-203(88) in the preservation ordinance and invoke the demolition restrictions at 14-1005(6)(d) of that ordinance, the staff contends that the sole resource at the site is the front façade, which cannot be salvaged but will be faithfully reconstructed. The application proposes to remove the party walls, rear wall, and roof, but those elements are not character-defining or visible from the right-of-way. The library is flanked on the north and west by the multi-story parking garage and on the east by the 15-story Jefferson Building. The lone photograph included in the nomination of the library building depicts the front façade as a two-dimensional object. The volume of the library is not discernable, and the roof and rear wall are not visible. The staff suggests that the front façade of the library building is the historic resource, and, with its faithful reconstruction, this project will not constitute a demolition.

SCOPE OF WORK:

- Reconstruct historic façade at first floor; construct parking garage

STANDARDS FOR REVIEW:

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

- *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.*
 - The historic character of the property is entirely encapsulated in the front façade, which will be faithfully reconstructed. This project satisfies Standard 2.
 - *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 severity of the deterioration of the front façade necessitates its replacement. The new façade will match the old façade in all respects. This project satisfies Standard 6.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The construction of the new structure behind and above the façade will not destroy historic materials that characterize the property. The new structure will be compatible with yet differentiated from the historic façade in massing, size, scale, and architectural features.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee recommended approval of the application including the demolition and new construction, provided the original façade is faithfully reconstructed, and the finned façade of the garage is shifted upward, with the staff to review details, pursuant to Standards, 2, 6, and 9.

ACTION: See Consent Agenda.

ADDRESS: 1900 S 16TH ST

Proposal: Convert church complex to multi-family residential and event space

Review Requested: Final Approval

Owner: 1900 S 16th Owner LLC

Applicant: Janice Woodcock, Woodcock Design

History: 1889; St Elizabeth's Episcopal Church, William M. Camac, Furness, Evans & Company, architect; church and clergy house, 1897; campanile, 1902, Bailey & Truscott, architects

Individual Designation: 7/25/1967

District Designation: None

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

OVERVIEW: This application proposes to convert the former St. Elizabeth's Protestant Episcopal Church to multi-family residential and event space use. The Historical Commission approved a similar application in December 2021, but that work was not undertaken. This submission reflects an effort to balance costs and income by reducing the size of some units while creating an event space in the sanctuary which can generate revenue. The primary changes from the 2021 approval to the current application are as follows:

- Undertake fewer window modifications
- Remove new detached building from scope
- Construct exterior exit stairs and stair enclosure addition for required egress
- Rebuild ramp for ADA compliance and relocate door
- Add dormers on third level at south ancillary building
- Remove deteriorated cupola
- Insert new openings for door and window in tower for commercial space

The application has been revised to reflect all Architectural Committee recommendations.

SCOPE OF WORK:

- Convert church complex to multi-family residential and event space use.

STANDARDS FOR REVIEW:

- *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 alterations for this adaptive reuse are largely compatible with the massing, size, scale, and architectural features of the historic property, satisfying Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:41:10

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Architects Janice Woodcock and Erin Abraham represented the revised application.

PUBLIC COMMENT:

- Oscar Beisert commented in support of the application.
- Paul Steinke commented in support of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application has been revised to address all recommendations of the Architectural Committee.
- The application now proposes a wing wall on the Bancroft Street elevation, which should be set back to avoid aligning with the facade or changed to a gate so as to not create a false sense of history.

The Historical Commission concluded that:

- The proposed alterations for this adaptive reuse are compatible with the massing, size, scale, and architectural features of the historic property, satisfying Standard 9.

ACTION: Mr. Frankel moved to approve the revised application, provided the new wing wall on Bancroft Street is reconsidered, with the staff to review details, pursuant to Standard 9. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 1900 S 16th St					
MOTION: Approval					
MOVED BY: Frankel					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 415-17 AND 419 S 15TH ST

Proposal: Construct additions

Review Requested: Final Approval

Owner: 415-19 S 15th St LLC

Applicant: Lea and Evan Litwin, Lo Design

History: 1860 to 1870

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

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

OVERVIEW: This application for final review proposes constructing multiple rooftop additions and a four-story rear connector building at 415-17 and 419 S. 15th Street. Both properties are contributing historic resources in the Rittenhouse Fidler Historic District. The building at 415-17 S. 15th Street was constructed circa 1860 as a three-story building with two-story wings on each side and stables at the rear. The mansard roof was added between 1880 and 1900. The building at 419 S. 15th Street was constructed circa 1870 as a four-story rowhouse.

