

**THE MINUTES OF THE 677<sup>TH</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 JANUARY 2019  
ROOM 18-029, 1515 ARCH STREET  
BOB THOMAS, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING: 00:00:00**

The Chair called the meeting to order at 9:07 a.m. and announced the presence of a quorum.  
The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	x		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	x		
Kelly Edwards, MUP	x		
Steven Hartner (Department of Public Property)	x		
Josh Lippert (Department of Licenses & Inspections)	x		
Melissa Long (Division of Housing & Community Development)	x		
John Mattioni, Esq.	x*		Arrived at 9:31 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
R. David Schaaf (Philadelphia City Planning Commission)	x		
H. Ahada Stanford, Ph.D. (Commerce Department)	x		
Betty Turner, MA, Vice-Chair	x		
Kimberly Washington, Esq.	x		

The following staff members were present:

- Jonathan E. Farnham, Ph.D., Executive Director
- Kim Chantry, Historic Preservation Planner II
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner I
- Megan Schmitt, Historic Preservation Planner I
- Leonard Reuter, Esq., Law Department

The following persons were present:

- Brad Maule, Mt. Airy CDC
- Alan Edmunds
- Ted Agoos, Agoos Architecture + Design
- David McArthur
- Deborah Woodward, Krieger & Associates Architects
- Dennis Pickeral, Stenton
- Laura Keim, Stenton
- Michael Kincade, Lavin Law
- Rob Nicol, CCD
- Steve Bussey, CCD

Chesley Turner, Saint Rita Shrine  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
Robert Theil, NewCourtland  
Corey Loftus  
Nicholas Baker  
Anthony M. Santaniello  
Tamra Dann, SEPTA  
Mark Cartella, Alterra  
Richard Rozrk, Olin  
Leo Addimando, Alterra  
Rich Villa, Ambit Architecture  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Justin McDaniel, University of Pennsylvania  
David S. Traub, Save Our Sites  
Kyle Kernozek, BLT Architect  
Julie Morningstar, BLT Architect  
Jianan Zhang, BLT Architect  
Donovan Clarke  
David Moloznik, Esq.  
James Cook  
Anthony W. Hurst, Sr., Church of God, 4105 Chestnut St.  
Christian Jordan, PJA Architecture  
Elizabeth Nestor, NSOR  
Ben Leech, Preservation Alliance for Greater Philadelphia  
Meredith Trego, Development Services  
Oscar Beisert  
Michael Phillips, Esq., Obermayer  
Celeste Morello  
Jim Duffin  
Al Fuscald  
Sara Shoaf, PJA Architecture  
R. Kates  
Helma Weeks, PVCA  
George Poulin, PVCA  
Tom Beck, South Philly Review  
Deborah Sanford, House of Our Own Bookstore  
Rob Armstrong, Parks & Recreation

## **ADOPTION OF MINUTES, 676<sup>TH</sup> STATED MEETING, 14 DECEMBER 2018**

**START TIME IN AUDIO RECORDING:** 00:01:35

The Chair asked for any additions or corrections to the minutes of the preceding meeting, the 676<sup>th</sup> Stated Meeting, held 14 December 2018, and then for a motion to approve the minutes.

**PUBLIC COMMENT:** None

**ACTION:** Ms. Turner moved to approve the minutes of the 676<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission, held 14 December 2018. Ms. Cooperman seconded the motion, which passed unanimously.

<b>ITEM: Adoption of Minutes, 676<sup>th</sup> Stated Meeting</b>				
<b>MOTION: Approval</b>				
<b>MOVED BY: Turner</b>				
<b>SECONDED BY: Cooperman</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni				x
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	11			1

