

**THE MINUTES OF THE 628TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 DECEMBER 2014
ROOM 18-029, 1515 ARCH STREET
SAM SHERMAN, CHAIR**

PRESENT

Sam Sherman Jr., chair
Richardson Dilworth III, Ph.D.
Dominique Hawkins, AIA, NCARB, LEED AP
Rosalie Leonard, Esq., Office of City Council President
Melissa Long, Office of Housing & Community Development
John Mattioni, Esq.
Thomas McDade, Department of Public Property
Sara Merriman, Commerce Department
R. David Schaaf, RA, Philadelphia City Planning Commission
Robert Thomas, AIA
Betty Turner, M.A.

Jonathan E. Farnham, Executive Director
Erin Cote, Historic Preservation Planner II
Randal Baron, Historic Preservation Planner III
Kim Broadbent, Historic Preservation Planner I
Laura DiPasquale, Historic Preservation Planner I

ALSO PRESENT

Ben Leech, Preservation Alliance for Greater Philadelphia
Allison Weiss, SOLO/GCA-WAM
Morris Clarke, DAS Architects
Jane Golas, PlanPhilly
Matt Golas, PlanPhilly
Celeste Morello
Darin Gatti, Streets Department
Nicholas Baker, Streets Department
Richard Thom, R.W. Thom, AIA
Gabriel Gottlieb, phillyliving.com
Dorothy Hamill, Esq., Sirlin Lesser & Benson, P.C.
Martin Rosenblum, MJRA
Harry Schwartz, Preservation Alliance for Greater Philadelphia
Kathy Dowdell
Ed Eimer, Eimer Design
Kevin Towey, Eimer Design
Ashley Hahn, PlanPhilly

CALL TO ORDER

Mr. Sherman, the chair, called the meeting to order at 9:05 a.m. Commissioners Dilworth, Hawkins, Leonard, Long, Mattioni, McDade, Merriman, Schaaf, Thomas, and Turner joined him.

MINUTES OF THE 627TH STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

ACTION: Ms. Merriman moved to adopt the minutes of the 627th Stated Meeting of the Philadelphia Historical Commission, held 14 November 2014. Mr. Mattioni seconded the motion, which passed unanimously.

THE REPORT OF THE ARCHITECTURAL COMMITTEE, 18 NOVEMBER 2014

Dominique Hawkins, Chair

CONSENT AGENDA

Mr. Farnham introduced the consent agenda and explained that it included applications for 2126 and 2128 Walnut Street, 170 S. Independence West Mall, and 1836 Pine Street. Mr. Sherman asked if any Commissioners had comments on the Consent Agenda. No one offered comments. Mr. Sherman asked if the audience had comments on the Consent Agenda. No one offered comments.

ACTION: Mr. Thomas moved to adopt the recommendations of the Architectural Committee for the applications for 2126 and 2128 Walnut Street, 170 S. Independence West Mall, and 1836 Pine Street. Ms. Leonard seconded the motion, which passed unanimously.

AGENDA

ADDRESS: 2126 AND 2128 WALNUT ST

Project: Construct five four-story townhomes with ground floor commercial space

Review Requested: Review and Comment

Owner: Walnut Estates, LLC

Applicant: Shimi Zakin, Atrium Design Group

History: surface parking lot

Individual Designation: None

District Designation: Rittenhouse Fidler Residential Historic District, Non-contributing, 2/8/1995

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE COMMENT: The Architectural Committee commented that, while the buildings are contextual in terms of massing, the materials and color are not a good fit with the district. The Chancellor Street façade should be more balanced and respond better to its context. The drawings should be revised to show the context.

OVERVIEW: This application proposes the construction of five townhouses and an apartment building on a vacant lot bordered by Walnut, 22nd and Chancellor Streets. The site satisfies the definition of an “undeveloped site” and, therefore, the Historical Commission has review-and-comment jurisdiction only. The apartment building at the corner of Walnut and 22nd would be six stories tall with a commercial space at the first floor and residences above. The townhouses would face 22nd Street and have parking at the rear accessed through Chancellor Street. The houses would be four stories tall along the front property line with a setback fifth-floor penthouse and deck. The buildings would be contemporary in style and have a palette of white stone, grey brick, and dark grey metal panels. This portion of the Rittenhouse Fidler Historic District includes some taller buildings and buildings clad in a variety of materials and colors.