By 1922, the building at 415-17 S. 15th Street was converted from a private home to a group home by the Pennsylvania Society to Protect Children from Cruelty. In recent years, the properties were connected on the interior, and until recently provided support services for children. During the twentieth century, multiple changes and additions have occurred at the rears of the buildings and properties.

The rears of both properties are inconspicuous from the public right-of-way. There are two small non-accessible alleyways and rear yards along Lombard Street, but these areas offer limited visibility to the back of both properties.

An in-concept application for this project was approved by the Historical Commission in

December 2023.

SCOPE OF WORK:

- Construct rooftop additions and four-story rear connector 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.*
 - The proposed size and massing of the four-story connector at the rear of the properties meets Standard 9. The majority of the connector building will not be visible from the public right-of-way.
 - The proposed size and massing of the fourth-floor addition at the rear of 419 S. 15th Street meets Standard 9. This addition will not be visible from the public right-of-way.
 - The proposed size and massing of the fourth-floor addition on 415-17 S. 15th Street at the corner of S. 15th Street and Waverly Street generally meets Standard 9. The majority of the proposed addition matches the height of the mansard roof with the exception of one area that rises up and exceeds the height of the mansard roof. The proposed contemporary design and materials intentionally differentiates it from the historic portion of the building. The proposed simple forms, streamlined detailing, and gray fiber cement cladding are compatible with the historic building and meet Standard 9.
 - The proposed connector between the two properties along S. 15th Street is set back significantly along S. 15th Street. Although it removes a small portion of the mansard roof, it generally meets Standard 9. This wing of the building at 415-417 S. 15th Street maintains its original form that dates to the circa 1860 construction.
- *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 form and integrity of the historic property and its environment would be unimpaired.*
 - Removal of historic fabric is limited. Demolition proposed is focused on non-historic additions and areas of the property that are not visible from the public right-of-way. The proposed additions and alterations maintain the historic integrity of the designated property and could be reversed in the future; therefore, the proposed scope of work meets 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 proposed third and fourth-floor addition on 415-17 S. 15th Street at the corner of S. 15th Street and Waverly Street could meet the Roofs Guidelines if the highest point of the addition was reduced slightly to match the height of the mansard roof.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:51:45

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architects Lea Litvin and Evan Litvin represented the application.

PUBLIC COMMENT:

- David Traub of Save Our Sites spoke in support of the application. He thanked the applicant for their sensitive approach to the project.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application successfully addresses the Architectural Committee's concerns and was comprehensive and well presented.
- The proposed carriage house overbuild was revised to successfully differentiate it from the historic building.
- The applicant will work with the staff on final approval of the overbuild cladding material. The final color selection should be compatible with the historic brick.
- The main entrance door facing S. 15th Street should be wood rather than glass.

The Historical Commission concluded that:

- The proposed size and detail of the revised two-story addition at the northeast corner of the property meets Standard 9. Most of the other alterations and additions to the building will not be visible from the public right-of-way and will meet Standard 9.
- Additional demolition information was submitted with the revised application. The plans show selective demolition within the courtyard area and above the carriage house, which satisfies Standard 10.
- The proposed two-story addition facing Waverly Street meets the Roofs Guideline. The height of the addition was reduced slightly to match the height of the mansard roof, and the details were refined to be less conspicuous.

ACTION: Mr. Frankel moved to approve the revised application, provided the entrance door is revised to an appropriate design, with the staff to review details, pursuant to Standards 6, 9, and 10 and the Roofs Guideline. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 415-17 AND 419 S 15TH ST					
MOTION: Approval					
MOVED BY: Frankel					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 1108 S FRONT ST

Proposal: Legalize rear addition, replace windows, restore cornice

Review Requested: Final Approval

Owner: DML Worldwide LLC

Applicant: William Klotz, Restoration Development Group

History: 1800

Individual Designation: 3/30/1965

District Designation: None

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

OVERVIEW: This application seeks to legalize a rear addition built without the Historical Commission’s review, at 1108 S. Front Street. The as-built addition is presently three-stories in height and clad in vinyl siding. Two previous versions of this application have been reviewed by the Architectural Committee and Historical Commission, and ultimately denied. At the Architectural Committee’s November 2024 meeting, the applicant presented a plan which would remove the roof deck and pilot house but keep the full three stories as constructed. The Committee recommended denial of the application with comments that the size and massing remained an unresolved issue.

