

AGENDA
647TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 8 JULY 2016, 9:00 A.M.
1515 ARCH STREET, ROOM 18-029
BOB THOMAS, CHAIR

1. ADOPTION OF MINUTES, 646TH STATED MEETING, 10 JUNE 2016

Bob Thomas, Chair

2. CONTINUANCE REQUESTS FOR NOMINATION REVIEWS

ADDRESS: 1325 BEACH ST, PECO DELAWARE STATION – REQUEST FOR CONTINUANCE

Nominator: Stephanie Haller and Jill Betteres

Owner: Delaware Station LLC

ADDRESS: 5129-35 FRANKFORD AVE, PENN FRUIT – REQUEST FOR CONTINUANCE

Nominator: Preservation Alliance for Greater Philadelphia

Owner: Rite Aid of Pennsylvania

ADDRESS: 4056 CHESTNUT ST – REQUEST FOR CONTINUANCE

Nominator: Aaron Wunsch, Elizabeth Stegner, Oscar Beisert

Owner: Trustees of the University of Pennsylvania; 40th St Live Assoc. LP

ADDRESS: 1115-27 FRANKFORD AVENUE – REQUEST FOR CONTINUANCE

Nominator: Oscar Beisert

Owner: 1115-27 Frankford Dris, L.P., City Living Philly; formerly Driscoll Construction Co.

3. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 21 JUNE 2016

Dan McCoubrey, Chair

CONSENT AGENDA

10-18 CALLOWHILL ST

57 N 02ND ST

1515-17 GREEN ST

200 S BROAD ST

304 ARCH ST

AGENDA

ADDRESS: 2600 BENJAMIN FRANKLIN PKY - REVISED

Proposal: Install artwork

Type of Review Requested: In Concept

Owner: City of Philadelphia

Applicant: Philip E. Scott, KSK

History: 1928, Horace Trumbauer, architect, Philadelphia Museum of Art

Individual Designation: 6/29/1971

District Designation: None

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

ORDER OF AGENDA SUBJECT TO CHANGE
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

ADDRESS: 2012 AND 2014 RITTENHOUSE SQ

RECLASSIFICATION MATTER FROM THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION WILL BE REVIEWED SIMULTANEOUSLY WITH THIS APPLICATION

Proposal: Demolish buildings; construct three-story building
Type of Review Requested: Review In Concept
Owner: Robyn Willner
Applicant: Timothy Kerner, Terra Studio LLC
History: 1950, BP #31167-B, 8-25-1950
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

ADDRESS: 44-48 AND 50 N 03RD ST - REVISED

Proposal: Construct ten five-story buildings
Type of Review Requested: Review and Comment
Owner: Burton Cohan and Ellen Kret
Applicant: George Konel, JKRP Architects
History: vacant lot
Individual Designation: None
District Designation: Old City Historic District, Non-contributing, 12/12/2003
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

ADDRESS: 10-18 CALLOWHILL ST – REVISED, ON CONSENT AGENDA

Proposal: Demolish building, construct five townhouses
Type of Review Requested: Final Approval
Owner: 1729-49 East Moyamensing, LLC
Applicant: Stephen Maffei, Abitare Design Studio
History: 1960, fruit and vegetable warehouse
Individual Designation: None
District Designation: Old City Historic District, Non-contributing, 12/12/2003
Staff Contact: Kim Broadbent, kim.broadbent@phila.gov, 215-686-7660

ADDRESS: 57 N 02ND ST – REVISED, ON CONSENT AGENDA

Proposal: Modify storefront, construct second-story addition and roof deck
Type of Review Requested: Final Approval
Owner: David Rubin
Applicant: David Rubin, El See, LLC
History: 1960
Individual Designation: None
District Designation: Old City Historic District, Non-contributing, 12/12/2003
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ADDRESS: 1515-17 GREEN ST – REVISED, ON CONSENT AGENDA

Proposal: Construct three-story building
Type of Review Requested: Final Approval
Owner: Seth J. Schwarzman & Lynn Buono
Applicant: Frank Graff, MFD Developers
History: vacant lot
Individual Designation: None
District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ADDRESS: 200 S BROAD ST – REVISED, ON CONSENT AGENDA

Proposal: Create ADA entranceway at existing window

Type of Review Requested: Final Approval

Owner: Bellevue Associates

Applicant: Robert Torres, Studio Torres, LTD

History: 1902, Hewitt Brothers, architects, Bellevue Stratford Hotel

Individual Designation: 8/2/1973

District Designation: None

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

ADDRESS: 2013 LOCUST ST

Proposal: Construct roof deck and elevator shaft

Type of Review Requested: Final Approval

Owner: Benjamin Weinraub

Applicant: Benjamin Weinraub

History: 1887

Individual Designation: None

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

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

ADDRESS: 418 S 17TH ST - REVISED

Proposal: Construct two-stories over one-story building with roof deck and pilot house