ACTION: See Consent Agenda.

ADDRESS: 170 S INDEPENDENCE W ML

Project: Construct two-story rooftop addition; alter lobby

Review Requested: Final Approval

Owner: KPG-MCG Curtis Tenants, LLC, c/o Keystone Property Group

Applicant: Morris Clarke, DAS Architects, Inc.

History: 1910; Curtis Publishing Company building and Dream Garden mosaic; Edgar Seeler, architect

Individual Designation: None

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

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the parapet on the penthouse is reduced in height, the stucco is a warm grey color not white, and the privacy screens are not reflective, with the staff to review details, pursuant to Standards 9 and 10.

OVERVIEW: This application for the Curtis Publishing Company building at the corner of 6th and Walnut Streets proposes the conversion of office space into residential units as well as the construction of a penthouse. The lobby space would be reconfigured, but would not impact the Dream Garden mural, a designated object within the lobby. The penthouse would be added to the east side of the building facing Independence Square and would include seven bi-level residential units. Several utilitarian rooftop sheds will be removed for the addition. The addition would sit back from the edge of the roof behind a balustrade cornice in a U-shaped space created by existing rooftop penthouses. The addition would be constructed in a vocabulary sympathetic to the existing building in scale, rhythm and materials. The addition would be visible but inconspicuous by virtue of its size, setbacks, and sympathetic architectural vocabulary.

ACTION: See Consent Agenda.

ADDRESS: 1836 PINE ST

Project: Reconfigure front door opening; install structural support; install door surround and door

Review Requested: Final Approval

Owner: Bruce and Shelley Menkowitz

Applicant: Jennifer Arnoldi, Martin J. Rosenblum & Associates

History: 1845

Individual Designation: None

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that the door surround is masonry such as cast stone rather than wood, that the design of the door include two lower panels, and that the strap hinges are eliminated, with the staff to review details, pursuant to Standard 9.

OVERVIEW: This application proposes to narrow and shorten an existing doorway on this Greek Revival multi-family rowhouse. Although all other details of the building match its neighbors to the east, 1836 Pine is an anomaly in that it has the only un-paired doorway along the row. The doorway itself is also unusually wide. The applicant notes that this may reflect early twentieth

century renovations, as the decorative iron grates on the existing doors as well as the paneling on the interior of the vestibule are Edwardian in style.

The wide doorway leaves a very slender pier of brick between the doorway and corner of the building to bear the load of the façade. Despite the fact that numerous star bolts have been installed on both the front and side facades, and the building has been re-pointed repeatedly, cracks continue to form along the façade, including in the lintel above the doorway. A structural engineer determined that, in order to repair the shifting masonry, two masonry piers should be constructed inside the existing doorway opening. These piers would be disguised by a new wood frontispiece painted with sanded paint to replicate a stone finish.

The application proposes to install a single door to resemble the existing door and a transom with molding details to match the adjacent property at 1834 Pine Street in the newly narrowed doorway.

Since no early photographs of this building have been found, and there is not a consistent door style used along the block, the staff contends that a restoration or reconstruction of the original doorway is not possible. As such, the door and doorway should be compatible in size, scale, material and color. The staff contends that the current proposal satisfies all of those requirements except for material.

ACTION: See Consent Agenda.

ADDRESS: 1700-06 CHESTNUT ST

Project: Install exterior egress stair connector; replace windows

Review Requested: Final Approval

Owner: 1700 Chestnut Street, LLC

Applicant: Ed Eimer, Eimer Designs

History: 1927; Bonwitt Teller; Daffy's; Nordstrom Rack; Clarence E. Wunder, architect

Individual Designation: 1/3/1985

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that the colors of the stair relate to the Sofitel building and that the stair is at least three feet from the 17th Street facade of the building, with the staff to review details, pursuant to Standards 2 and 9.

OVERVIEW: This application proposes to install an enclosed exterior egress stairway on the rear or Ionic Street façade of the building. Ionic Street is a service alley. The upper floors of the building are being converted to residential use. The commercial use of the lower three stories of the building precludes the construction of the stairway inside the building. The proposed stairway would be architecturally contemporary in style, with glass and folded metal elements.