The revised application presented today addresses the key concerns of the Architectural Committee. The submitted plans show the full removal of the third-floor roof deck, pilot house, and a large section of the third floor. The vinyl siding will be removed and replaced with a synthetic stucco finish. A roof deck above the second floor is also proposed, with a black metal picket railing. The revised scope shows a proposed rear addition that is more compatible in terms of historic materials, features, size, and massing with the historic property and neighboring buildings.

SCOPE OF WORK:

- Legalize unpermitted rear addition
- Alter front cornice and dormer
- Replace of windows and door on front elevation

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. Removing the pilot house and roof deck is an improvement, but the rear addition is still very visible from the public right-of-way and changes the established spatial relationships of the property.
 - The bright white siding of the rear addition is out of keeping with the neighboring masonry structures.
 - A two-story masonry 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.

ARCHITECTURAL COMMITTEE RECOMMENDATION: Denial, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:18:00

PRESENTERS:

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

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application was significantly different from that reviewed by the Architectural Committee and thus should be remanded to the Committee for further review, especially given that the applicant was not present to comment on the revised proposal.

The Historical Commission concluded that:

- With the significant revisions and no representative of the application present, the Historical Commission made no conclusion about the application's merits in terms of the Standards and honored the Architectural Committee's recommendation.

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

ITEM: 1108 S Front St					
MOTION: Denial					
MOVED BY: Frankel					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 252 QUINCE ST

Proposal: Legalize as-built roof and dormers
 Review Requested: Final Approval
 Owner: Danielle Harvey
 Applicant: Jonathan Wallace, AVLV Architecture & Development
 History: 1806, William Smith
 Individual Designation: 2/28/1961
 District Designation: Washington Square West Historic District, Contributing, 9/13/2024
 Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to legalize the as-built roof and dormers at 252 Quince Street, which deviate from the plans approved by the Historical Commission in December 2023. Deviations from the approved plans include the removal of original roof and framing, removal of front and rear cornices, construction of a roof above the location of the original roof, and installation of new dormers that differ in proportions from the approved dormers. This application for legalization was prompted by a staff site visit and subsequent issuance of a violation by the Department of Licenses and Inspections for construction that exceeded the approved plans. The Historical Commission reviewed the application at its meeting on 8 November 2024 and remanded it back to the Architectural Committee for a new review. The Commissioners suggested that their primary concern was the alignment of the cornices with those of the neighboring buildings.

SCOPE OF WORK:

- Legalize as-built roof and dormers.

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 gable roof, which was constructed above the location of the historic roof, and dormers, which were constructed taller than approved, are incompatible with the historic property and environment and fail to satisfy Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall 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.*
 - The historic integrity of the original 1806 roof and cornices was permanently altered with full removal, failing to satisfy 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.*
 - Front and rear dormers were constructed 10 inches taller than approved plans and the dormer cornices are oversized. As currently constructed, the dormers are highly visible from the public right-of-way and fail to satisfy the roof guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the cornices align with those of the neighboring buildings and dormer cornices are reduced in size, with the staff to review details, pursuant to Standards 9 and 10 and the Roofs Guideline.

ACTION: See Consent Agenda.

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 20 NOVEMBER 2024

ADDRESS: 360-66 AND 368 LYCEUM AVE

Name of Resource: Victorian Roxborough Historic District

Proposed Action: Amendment

Property Owner: Daniel R. Neducsin and Tracy and Andrew Thomas

Applicant: Bill O’Brien, Esq.

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to rescind the designations of the properties at 360-66 and 368 Lyceum Avenue. Rescission is not applicable in this case because the properties themselves are not individually designated; instead, they are components of the Victorian Roxborough Historic District, which is the designated resource. Therefore, the application is, in effect, proposing to amend the historic district by relocating the district boundary to exclude the properties.