**CONTINUANCE REQUESTS**

**ADDRESS: 150 DUPONT ST**

Name of Resource: St. David’s Protestant Episcopal Church of Manayunk

Proposed Action: Designation

Property Owner: St. David’s PE Church

Nominator: Joe Menkevich

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 150 Dupont Street, including the Church (1880-81) and Parish & Sunday School (1876-77), and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A, C, D, H, I, and J. Under Criterion A, the nomination argues that 150 Dupont Street has significant interest and value as part of the development and heritage of Manayunk in the city of Philadelphia. Under Criterion C, the nomination contends that 150 Dupont Street is reflective of an environment in an era characterized by Gothic Ecclesiastical Revival style. Both buildings are an embodiment of two distinguishable architecture styles, the Gothic Ecclesiastical Revival church building and the High-Victorian Gothic Parish & Sunday-School building, satisfying Criterion D. Satisfying Criterion H, the site is an established and familiar visual feature of the Manayunk neighborhood. Satisfying Criterion I, the site, which was largely settled in the early nineteenth century, containing a church-yard as a burial ground, has an extremely high potential for discovery of significant archaeological resources and artifacts. For its historic connections to immigrant mill workers, mill-owners, the Masonic Lodge, aid of Ireland during famine, St. David’s P. E. Church has a place in the development of the Manayunk section of Philadelphia, satisfying Criterion J as it exemplifies the cultural, political, economic, social historical heritage of the community.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 150 Dupont Street satisfies Criteria for Designation A, C, D, H, I, and J.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the Historical Commission continue the review and remand the nomination for 150 Dupont Street to the 13 February 2019 meeting of the Committee on Historic Designation.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 00:02:15

**PRESENTERS:**

- Mr. Farnham presented the continuance request to the Historical Commission.
- No one represented the property owner.

**REASON FOR REQUEST:** The property owners request additional time to evaluate the implications of designation.

**PUBLIC COMMENT:** None.

**ACTION:** Ms. Cooperman moved to continue and remand the review of the nomination for 150 Dupont Street to the February 2019 meeting of the Committee on Historic Designation. Mr. Schaaf seconded the motion, which passed unanimously.

<b>ITEM: 150 DUPONT ST</b>				
<b>MOTION: Grant request to continue and remand nomination</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Schaaf</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni				x
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	11			1

**ADDRESS: 6950 GERMANTOWN AVE**

Name of Resource: Leibert House

Proposed Action: Designation

Property Owner: Germantown Home Inc

Nominator: The Keeping Society of Philadelphia

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov), 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 6950 Germantown Avenue and list it on the Philadelphia Register of Historic Places. The nomination describes the Leibert House as a commodious Federal-style “Mansion House” with later Gothic Revival stylistic embellishments. Under Criterion C, the nomination contends that the building reflects the

environment in an era characterized by the Federal style, representing the original period of construction between 1800 and 1808 and the Gothic Revival style, representing the Victorian improvements that took place at some point between 1840 and 1880. Under Criterion D, the nomination argues that, though certain detailing was lost during the property's mid-nineteenth-century Gothic renovation, the Leibert House retains many features that allow it to continue to embody distinguishing characteristics of the Federal style. It also states that despite the loss of the porch, the building continues to embody a blend of distinguishing features associated with both the Federal and Gothic Revival eras. Under Criterion J, the nomination contends that the building is significant owing to its association with the Leibert family, specifically William Leibert, a bookbinder who represents Germantown's rich German-language printing and bookselling history. It should be noted that the front porch was removed recently, before the Historical Commission's jurisdiction went into effect.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 6950 Germantown Avenue satisfies Criteria for Designation C, D, and J.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 6950 Germantown Avenue satisfies Criteria for Designation C, D, and J and that the property also satisfies Criterion I, with the area proposed for the Historical Commission's jurisdiction to include all of those portions of the original 1799 property that fall within 100 feet of the existing building.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 00:03:30

**PRESENTERS:**

- Mr. Farnham presented the continuance request to the Historical Commission.
- No one represented the property owner.

**REASON FOR REQUEST:** The owners request a continuance while they wait on information to help them better understand the viability of the adaptive reuse of the building under consideration.

**PUBLIC COMMENT:** None.

**ACTION:** Ms. Cooperman moved to continue the review of the nomination for 6950 Germantown Avenue to the February 2019 meeting of the Philadelphia Historical Commission. Ms. Turner seconded the motion, which passed unanimously.

<b>ITEM: 6950 GERMANTOWN AVE</b>				
<b>MOTION: Grant request to continue nomination</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni				x

McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	11			1

**CAST IRON SUBWAY ENTRANCES THEMATIC DISTRICT**

Proposed Action: Designation

Nominator: Nicholas Baker

Number of properties: 52

Property Owner: City of Philadelphia, SEPTA, PATCO

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

**OVERVIEW:** This nomination proposes to designate the cast iron subway entrances located along the Market Street Subway/Elevated, Broad Street Subway, Ridge Avenue/8<sup>th</sup> Street Subway, Subway-Surface Lines, and PATCO Speedline as part of the Cast Iron Subway Entrances Thematic District and list it on the Philadelphia Register of Historic Places. The nomination contends that the district satisfies Criteria for Designation A, C, H, and J. The nomination argues that the proposed district, which is comprised of 52 cast iron subway entrances erected between 1928 and 1955, is significant under Criterion A, because it reflects the development of modern mass transit in Philadelphia. Under Criterion C, the nomination contends that the varying aesthetic and architectural designs of each entrance reflect the spirit of prevailing styles during the time of construction. Under Criterion H, the nomination argues that each cast iron subway entrance stands as a defining visual characteristic within the neighborhood streetscape and city. Under Criterion J, the nomination contends that, collectively, the entrances represent the city’s commitment to sustaining growth through significant investment in public transportation infrastructure at a time of an optimistic belief in public service and the importance of the public realm.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the Cast Iron Subway Entrances Thematic District satisfies Criteria for Designation A, C, H, and J.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Cast Iron Subway Entrances Thematic District satisfies Criteria for Designation A, C, H, and J.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 00:04:33

**PRESENTERS:**

- Mr. Farnham presented the continuance request to the Historical Commission.
- Nicholas Baker represented the nomination. Mr. Baker asked that if SEPTA or the Department of Public Property has any concerns about the nomination, that a representative contact him.

**REASON FOR REQUEST:** SEPTA requests a one-month continuance to allow for a meeting with the Historical Commission staff and a representative from the Department of Public Property.

**PUBLIC COMMENT:** None.

**ACTION:** Ms. Cooperman moved to continue the review of the nomination for the Cast Iron Subway Entrances Thematic District to the February 2019 meeting of the Historical Commission. Mr. Schaaf seconded the motion, which passed unanimously.

<b>ITEM: CAST IRON SUBWAY ENTRANCES THEMATIC DISTRICT</b>				
<b>MOTION: Grant request to continue nomination</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Schaaf</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni				x
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	11			1

**THE REPORT OF THE ARCHITECTURAL COMMITTEE, 18 DECEMBER 2018**

Dan McCoubrey, Chair

**CONSENT AGENDA**

**236-38 MONROE ST  
1330 RODMAN ST**

**START TIME OF DISCUSSION IN AUDIO RECORDING: 00:06:30**

**PUBLIC COMMENT:** None.

**ACTION:** Mr. McCoubrey moved to adopt the recommendations of the Architectural Committee for the applications for 236-38 Monroe Street and 1330 Rodman Street. Ms. Turner seconded the motion, which passed unanimously.

<b>ITEM: CONSENT AGENDA, 236-38 Monroe St; 1330 Rodman St</b>				
<b>MOTION: Adoption of the recommendations of the Architectural Committee</b>				
<b>MOVED BY: McCoubrey</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			

Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni				x
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	11			1

**AGENDA**

**ADDRESS: 4600 N 16TH ST**

Proposal: Construct addition; install ramp, doors, and dormers; add parking  
 Review Requested: Review In Concept  
 Owner: City of Philadelphia  
 Applicant: Deborah Woodward, Krieger + Associates Architects  
 History: 1723; Stenton Mansion and Log House  
 Individual Designation: 6/26/1956  
 District Designation: None  
 Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**OVERVIEW:** This application proposes to make a series of modifications to the northwest elevation of the service wing, which includes the c. 1790 kitchen, 1811 greenhouse, 1960s restrooms, and c. 1730 carriage house. The modifications are the result of a decade-long study to explore improvement options to the wing as a means of separating office and visitor spaces, creating accessibility, upgrading restroom facilities, and clarifying visitor circulation. Several options for the new offices and restrooms were considered including adapting the barn and log house, constructing a new stand-alone building, and acquiring offsite space. After much deliberation, the current proposal was deemed the least intrusive and most effective.

The application proposes to separate the administrative and visitor functions by relocating offices to the second story of the kitchen. To accommodate the offices, a 1930s dormer would be removed and replaced with two new shed dormers. The new dormers would feature a series of one-over-one windows and would have standing seam metal roofs. The cheek walls would be clad in wood siding.

At the greenhouse portion of the wing, the application proposes to install an accessible visitor entrance that would clarify and demarcate the tour entrance and ticketing area. Owing to the varying floor levels at the interior, the entrance would be elevated several feet and would require new steps and an ADA ramp. A modern glass double-door system would be punched through the existing stucco wall, and a sliding barn door would enclose the door system.