Type of Review Requested: Final Approval

Owner: Dwayne Blackwell

Applicant: Marlon Travis

History: 1960

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

ADDRESS: 4354 CRESSON ST – WITHDRAWN

Proposal: Construct rear addition

Type of Review Requested: Final Approval

Owner: Stula Real Estate LP

Applicant: Michael Coyle, Rox Construction

History: 1860

Individual Designation: None

District Designation: Contributing, 12/14/1983

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

ADDRESS: 1722 PINE ST - REVISED

Proposal: Rehabilitate building per passive house standards

Type of Review Requested: Final Approval

Owner: Paul Thompson and Laura Blau

Applicant: Laura Blau, BluPath Design Inc

History: 1845

Individual Designation: None

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

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

ADDRESS: 304 ARCH ST – ON CONSENT AGENDA

Proposal: Install mural

Type of Review Requested: Final Approval

Owner: Charles City Properties LTD/Daniel Schwartz

Applicant: Phil Asbury, Charles City Properties

History: 1851, 3 bldgs inc St. Charles Hotel

Individual Designation: 9/9/1974, 12/31/1984

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

4. THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 15 JUNE 2016

Emily Cooperman, Chair

ADDRESS: 2007-13 N 2ND ST, COLUMBIA SINGING SOCIETY

Nominator: Staff of the Philadelphia Historical Commission

Owner: Yu Zhen Pan, Qiong Zhao Schick Tanz, Selina Zhao, Tiffany Zhao

ADDRESS: 1527 N FRONT ST

Nominator: Kensington and Olde Richmond Heritage, LLC, Oscar Beisert

Owner: Thomas and Antoinette Scollon

ADDRESS: 81-95 FAIRMOUNT AVENUE

Nominator: Staff of the Philadelphia City Planning Commission

Owner: VMDT Partnership

ADDRESS: 1325 BEACH ST, PECO DELAWARE STATION – REQUEST FOR CONTINUANCE

Nominator: Stephanie Haller and Jill Betteres

Owner: Delaware Station LLC

ADDRESS: 176 CONARROE ST, ST. MARY’S

Nominator: John Manton

Owner: St. Mary of Assumption Archdiocese of Philadelphia

**ADDRESS: 2012 AND 2014 RITTENHOUSE SQ ST, RECLASSIFY TO NON-CONTRIBUTING
RECLASSIFICATION MATTER REVIEWED EARLIER IN THE AGENDA WITH THE
ARCHITECTURAL COMMITTEE MATTER FOR SAME ADDRESSES**

Applicant: Tim Kerner

Owner: Robyn Willner

ADDRESS: 1020-24 MARKET ST, ROBINSON STORE

Nominator: Preservation Alliance for Greater Philadelphia

Owner: 1020-24 Market Street R

ADDRESS: 5129-35 FRANKFORD AVE, PENN FRUIT – REQUEST FOR CONTINUANCE

Nominator: Preservation Alliance for Greater Philadelphia

Owner: Rite Aid of Pennsylvania

ADDRESS: 6901 CASTOR AVE, OTT CAMERA

Nominator: Preservation Alliance for Greater Philadelphia

Former owner: Robert and Maureen Ott / Current owner: Kelly Wen Hui Zheng

ADDRESS: 1132-40 N. FRONT ST, DOUGHERTY BONDED WAREHOUSE

Nominator: Kensington and Olde Richmond Heritage, LLC, Oscar Beisert

Owner: John Galdo

ADDRESS: 4046 AND 4048 CHESTNUT ST

Nominator: Aaron Wunsch, Elizabeth Stegner, Oscar Beisert
Former Owner: Fenster Properties LP; Current Owner: 4046-48 Chestnut Street LP

ADDRESS: 4050 AND 4052 CHESTNUT ST

Nominator: Aaron Wunsch, Elizabeth Stegner, Oscar Beisert
Owner: DPL Properties LP

ADDRESS: 4054 CHESTNUT ST

Nominator: Aaron Wunsch, Elizabeth Stegner, Oscar Beisert
Owner: Off Penn Properties LLC

ADDRESS: 4056 CHESTNUT ST – REQUEST FOR CONTINUANCE

Nominator: Aaron Wunsch, Elizabeth Stegner, Oscar Beisert
Owner: Trustees of the University of Pennsylvania; 40th St Live Assoc. LP

ADDRESS: 339 E. WISTER ST

Nominator: Oscar Beisert and J.M. Duffin
Owner: Twin Enterprise, LLC.

ADDRESS: 2503 W. OXFORD ST, MALCOLM X HOUSE

Nominator: Faye Anderson and Oscar Beisert
Owner: Ida Mae Vacca

ADDRESS: 1026-28 BELMONT AVE

Nominator: University City Historical Society, Andrew Cushing and Oscar Beisert
Owner: Evangelistic Temple of I Am Inc.

ADDRESS: 4704 LEIPER ST, GARSEED/BROMLEY MANSION; FRANKFORD YWCA

Nominator: Joseph Menkevich, Debbie Klak, Diane Sadler
Owner: New Frankford Community Y

ADDRESS: 1834-48 FRANKFORD AVE, MUTUAL BURIAL GROUND OF KENSINGTON

Nominator: Kenneth Milano
Owner: AVC Real Estate LLP

5. OLD BUSINESS

THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 17 MARCH 2016

Jeffrey Cohen, Acting Chair

ADDRESS: 1115-27 FRANKFORD AVE – REQUEST FOR CONTINUANCE

Nominator: Oscar Beisert
Owner: 1115-27 Frankford Dris, L.P., City Living Philly; formerly Driscoll Construction Co.

ADDRESS: 30 W CHESTNUT HILL AVE

Nominator: James A. Ounsworth, Neighbors of 30 West Chestnut Hill Avenue
Owner: 30 West Main Street Development, L.P.; formerly David and Judith Buten

6. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, JUNE 2016

Jonathan E. Farnham, Executive Director