The Victorian Roxborough Historic District was designated under Criteria for Designation C and D (architectural criteria) and J (community heritage criterion) with a Period of Significance of

1830 to 1930. The historic district nomination is available at this link:
<https://www.phila.gov/media/20220601135612/Historic-District-Victorian-Roxborough.pdf>

The property at 360-66 Lyceum Avenue is classified as contributing to the historic district. Four structures stand on the property, an older detached building facing Lyceum Avenue and three rowhouses facing Conarroe Street. The older building is dated to c. 1855 and is described as an Italianate villa that has been altered. The rowhouses were constructed in 2000 and are not mentioned in the inventory. The property at 368 Lyceum Avenue is classified as non-contributing to the historic district. Three dwellings, a single and a twin, all built about 2013, stand on the property. The two properties in question are located on the district boundary. The application argues that the removal of the properties from the historic district is appropriate because the structures do not contribute to the historic character of the district; the one older building has been heavily altered and the others are not historic.

Section 14-1004(5) of the City's historic preservation ordinance stipulates that the Historical Commission may amend "any designation of a ... district as historic ... in the same manner as is specified for designation." Section 5.14.a.3 of the Historical Commission's Rules and Regulations stipulates that "the Commission may amend a district boundary to enlarge or reduce the size of a district."

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend redrawing the Victorian Roxborough Historic District boundary to exclude 360-66 and 368 Lyceum Avenue, pursuant to Section 14-1004(5) of the historic preservation ordinance and Section 5.14.a.3 of the Historical Commission's Rules and Regulations.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:22:48

PRESENTERS:

- Ms. Hendrickson presented the amendment to the Historical Commission.
- Attorney William O'Brien and consultant George Thomas represented the application and property owner. Mr. O'Brien argued in favor of the application and Mr. Thomas provided a detailed presentation on the buildings at the two properties and explained that the lone historic building had been so significantly altered that it had lost all character-defining features.

PUBLIC COMMENT:

- John Carpenter, president of the Central Roxborough Civic Association, spoke in opposition to the application.
- Attorney Corin Wise, representing the Central Roxborough Civic Association, spoke in opposition to the application.
- Oscar Beisert, representing the Keeping Society, spoke in opposition to the application.
- Julia Heberly, a near neighbor, spoke in opposition to the application.
- Steven Peitzman, president of the East Falls Historical Society, spoke in opposition to the application.
- Paul Steinke, representing the Preservation Alliance, spoke in opposition to the application.
- Celeste Hardester, a part of the Victorian Roxborough Historic District nomination team, spoke in opposition to the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The three buildings at the 360-66 Lyceum Avenue property that front on Conarroe Street are non-historic and should be excluded from the historic district. The historic district boundary line should be redrawn at the rear of the 360-66 Lyceum Avenue property, to be in line with the rear boundary line of the neighboring 368 Lyceum Avenue property, to remove the non-historic buildings from the historic district. Properties with non-historic buildings that would fall on historic district boundaries should be excluded from historic districts. Best practices indicate that properties classified as non-contributing should be excluded in historic districts when they would fall on historic district boundaries.
- The remaining section of the property at 360-66 Lyceum Avenue, closer to Lyceum Avenue, no longer includes any historic resources because the building on the site has lost all character-defining features and no longer qualifies as a historic building. The section of the property at 360-66 Lyceum Avenue, which falls on the historic district boundary, should be reclassified as non-contributing to the Victorian Roxborough Historic District, but not removed from the historic district.
- The property at 368 Lyceum Avenue, which falls on the historic district boundary, is currently classified as non-contributing to the Victorian Roxborough Historic District because the buildings on it are non-historic. It should not be removed from the historic district.

The Historical Commission concluded that:

- The structures on the 360-66 Lyceum Avenue parcel that face Conarroe Street are non-historic. The historic district boundary shall be redrawn in a line with the rear of the property at 368 Lyceum Avenue to remove the non-historic buildings and fingers of land from the Victorian Roxborough Historic District.
- The other structure on the 360-66 Lyceum Avenue parcel, the one that faces Lyceum Avenue, has lost all character-defining features and therefore is no longer a historic building. This section of the property shall be reclassified as non-contributing to the Victorian Roxborough Historic District but shall not be removed from the historic district so that the Historical Commission may retain jurisdiction over future construction on the site.
- The structures on the 368 Lyceum Avenue parcel are non-historic. This property is already reclassified as non-contributing to the Victorian Roxborough Historic District but shall not be removed from the historic district so that the Historical Commission may retain jurisdiction over future construction on the site.