The application further proposes to reconstruct the 1960s bathroom, originally created by infilling the space between the greenhouse and carriage house. The exterior wall would be clad in wood siding above a concrete water table. A new standing seam copper roof would be installed to match the existing metal roof.

The application proposes to create a dedicated program space within the carriage house. A large infilled opening would be reopened in the existing stucco wall, and a double door system



with sidelights and a transom would be installed. Like the entrance proposed at the greenhouse, this new entrance would be comprised of modern glass doors with two sliding barn doors; however, this entrance would remain at grade. The location and dimensions of the entrance are based on an existing lintel that once defined a historic opening.

A driveway extension is proposed to connect the existing parking lot to a future parking lot planned behind the barn, located at the periphery of the site, with access to N. 18<sup>th</sup> Street.

**STAFF RECOMMENDATION:** Denial of the dormers, but approval of all other aspects of the application, with the staff to review details, pursuant to Standards 2, 5, and 9 and the Accessibility and Roofs Guidelines.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial of the dormers as presented, but approval of all other aspects of the application, with the staff to review details, pursuant to Standards 2, 5, and 9 and the Accessibility and Roofs Guidelines, with the following comments:

- the restroom addition should be designed in a manner that is less contemporary and defers to the architecture of the site; and,
- the massing and detailing of the dormers should be revised.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 00:07:44

**RECUSALS:**

- Ms. Cooperman recused owing to her involvement in an early stage of the project.

**PRESENTERS:**

- Ms. Keller presented the application to the Historical Commission.
- Dennis Pickeral and Laura Keim of Stenton and architect Debbie Woodward represented the application. Mr. Pickeral gave a presentation on the various options explored over the past decade to address the needs of Stenton's administrative staff, improve program spaces, create accessible entry points and restrooms, and serve the growing educational programs and expanding visitation.

**PUBLIC COMMENT:** None

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- Support wings are considered equally important to interpretive programming as the main structures of historic sites.
- The proposed dormers would cause the removal of significant historic fabric, and the scale would not be compatible with the existing roof configuration.
- The locations of the rafters should be identified to minimize the impact of installing dormers.
- Consideration should be given to reducing the size of the dormers and placing the smaller dormer closer to the mansion and the larger dormer at the far side of the service wing.

The Historical Commission concluded that:

- Maximizing the use of the service wing is preferable to building a new structure on the site, but the size of the proposed dormers should be minimized.
- A finer-grained study of the service wing space equivalent to the large-scale site study should be undertaken.

**ACTION:** Mr. McCoubrey moved to approve the application in concept, with the guidance that the staff's and Architectural Committee's comments on the application should be considered when preparing an application for final approval. Ms. Turner seconded the motion, which passed unanimously.

<b>ITEM: 4600 N 16<sup>th</sup> St</b>				
<b>MOTION: Approval in concept, with recommendations</b>				
<b>MOVED BY: McCoubrey</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman			x	
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	11		1	

**ADDRESS: 1401-15 ARCH ST**

Proposal: Install ADA ramp and storefront with stairs

Review Requested: Final Approval

Owner: 1401 Arch, LP

Applicant: Kyle Kernozek, BLT Architects

History: 1898; United Gas Improvement Building; Wilson Brothers & Company, architects;

Perry, Shaw & Hepburn, architects of addition, 1927

Individual Designation: 6/24/1987

District Designation: None

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

**OVERVIEW:** This application for the United Gas Improvement Building follows two previous applications for a marquee, signage, roof deck, and façade repair, both of which were approved by the Historical Commission. The current application proposes to modify the existing stairs at the southeast corner and to construct an ADA ramp that will abut the stairs and extend along the Broad Street façade. The ramp would be clad in granite to match the granite of the existing stairs, and new metal picket railings would be installed along the entire ramp and stair system.

The application also proposes to create a new storefront to support additional commercial space at the westernmost bay of the Arch Street façade. The modification would require the installation of a single-leaf door, stairs clad in granite, and a metal picket railing. At its 10 May 2000

meeting, when the Historical Commission approved the installation of a new storefront at the western bay, it required that “if another door is introduced at the west end, it must be symmetrical with the existing entrance.”

**STAFF RECOMMENDATION:** Approval, provided membranes are installed between the historic facade and the new ramp and stairs for reversibility, with the staff to review details, pursuant to Standard 9 and the Accessibility Guideline.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Accessibility Guideline.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 00:38:05

**PRESENTERS:**

- Ms. Keller presented the application to the Historical Commission.
- Owner Leo Addimando represented the application. Mr. Addimando explained the various iterations of the stairs and ramp discussed with and rejected by the National Park Service as part of the historic preservation tax credit process.