The application also proposes to replace all windows on floors four through eight on the north and east facades, and floors five through eight on the west façade. Infilled windows on the west façade would be opened and the masonry restored to its original pattern.

DISCUSSION: Ms. DiPasquale presented the application to the Historical Commission. Architects Ed Eimer and Kevin Towey represented the application.

Mr. Eimer presented the revised rendering depicting the egress stair set back from the 17th Street limestone façade and using lighter grey materials. He noted that the stair is set back approximately 2'-6" from the 17th Street façade rather than the Committee-recommended 3'-0", owing to the structural necessity to tie into an existing beam.

Ms. Hawkins asked whether the replacement windows were part of the application, and Ms. DiPasquale confirmed that they were. Ms. Hawkins noted that no information on the replacement windows other than the elevations was submitted in the Commission packets other than the general elevations. Ms. DiPasquale apologized that the window portion of the submission had been accidentally omitted from the Commission packets, noting that the applicant was proposing a window frame that was approximately one inch wider on both side stiles than the existing frames. She noted that the meeting rail of the new and proposed windows would match, and that the windows would be operable as opposed to fixed.

Mr. Thomas asked where the entrance to the new residential lobby would be located, and Ms. DiPasquale responded that the Commission had approved a door cut for the new lobby earlier in the year at the southernmost bay along the 17th Street facade.

Mr. Sherman opened the floor to public comment, of which there was none.

ACTION: Ms. Hawkins moved to approve the application as presented at the Historical Commission meeting of 12 December 2014, provided the replacement windows closely match the historic windows, with the staff to review details, pursuant to Standards 2, 6, and 9. Ms. Merriman seconded the motion, which passed unanimously.

THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 12 NOVEMBER 2014

Richard Dilworth III, Chair

312-14 N. 2ND STREET

Owner: Teresa M. Eck

Nominator: Richard Thom

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission amend the Old City Historic District inventory, reclassifying 312-14 N. 2nd Street as Non-contributing and removing the entry for 202 Wood Street, pursuant to Section 5.14 of the Commission's Rules & Regulations.

OVERVIEW: The property at 312-14 N. 2nd Street is located at the southeast corner of N. 2nd and Wood Streets in the Old City Historic District. It is not individually designated. An architect working as a consultant for the property owner has proposed the reclassification of the property at 312-14 N. 2nd Street from Contributing to Non-contributing. He has also proposed the removal of the entry in the district inventory for 202 Wood Street because it is not a separate parcel, but is part of 312-14 N. 2nd Street.

Zoning and building permit records not readily accessible when the nomination for the Old City Historic District was written about 12 years ago, but now readily and publicly available online, clearly indicate that the extant building at 312-14 N. 2nd Street was constructed by Samuel Lipshutz as a "1 sty garage type storage bldg" in 1961 under zoning permit #93392F. Lipshutz demolished the two buildings that stood on the site in 1960 under zoning permit #75541F. The district inventory wrongly dates the building to c. 1920; its true date of construction is 1961. In

light of the fact that the Old City Historic District period of significance ends in 1929, a building constructed in 1961 cannot, by definition, contribute to the historical significance of the district. Therefore, the proposed amendment to the district classification is justified. The inventory classifies the property at 202 Wood Street as Non-contributing and indicates that it was constructed about 1960. However, the structure at what would be 202 Wood Street is part of the building that stands on the tax parcel at 312-14 N. 2nd Street. Therefore, 202 Wood Street should not have a separate entry, classification, or construction date in the inventory. The inventory should be amended to remove the entry for 202 Wood Street.

DISCUSSION: Ms. Coté presented an overview of the reclassification request to the Commission. Richard Thom represented the request.

The Commissioners reviewed the request and concurred with the Committee's recommendation.

ACTION: Ms. Hawkins moved to adopt the recommendation of the Committee on Historic Designation and amend the Old City Historic District inventory, reclassifying 312-14 N. 2nd Street as Non-contributing and removing the entry for 202 Wood Street, pursuant to Section 5.14 of the Commission's Rules & Regulations. Mr. Schaaf seconded the motion, which passed unanimously.