ACTION: Ms. Carney moved to amend the Victorian Roxborough Historic District boundary to exclude the Conarroe Street-facing buildings of the 360-66 Lyceum Avenue parcel, and to reclassify the remaining section of the property at 360-66 Lyceum Avenue as non-contributing. Ms. Washington seconded the motion, which passed by a vote of 10 to 1, with 1 abstention.

ITEM: 360-66 and 368 Lyceum Ave					
MOTION: Amend district boundary; reclassify property at 360-66 Lyceum Ave					
MOVED BY: Carney					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman			X		
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)		X			
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10	1	1		1

ADDRESS: 449 LOCUST AVE

Name of Resource: Edwin T. Chase House

Review: Designate

Property Owner: KJB Solutions LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 449 Locust Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the stone house, built for prominent Philadelphia lawyer Edwin T. Chase in 1861, satisfies Criteria for Designation C, D, and E. The nomination argues that the Edwin T. Chase House is a highly characteristic example of the work of John Riddell, one of the most prolific residential architects in mid-nineteenth century Philadelphia, satisfying Criterion E. Under Criteria C and D, the nomination contends that the three-story, Italianate-style house exemplifies Riddell’s own particular brand of the domestic pattern book architecture that defined the era.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 449 Locust Avenue satisfies Criteria for Designation C, D, and E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 2:14:15

PRESENTERS:

- Mr. Shachar-Krasnoff presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- Meredith Ferleger represented the property owner. She spoke in non-opposition to the designation and proposed a boundary amendment to exclude 125 feet of depth on the Woodlawn Street frontage at the rear of the property, reflective of a future

subdivision plan.

PUBLIC COMMENT:

- Oscar Beisert, representing the Keeping Society, commented in support of the designation but in opposition to the boundary amendment.
- David Traub, representing Save Our Sites, commented in support of the designation.
- Allison Weiss, representing SoLo Germantown Civic Association, commented in support of the designation.
- Nicholas Covolus, a near neighbor, commented in opposition to the boundary amendment.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Edwin T. Chase House is a highly characteristic example of the work of John Riddell.
- The three-story, Italianate-style house exemplifies Riddell's particular brand of the domestic pattern book architecture.
- The house was built for prominent Philadelphia lawyer Edwin T. Chase in 1861.
- No historic resources are located on the rear of the property, which the owner has proposed for exclusion from the designation. The proposed rear boundary would be located about 200 feet behind the historic house, ensuring that the house would be protected from any potential development on the rear section of the property.

The Historical Commission concluded that:

- The three-story, Italianate-style house exemplifies John Riddell's particular brand of the domestic pattern book architecture that defined the era, satisfying Criteria C and D.
- The Edwin T. Chase House is a highly characteristic example of the work of John Riddell, one of the most prolific residential architects in mid-nineteenth-century Philadelphia, satisfying Criterion E.
- The rear boundary amendment proposed by the property owner's representative is appropriate.

ACTION: Mr. Lech moved to find that the nomination demonstrates that the property at 449 Locust Avenue satisfies Criteria for Designation C, D, and E, and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with an amended rear boundary set 125 feet in from Woodlawn Avenue. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 449 Locust Ave					
MOTION: Designate; Criteria C, D and E, with amended rear boundary					
MOVED BY: Lech					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

ADDRESS: 6701-19 N BROAD ST

Name of Resource: Oak Lane Trust Company Bank
 Review: Designation
 Property Owner: Oxford Finance Companies
 Nominator: Preservation Alliance for Greater Philadelphia
 Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the property at 6701-19 N. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Oak Lane Trust Company Bank satisfies Criteria for Designation C, D, and E. Under Criterion C, the nomination contends that the Oak Lane Trust Company Bank is exemplary of the Art Deco style and specifically Philadelphia’s regionally popular “Chaste Deco” expression of the Zig-Zag subtype of the Art Deco style. Under Criterion D, the nomination contends that the Oak Lane Trust Company Bank building is one of the many Art Deco banks and other commercial institutions that dominated Philadelphia streetscapes throughout the early twentieth century. Lastly, the nomination contends that the Oak Lane Trust Company Bank building satisfies Criterion E, owing to architect Ralph B. Bencker’s design of both the initial 1923 construction of the Oak Lane Trust Company Bank and the 1926 additions and alterations.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 6701-19 N. Broad Street satisfies Criteria for Designation C, D, E, and H.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:38:55

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance and nomination author Julia Hayman

represented the nomination.