**PUBLIC COMMENT:** None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- Placing a ramp at the corner of Broad and Arch Streets is not optimal, and the placement of a ramp at other locations, such as along Broad Street, may have less visual impact. The Commission acknowledged that the National Park Service denied other suggested alternatives, such as a Broad Street ramp.
- The size of the retail space and amount of foot traffic would exceed the functionality of a lift.

The Historical Commission concluded that:

- The only viable solution to create ADA access at the eastern Arch Street commercial space would be to create an exterior ramp as presented and as approved by the National Park Service.

**ACTION:** Mr. McCoubrey moved to approve the application, pursuant to Standard 9 and the Accessibility Guideline. Ms. Long seconded the motion, which passed unanimously.

<b>ITEM: 1401-15 ARCH ST</b>				
<b>MOTION: Approval</b>				
<b>MOVED BY: McCoubrey</b>				
<b>SECONDED BY: Long</b>				
VOTE				
Commissioner	Yes	No	Abstain/Recuse	Absent
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			

McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**ADDRESS: 236-38 MONROE ST**

Proposal: Remove rear of house; reinstall party wall; construct additions

Review Requested: Final Approval

Owner: Monroe Associates, LLC

Applicant: Richard Villa, Ambit Architecture

History: 1790; 1845

Individual Designation: 5/31/1966

District Designation: None

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**OVERVIEW:** This application proposes to remove an existing rear addition, constructed in 1971, and to construct new rear additions and a party wall, returning the property to two single-family residences. The 1971 rehabilitation of the two properties into one house noted that 236 Monroe was constructed circa 1790 and 238 Monroe was constructed in 1845. The roof and dormer of 238 Monroe were constructed as part of that renovation.

The application calls for the restoration of the front facades and front gable roofs of the two properties. The staff notes that some of the details shown in the application differ from the 1971 drawings and from the historic photograph of the property. The application calls for aluminum-clad windows, but the staff recommends that the front façade windows be wood simulated-divided-lite; that the top sash of the dormer windows feature arched glazing, per the 1928 photograph of the property; and that the windows at the first and second floors of 236 Monroe feature nine-over-nine windows. The shutters for the second and third floors of 238 Monroe should be louvered with a 60/40 configuration. The application proposes a single-lite window in place of the former alley gate at 238 Monroe. The staff recommends that a solid door/panel be installed in this location instead of a window in order to give the appearance of the original alley gate.

The application proposes to retain the full front slope, ridge, and a portion of the rear slope of the gabled roof and to build a three-story addition set below the ridge. The rear of the property is landlocked. The exposed side walls of the addition would be clad in cement clapboard siding, and the rear facades would be fully glazed. Cement clapboarded-sided pilot houses and decks would be set back approximately 25 feet from the front facades. The pilot houses are shown at 10 feet in height.

**STAFF RECOMMENDATION:** Approval, provided the front façades are restored to their historic appearance and a mock-up shows that the pilot houses will be inconspicuous from the public right-of-way, with the staff to review details, pursuant to Standards 2, 6, 9, and the Roofs Guidelines.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, provided the front façades are restored to their historic appearances; the heights of the pilot houses are reduced; and the applicants submit demolition drawings

identifying the dates of construction; with the staff to review details including a mock-up confirming that the pilot houses will be inconspicuous from the public right-of-way; pursuant to Standards 2, 6, 9, and the Roof Guidelines.

**ACTION:** See Consent Agenda.

**ADDRESS: 1400 JOHN F KENNEDY BLVD**

Proposal: Construct structure in Dilworth Park

Review Requested: Final Approval

Owner: City of Philadelphia, Department of Public Property

Applicant: Steven Bussey, Center City District

History: 1901; City Hall, City Council Chambers; John McArthur Jr., architect

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**OVERVIEW:** This application proposes to construct a one-story café in Dilworth Park. The café would be located at the southwest corner of the park, just south of the existing lawn. It would be approximately 40 feet in length, 25 feet in depth, and 11 feet in height, and require five feet in excavation for the foundation. The structure would be clad in dark mirrored spandrel glass and white terra cotta panels. It would be surrounded by an exterior green screen trellis system and feature a green roof.