ADDRESS: 321-27 WILLINGS ALY, THE ANGELIC EXALTATION OF ST. JOSEPH INTO HEAVEN

Owner: St. Joseph's Roman Catholic Church

Nominator: Celeste A. Morello

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the mural, *The Angelic Exaltation of St. Joseph into Heaven*, at 321-27 Willings Alley satisfies Criteria for Designation A, E, and J, provided the nomination is amended as suggested.

OVERVIEW: This nomination proposes to designate a mural known as *The Angelic Exaltation of St. Joseph into Heaven* as historic and list it on the Philadelphia Register of Historic Places. The mural is located in Old St. Joseph's Church at 321-27 Willings Alley. It is attributed to artist Filippo Costaggini and was painted in 1886 in Raphael's style. The nomination contends that the mural satisfies Criteria for Designation A, E, and J.

DISCUSSION: Ms. Coté presented an overview of the nomination to the Commission. Celeste Morello, who nominated the painting, represented the nomination.

The Commissioners reviewed the nomination and concurred with the Committee's recommendation.

Mr. Sherman opened the floor to public comment. There was none.

ACTION: Ms. Hawkins moved to find that the mural, *The Angelic Exaltation of St. Joseph into Heaven*, at 321-27 Willings Alley satisfies Criteria for Designation A, E, and J, and to designate it as an historic object, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed unanimously.

ADDRESS: 113-29 BERKLEY ST, KEYSTONE DRY PLATE & FILM WORKS; MOORE PUSH-PIN

Owner: Berkley Property LLC

Nominator: Kim Broadbent, Philadelphia Historical Commission

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the property at 113-29 Berkley Street satisfies Criteria for Designation A, G, and J.

OVERVIEW: This nomination proposes to designate Keystone Dry Plate & Film Works; Moore Push-Pin at 113-29 Berkley Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A, G, and J. The building has significant interest or value as part of the city's development and is associated with important individuals; John Carbutt and Edwin Moore. John Carbutt, founder of the Keystone Dry Plate & Film Works, was a pioneer of mass-market dry plates for photography, and produced the first commercial x-ray plates in the world in his Wayne Junction factory. Edwin Moore, who operated out of the factory beginning in 1912, was the inventor of push-pins, which he referred to as "a pin with a handle." He then went on to patent picture hangers and map tacks, also manufactured out of the Wayne Junction factory. The building is part of a distinctive industrial area, known as Wayne Junction, which should be preserved for its ties to Philadelphia's manufacturing history, and the building exemplifies the economic and historical industrial heritage of the community. Wayne Junction Station was the locus of mills and factories that capitalized on rail transportation to move in raw goods and send out finished products. Carbutt's choice of location for his factory was likely influenced by the close proximity to the railroad, availability of worker's housing and open space. Other industries soon followed the lead of Carbutt, and Berkley Street between Greene Street and Wayne Avenue became an industrial headquarters. 113-29 Berkley Street is a contributing building in the Wayne Junction Historic District, designated in 2012 to the National Register of Historic Places.

DISCUSSION: Ms. Broadbent presented the nomination to the Commission.

The Commissioners reviewed the nomination and concurred with the Committee's recommendation.

Mr. Sherman opened the floor to public comment. There was none.

ACTION: Mr. Schaaf moved to find that the property at 113-29 Berkley Street satisfies Criteria for Designation A, G, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed unanimously.

ADDRESS: 1501-05 FAIRMOUNT AVE

Owner: J. Mark Kreider

Nominator: Ben Leech, Preservation Alliance for Greater Philadelphia

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the property at 1501-05 Fairmount Avenue satisfies Criteria for Designation C and D.

OVERVIEW: This nomination proposes to designate as historic the property at 1501-05 Fairmount Avenue. It is an Art Deco commercial building designed by architect Samuel Brian Baylinson and completed in 1930. The building is listed as a contributing resource in the

National Register-listed Fairmount Avenue Historic District. The nomination contends that the property at 1501-05 Fairmount Avenue satisfies Criteria for Designation C and D because it is an architecturally distinctive example of the Art Deco style as applied to low-rise commercial construction.

DISCUSSION: Ms. Coté presented a continuance request from the property owner's attorney to the Commission.

ACTION: Ms. Merriman moved to continue the consideration of the nomination of 1501-05 Fairmount Avenue for 60 days, to the Historical Commission meeting of 13 February 2014. Mr. Mattioni seconded the motion, which passed unanimously.