- Jason McLaughlin, CEO of Wedge Medical Center, Inc., represented the property owner and opposed the designation, owing to concerns about increased costs for repairs or renovations that might result from a designation. He stated that a historic designation would place undue financial and administrative burdens on the organization and threaten its ability to provide much needed services to the community.

PUBLIC COMMENT:

- David Traub, representing Save Our Sites, commented in support of the designation.
- Amy Lambert commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- It has demonstrated enormous consideration in the past for institutions that serve the public in terms of approvals for work to a building. Designation is not intended to place undue burdens on a property owner.

The Historical Commission concluded that:

- The Oak Lane Trust Company Bank is exemplary of Ralph B. Bencker's own unique style of architecture and cannot technically be classified as Art Deco, satisfying Criterion C.
- The Oak Lane Trust Company Bank building is one of the many banks and other commercial institutions in Art Deco and similar styles that dominated Philadelphia streetscapes throughout the early to mid-twentieth century, satisfying Criterion D.
- The Oak Lane Trust Company Bank building was designed by prominent Philadelphia architect Ralph B. Bencker in 1923 and 1926, satisfying Criterion E.
- Owing to its unique location or singular physical characteristic, the building represents an established and familiar visual feature of the neighborhood, community, or City, satisfying Criterion H.

ACTION: Mr. Frankel moved to find that the nomination demonstrates that the property at 6701-19 N. Broad Street satisfies Criteria for Designation C, D, E, and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: 6701-19 N Broad St					
MOTION: Designate; Criteria C, D, E, and H					
MOVED BY: Frankel					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

Commissioner Holloman excused himself from the meeting.

OLD BUSINESS

ADDRESS: 301-03 N FRONT ST

Proposal: Demolish structure; construct multi-unit building

Review Requested: In Concept

Owner: Andrew Sacksteder

Applicant: Mark Wallace, Kore Design Architecture

History: 1997

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This in-concept application proposes to demolish a 1½-story non-contributing building in the Old City Historic District and construct a four-story-plus-basement structure containing two single-family dwellings. The proposed structure would have three basement level parking spaces along with a roof deck and pilot house. The property at 301-03 N. Front Street is located along the north side of Vine Street between N. Front Street on the west, and N. Water Street on the east. Across N. Water Street from the property is a large vacant lot where a 26-story mixed-use building is being built. That project that was approved by the Historical Commission in October 2021. The properties directly adjacent to and north of 301-03 N. Front Street are contributing properties to the Old City Historic District.

SCOPE OF WORK:

- Demolish non-contributing structure
- Construct four-story structure with basement and 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 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.*
 - Trex cladding and faux wood are not compatible new materials in the Old City Historic District.
 - The design of the N. Water Street façade with the variation in material textures and colors may not preserve the integrity of the historic environment.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in concept of the demolition and four-story massing of the new building, but denial of the application as proposed, owing to the materials and details, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:55:10

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Architect Matt Elson represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revisions are aligned with the feedback provided by the Architectural Committee during its initial review.
- This application was submitted in-concept, and therefore will require a final review by the Architectural Committee and Historical Commission regardless of the Commission's action today.

The Historical Commission concluded that:

- The revised application is generally in keeping with the surrounding historic district in materials and details, pursuant to Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application in concept, pursuant to Standard 9. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 301-03 N Front St					
MOTION: Approval in concept					
MOVED BY: McCoubrey					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)					X
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	11				2

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.

PRESENTERS:

- Mr. Shachar-Krasnoff presented the nomination to the Historical Commission. He outlined the reasons for proposing this property for listing on the Philadelphia Register including the building's International Style design with horizontal windows and stark white stone cladding, which are unique in Center City Philadelphia. He noted that the property is not nominated for significance under Criterion E for its designer.
- Attorney Michael Phillips and consultant George Thomas represented the property owner and opposed the designation. Mr. Phillips stated that a designation would impose unjustified restrictions on the property owner because the building do not currently comply with the building code and the designation would restrict the owner's ability to maximize the allowable building envelope under the current zoning. Mr. Thomas stated that the property does not meet Criterion A because it was just one of many Woolworth stores in Philadelphia and was not a flagship store. He stated that the property does not meet Criterion C because the store's design was dissimilar from Modernist buildings constructed in Philadelphia during the first half of the twentieth century. He stated that the property does not meet Criterion D because the design was a "mish mash" that does not reflect characteristics of the International style, and alterations have compromised the original design elements.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, spoke in favor of the designation.
- Oscar Beisert, representing the Keeping Society, spoke in favor of the designation.
- Kathy Dowdell spoke in favor of the designation.
- David Traub, representing Save Our Sites, spoke in favor of the designation.
- Allison Weiss, representing SoLo Germantown Civic Association, spoke in support of the designation.
- Steven Peitzman spoke in support the designation.
- Amy Lambert spoke in favor of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Woolworth Store at 1330-36 Chestnut Street opened in 1949.
- The store was one of several flagship stores constructed in North American downtowns from the 1930s through the 1950s.
- The building's character-defining features are narrow horizontal windows, stark white stone cladding, end quoins, and stylized metal window trim.
- The Chestnut Street facade is characterized by a minimalist, horizontal aesthetic that is distinctive in Center City Philadelphia.

The Historical Commission concluded 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, satisfying Criterion A.
- The store's design is based in the Modernist, International Style, with some references to the Art Deco/Streamline Moderne styles, satisfying Criteria C and D.
- 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, satisfying Criterion H.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1330-36 Chestnut Street satisfies Criteria for Designation A, C, D, and H and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Thomas seconded the motion, which passed by a vote of 7 to 3.

ITEM: 1330-36 Chestnut St					
MOTION: Designate; Criteria A, C, D, and H					
MOVED BY: Cooperman					
SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair		X			
Washington, Vice Chair					X
Muhammad (Commerce)		X			
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)					X
O'Connor (DPP)	X				
Lech (L&I)		X			
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	7	3			3

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.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4740 Baltimore Avenue satisfies Criteria for Designation D and H, but not Criterion E.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:04:30

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Amy Lambert represented the nomination.
- Rev. Tim Emmett-Rardin represented the property owner, Calvary United Methodist Church and the Eastern Pennsylvania Conference of the United Methodist Church, and opposed the designation.

PUBLIC COMMENT:

- George Poulin, a West Philadelphia resident, commented in support of the designation.
- David Traub, representing Save Our Sites, commented in support of the designation.
- Oscar Beisert, representing the Keeping Society, commented in support of the designation.
- Paul Steinke, representing the Preservation Alliance, commented in support of the designation.
- Heather Calvert, a West Philadelphia resident, commented in support of the designation.
- Kathy Dowdell was unable to provide comments owing to technical difficulties, but had submitted a letter in support of the designation that was provided to the Commissioners and public.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Letters of opposition to the designation were received from the United Methodist Church Eastern Pennsylvania Conference, and the South District Board of Church Location and Building, Eastern Pennsylvania Conference, the United Methodist Church.
- Many letters of support for the designation were received from community members.

The Historical Commission concluded that:

- The church is a representative example of late nineteenth-century ecclesiastical English Gothic style architecture, satisfying Criterion D.
- 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, satisfying Criterion H.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at

4740 Baltimore Avenue satisfies Criteria for Designation D and H and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Frankel seconded the motion, which was adopted by unanimous consent.

ITEM: 4740 Baltimore Ave					
MOTION: Designate, Criteria D and H					
MOVED BY: Cooperman					
SECONDED BY: Frankel					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)					X
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:21:08

ACTION: At 1:39 p.m., Mr. Frankel moved to adjourn. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Frankel					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)					X
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission and its advisory committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

A building, complex of buildings, structure, site, object, or district may be designated for preservation if it:

- (a) Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation or is associated with the life of a person significant in the past;
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation;
- (c) Reflects the environment in an era characterized by a distinctive architectural style;
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen;
- (e) Is the work of a designer, architect, landscape architect or designer, or professional engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth, or nation;
- (f) Contains elements of design, detail, materials, or craftsmanship that represent a significant innovation;
- (g) Is part of or related to a square, park, or other distinctive area that should be preserved according to a historic, cultural, or architectural motif;

- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community, or City;
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- (j) Exemplifies the cultural, political, economic, social, or historical heritage of the community.

DRAFT