**STAFF RECOMMENDATION:** Approval, pursuant to Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, pursuant to Standard 9, with recommendations that the applicants explore installing a buffer between the sidewalk and structure, and making the void in the green screen more inviting and interesting.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 1:08:40

**PRESENTERS:**

- Ms. DiPasquale presented the application to the Historical Commission.
- Landscape Architect Richard Roark and Center City District representative Steven Bussey represented the application. The applicants presented a supplemental seasonal landscape programming that added seasonal planters around the perimeter of the structure but did not otherwise revise the application.

**PUBLIC COMMENT:** None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The proposed structure is free-standing and less than one-third the size of the existing café in Dilworth Park.
- Seasonal planters will be added along the perimeter of the structure.
- There is a plan in place to relocate and protect existing landscape elements, which have been in place since 2014.
- The proposed structure is oriented to respect pedestrian routes.

- The design of the proposed structure was not revised following the Architectural Committee owing to the applicants' previous approvals by other agencies.
- Dilworth Park is relatively new and is not a historic component of the designated property.

The Historical Commission concluded that:

- The proposed structure does not destroy historic materials that characterize the property (City Hall), or disturb any historic landscapes, and is differentiated from the old, but compatible in scale and massing to protect the historic integrity of the property and its environment, satisfying Standard 9.

**ACTION:** Mr. McCoubrey moved to approve the application, with the staff to review details, pursuant to Standard 9. Mr. Mattioni seconded the motion, which passed unanimously.

<b>ITEM: 1400 JOHN F KENNEDY BLVD</b>				
<b>MOTION: Approval</b>				
<b>MOVED BY: McCoubrey</b>				
<b>SECONDED BY: Mattioni</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**ADDRESS: 563 AND 565 JUDSON ST**

Proposal: Remove roof deck; construct additions and roof deck

Review Requested: Review In Concept

Owner: 1601-03 Ridge Avenue, LP

Applicant: Ted Agoos, AGOOS Architecture+Design

History: 1863

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov), 215-686-7660

**OVERVIEW:** This in-concept application proposes to remove an existing roof deck and construct a set-back roof deck with cupola at 563 Judson Street, and construct a two-story addition on the vacant lot at 565 Judson Street. The proposed addition is set back eight feet from the façade of the rowhouse at 563 Judson Street, and a small garden is proposed for the front yard. The applicant seeks to differentiate the exterior cladding material of the new addition from the brick of the existing rowhouse. Red square tiles are depicted in the drawings; however, board and

batten and ground-face block are also possibilities which were discussed during a meeting with the staff.

This in-concept application treats the rowhouse at 563 Judson Street with more sensitivity than a 2017 application, which was reviewed by the Architectural Committee but withdrawn prior to review by the Historical Commission. That application, which was recommended for denial, proposed a towering three-story addition on the vacant lot and a setback roof addition on the existing rowhouse with deck. Keeping the addition to two stories is more appropriate for the context of this block, and the proposed setback from the front facades of the row helps to maintain the view that has held the corner for many years. However, the addition is slightly taller than the existing rowhouse and the fenestration does not carry the rhythm of the other houses in the row. The height and visibility of the cupola require additional study.

**STAFF RECOMMENDATION:** Approval in-concept of a roof deck and rooftop access at 563 Judson Street, and approval in-concept of a two-story addition at 565 Judson Street, with differentiated materials and a cornice line to match the height of the adjacent rowhouse, pursuant to Standards 9 and 10.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval in-concept of the revised design provided that:

- the addition extends to or almost to the sidewalk line;
- the cupola is lowered in height, smaller in scale, and sightline studies show that it will be inconspicuous from the public right-of-way;
- a soft joint is installed at the connection between the existing building and addition with the staff to review details, pursuant to Standards 9 and 10.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 1:21:50

**PRESENTERS:**

- Ms. Schmitt presented the application to the Historical Commission.
- Architect Ted Agoos and potential buyer Allan Edmunds represented the application.

**PUBLIC COMMENT:** None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- It agreed with the Architectural Committee's recommendation that every attempt should be made, including a sight line study, to reduce the size and visibility of the proposed cupola.
- The revisions to the materials addressed all of the suggestions and concerns from the Architectural Committee.
- The Architectural Committee found the application to be superior to the previous proposal that had been submitted for this property but withdrawn prior to their scheduled presentation before the Historical Commission.

**ACTION:** Mr. McCoubrey moved to approve the application in concept, with the understanding that the height of the cupola will be minimized as much as possible in the application for final approval. Ms. Cooperman seconded the motion, which passed unanimously.