ADDRESS: 1314-16 N BROAD ST, BLUE HORIZON

Owner: Ray-Whitaker Inc.

Nominator: Ben Leech, Preservation Alliance for Greater Philadelphia

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the consideration of the nomination for one month.

OVERVIEW: This nomination proposes to designate the Blue Horizon at 1314-16 N. Broad Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Blue Horizon is a culturally and architecturally significant building and that the property satisfies Criteria for Designation A, C, and J. Originally constructed as three contiguous brownstone rowhouses around 1878, the properties were combined and converted into a fraternal hall by the Loyal Order of Moose in 1914, with a large auditorium addition designed by architect Carl Berger completed in 1916. In 1961, the property was renamed the Blue Horizon and hosted its first professional boxing match. Before its eventual closure in 2010, "The Blue" was the last-surviving and longest-operating of the many neighborhood boxing clubs which characterized the sport in twentieth-century Philadelphia.

A second nomination proposes to designate the Blue Horizon Auditorium as an historic interior and list it on the Philadelphia Register of Historic Places. The nomination contends that the interior satisfies the definition of a public interior portion in the preservation ordinance and is historically significant. A "public interior portion" is defined as an interior space in a building or structure that is, or was designed to be, customarily open or accessible to the public, including by invitation" and has in no way "been significantly altered physically such that a substantial portion of the features reflecting design for public use no longer remain." The auditorium served as Moose Lodge's primary public interior space, served not only the organizational needs of the Moose organization, but was also regularly rented out for public gatherings such as sporting events, lectures, and conventions. Then in 1961, the auditorium was converted with minimal physical changes into the Blue Horizon boxing auditorium.

DISCUSSION: Ms. Coté presented a continuance request from the property owner as well as the Committee on Historic Designation's recommendation supporting a continuance to the Commission.

ACTION: Ms. Merriman moved to remand the nominations proposing historic designation of the interior and exterior of 1314-16 N. Broad Street to the Committee on Historic Designation for additional review and to continue the Historical Commission's

consideration of the nominations for 90 days, to its meeting of 13 March 2014. Ms. Hawkins seconded the motion, which passed unanimously.

VARIOUS BLOCKS OF THE HISTORIC STREET PAVING THEMATIC DISTRICT

Owner: City of Philadelphia

Nominator: Staff of the Philadelphia Historical Commission

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation moved to recommend that the Commission amend the inventory of the Historic Street Paving Thematic District as proposed in the following documents, provided that streets with historic paving material surviving under asphalt or concrete remain on the inventory of the Historic Street Paving Thematic District, pursuant to Section 5.14 of the Rules & Regulations.

OVERVIEW: In 1998, the Historical Commission designated the Historic Street Paving Thematic District, a collection of several hundred blocks of streets in the city that retain their historic street paving materials. In 1999, the Commission amended the district, adding a few streets that had been initially overlooked. The designation covers the cartway itself, but not the curbs or sidewalks. The historic preservation ordinance authorizes the Historical Commission to review building permit applications issued by the Department of Licenses & Inspections, but not streets permits for work within the right-of-way, which are issued by the Streets Department of the City of Philadelphia. Therefore, with regard to historic streets, the Historical Commission acts in an advisory capacity, providing advice to the Streets Department about the appropriateness of alterations to historic cartways. Per an informal agreement, the Streets Department consults with the Historical Commission whenever it undertakes work to historic streets or reviews applications from third parties for work to historic streets. The Streets Department should be commended for its stewardship of historic streets, which it undertakes voluntarily at great expense.