<b>ITEM: 563 &amp; 565 JUDSON ST</b>				
<b>MOTION: Approval in concept, with conditions</b>				
<b>MOVED BY: McCoubrey</b>				
<b>SECONDED BY: Cooperman</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**ADDRESS: 1330 RODMAN ST**

Proposal: Demolish rear wall; construct 3-story addition with pilot house and roof deck

Review Requested: Final Approval

Owner: Drew Hamilton

Applicant: David McArthur, David P. McArthur RA LLC

History: 1840

Individual Designation: 12/31/1984

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**OVERVIEW:** This application proposes to demolish a one-story rear shed addition and 3 feet 8½ inches of the existing rear addition and to construct a three-story rear addition with roof deck and pilot house. The only visibility of the rear of this property from the public right-of-way is from a small section of Juniper Street, to the east of the property. Photographs demonstrating this minimal visibility are included on the last page of the application. The roof deck is contained to the new rear addition, and the pilot house roof is sloped to minimize any potential visibility. The rear addition is proposed to be either stucco or siding. Work proposed for the exterior of the main block fronting Rodman Street is limited to removal of the existing brown and red paint, and an intention to work with staff on the approval of new windows at a later date.

**STAFF RECOMMENDATION:** Approval, pursuant to Standards 9 and 10.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, with the applicants to consider suggestions discussed, and with the staff to review details, pursuant to Standards 9 and 10.

**ACTION:** See Consent Agenda.



**ADDRESS: 4328 MAIN ST**

Proposal: Construct 3-story mixed-use building with roof deck

Review Requested: Final Approval

Owner: 4328 Main Street, LLC

Applicant: Donovan Clarke, 4328 Main Street LLC

History: 1925; demolished, 2016

Individual Designation: None

District Designation: Manayunk Historic District, Contributing, 12/14/1983

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**OVERVIEW:** This application proposes to construct a three-story commercial and residential building with roof deck on Main Street in the Manayunk Historic District. The historically designated building on this site was demolished in 2016, after it was declared imminently dangerous by the Department of Licenses & Inspections. The Historical Commission approved a three-story commercial building with roof deck on this site in 2017. The rendering of that approved building is including in this application. The current application, which is reflective of a change in use of the proposed new construction, contains none of the façade elements which made the 2017 application more compatible with the historic district, including scale, proportions, and façade rhythm. The windows have been changed from industrial-style multi-pane windows to aluminum windows which emphasize their verticality. The storefront has changed from cast stone with a multi-pane folding window system, to a HardiePanel siding with a single-pane folding window system. The rooftop addition has been moved closer to the front façade of the building, although it appears to have been reduced in width from the 2017 approved application.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9.

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

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 1:32:50

**PRESENTERS:**

- Ms. Chantry presented the application to the Historical Commission.
- Property owner Donovan Clarke and architects Christian Jordan and Sara Shoaf represented the application, which was revised and supplemented since the time of review by the Architectural Committee.

**PUBLIC COMMENT:** None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The design was not revised substantially from the time of review by the Architectural Committee; therefore, it still lacked the design elements that made the 2017 application successful, including multi-pane industrial-style windows, and a stronger distinction between ground floor commercial and upper floors with a cornice.
- Main Street Manayunk has an industrial heritage that is not reflected in the proposed façade treatment for the building, and the proposed design is not compatible with the Main Street Manayunk Historic District in terms of proportions and façade rhythm, pursuant to Standard 9. The overall height and scale is appropriate.

- The staff can approve a building permit application for a design that is identical to, or similar enough to, the design approved by the Commission in 2017.
- The applicant should redesign the front façade so that it is more in keeping with the façade approved by the Commission in 2017, and that the redesigned façade should be brought back before the Commission for review at its next meeting.

**ACTION:** The Historical Commission voted to table the review of the application for one month, to its 8 February 2019 meeting.