The Streets Department recently commissioned Gilmore & Associates Inc. to study the conditions of streets that retain their historic paving materials and generate a report that would allow the Streets Department to plan strategically for the maintenance of the historic streets. The Streets Department has limited funds for restoration work to historic streets and is seeking to spend those funds as effectively as possible. The consultant surveyed every block currently listed in the inventory of the Historic Street Paving Thematic District as well as several that are not included in the district and generated a lengthy report. The report includes photographs of all blocks as well as information about paving materials, condition, and need for repair. The staff of the Historical Commission integrated the data collected by the consultant with data related to context including local and National Register districts, rarity of material, and other factors and then ranked all blocks. Based on these rankings, the staff proposes a series of additions and removals from the inventory of the Historic Street Paving Thematic District. The blocks proposed for addition were overlooked in the late 1990s, when the nomination was prepared. The blocks proposed for removal include cartways where the historic paving material has been removed since the designation, usually by regional and state agencies beyond the control of the City, as well as blocks where the cartways are in very poor condition, do not merit restoration, and will provide stockpiles of rare paving materials for restorations elsewhere. If adopted, the amendments to the inventory of the Historic Street Paving Thematic District will allow the Streets Department to be more efficient with its management of historic streets, focusing its scant resources on cartways meriting preservation.

DISCUSSION: Ms. Broadbent presented an overview of the amendments to the Commission. Darin Gatti, Chief Engineer and Surveyor for the Philadelphia Streets Department, and Nicholas Baker, Transportation Planner for the Philadelphia Streets Department, represented the application.

Ms. Broadbent stated that since the time of the Committee on Historic Designation meeting, the staff has been informed that Wister Alley is a privately-owned street and therefore no action should be taken by the Commission regarding Wister Alley, as proper owner notification was not provided for this particular segment. Ms. Broadbent clarified that taking no action regarding Wister Alley would mean that the segment remains listed on the Historic Street Paving Thematic District.

Mr. Thomas asked about what can be done in the future to prevent historic streets from getting patched with asphalt and concrete, for reasons such as plumber's ditches. Mr. Farnham responded that the Streets Department has found creative ways to try to protect historic paving materials for which they should be commended. He explained that most of the streets proposed for removal from the district are beyond the control of the Streets Department and the Historical Commission, with alterations made primarily by SEPTA. There are a couple of streets proposed for removal where the materials are in such poor condition that a restoration is not really possible, and those streets could provide materials that can be used elsewhere, especially the rare blue glazed block. This material could be used to bring streets that are in good condition up to pristine condition. Additionally, there are a couple of streets proposed for removal that are in very poor condition, where the upset property owners on those streets have been frequently calling and emailing the Commission, and the Streets Department has been reluctant to work on those streets because they do not have the resources to do a proper restoration.

Mr. Gatti explained that the current funding levels for historic paving allows the Streets Department to restore about one block every two to three years, but the deterioration rate is much greater. The Streets Department commissioned Gilmore & Associates, Inc. to create an inventory to better define and document the deterioration, and they hope to utilize the report when asking for additional funding from City Council. He added that the street opening permit process is also currently being revised, which should help with issues like plumber's ditches.

Mr. Thomas suggested that the Streets Department look into funds available through the Water Department, to potentially use historic streets as a means of managing storm water runoff. Mr. Gatti responded that he will look into scheduling a meeting with the Historical Commission staff to look at details, agreeing that there is a funding source in the Water Department for the Green Street Initiative, which could be a benefit if it is done properly.

Mr. Sherman opened the floor to public comment. There was none.

ACTION: Ms. Merriman moved amend the inventory of the Historic Street Paving Thematic District as proposed, provided that streets with historic paving material surviving under asphalt or concrete remain on the inventory of the Historic Street Paving Thematic District, with the staff to review details, pursuant to Section 5.14 of the Rules & Regulations. Mr. Thomas seconded the motion, which passed unanimously.

ADJOURNMENT

ACTION: At 9:46 a.m., Ms. Hawkins moved to adjourn. Mr. Mattioni seconded the motion, which passed unanimously.

STANDARDS AND GUIDELINES CITED IN THE MINUTES

Standard 2: The historic character of a property will be retained and preserved. The removal of distinct materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

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.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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.

§ 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.

Section 5.14.b of the Rules & Regulations

5.14.b Rescission

5.14.b.1 The Commission may rescind the designation of a building, structure, site, object, public interior portion of a building or structure, or district and remove its entry or entries from the Philadelphia Register of Historic Places if:

- a. the resource has ceased to satisfy any Criteria for Designation because the qualities that caused its original entry have been lost or destroyed;
- b. additional information shows that the resource does not satisfy one or more Criteria for Designation; or,
- c. the Commission committed an error in professional judgment when it determined that the resource satisfied one or more Criteria for Designation.

DRAFT