<b>ITEM: 4328 Main St</b>				
<b>MOTION: Table review of application for one month</b>				
<b>MOVED BY: Mattioni</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 12 DECEMBER 2018**

Emily Cooperman, Chair

**ADDRESS: 6625 LINCOLN DR**

Name of Resource: The Nichols-Goehring House

Proposed Action: Designation

Property Owner: 6625 Lincoln Dr LLC

Nominator: The Keeping Society of Philadelphia

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 6625 Lincoln Drive and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation C and D. Under Criterion C, the nomination argues that the building reflects the environment of suburban, residential architecture of the upper classes of Philadelphia in an era characterized by the Colonial Revival style. Under Criterion D, the nomination outlines how the building embodies distinguishing characteristics of the Colonial Revival style, including a historically-symmetrical front façade, front entrance fanlights and sidelights, and a pedimented front doorway.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 6625 Lincoln Drive satisfies Criteria for Designation C and D.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 6625 Lincoln Drive satisfies Criteria for Designation C and D.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 1:56:15

**RECUSALS:**

- Mr. Farnham recused from this review and any discussion related to the proposed designation of this property, owing to his personal involvement in another matter related to this property owner.

**PRESENTERS:**

- Ms. Chantry presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- No one represented the property owner.

**PUBLIC COMMENT:** None

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The building reflects the environment in an era characterized by the Colonial Revival style, satisfying Criterion C.
- The building embodies distinguishing characteristics of the Colonial Revival style, satisfying Criterion D.
- The building occupies a prominent site along Lincoln Drive.
- The building is currently undergoing extensive interior demolition and windows have been left open, yet it appears that there is no permit for this work.

**ACTION:** Ms. Cooperman moved to find that the property at 6625 Lincoln Drive satisfies Criteria for Designation C and D, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Schaaf seconded the motion, which passed unanimously.

<b>ITEM: 6625 Lincoln Dr</b>				
<b>MOTION: Designate, Criteria C and D</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Schaaf</b>				
VOTE				
Commissioner	Yes	No	Abstain/Recuse	Absent
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**ADDRESS: 1400 E PASSYUNK AVE**

Name of Resource: Moyamensing Prison Wall Remnants, Part II

Proposed Action: Designation

Property Owner: SUSTEVE, LLC

Nominator: Celeste Morello

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov), 215-686-7660

**OVERVIEW:** This nomination proposes to designate the existing wall remnants of the former Philadelphia County Prison, also referred to as the Moyamensing Prison, at 1400 E. Passyunk Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the wall remnants, designed by architect Thomas Ustick Walter and constructed between 1835 and 1839, are significant under Criteria for Designation E and I. Under Criterion E, the nomination contends that Walter, who served as the first vice president of the American Institute of Architects, was an important architect whose work included the United States Capitol dome in Washington D.C. and Girard College's Founder's Hall. His role in the construction of the Philadelphia County Prison and walls satisfies Criterion E. Under Criterion I, the nomination argues that the north/northwest corner of the parcel contains wall remnants above grade and possible evidence of water and sewer pipelines dating back to the construction of this second phase of the Philadelphia County Prison, which could provide information about the development of sanitary infrastructure prior to 1840. The nomination seems to limit the application of Criterion I to this section of the parcel because it was the area where the most concentrated group of inmates expelled waste water.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 1400 E. Passyunk Avenue satisfies Criteria for Designation E and I.

**ACTION:** See 1430 E Passyunk Ave.

**ADDRESS: 1430 E PASSYUNK AVE**

Name of Resource: Moyamensing Prison Wall Remnants, Part I

Proposed Action: Designation

Property Owner: City of Philadelphia

Nominator: Celeste Morello

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov), 215-686-7660

**OVERVIEW:** This nomination proposes to designate the existing wall remnants of the former Philadelphia County Prison, also referred to as the Moyamensing Prison, at 1430 E. Passyunk Avenue and list them on the Philadelphia Register of Historic Places. The nomination contends that the wall remnants, designed by architect Thomas Ustick Walter and constructed between 1832 and 1835, are significant under Criteria for Designation A and E. Under Criterion A, the nomination suggests that, the Philadelphia County Prison was Walter's "version of the English rural castle jail in the undeveloped Moyamensing Township." Though Walter was tasked with designing a prison that could accommodate prisoners in solitary confinement, the nomination argues that his actual execution of the interior spaces and their relationship to the walls was ultimately unsuccessful. Under Criterion E, the nomination contends that Walter, who served as the first vice president of the American Institute of Architects, was an important architect whose work included the United States Capitol dome in Washington D.C. and Girard College's Founder's Hall. His role in the construction of the Philadelphia County Prison and walls satisfies Criterion E.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 1430 E. Passyunk Avenue satisfies Criteria for Designation A and E.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 1400 and 1430 E. Passyunk Avenue satisfy Criteria for Designation A and H.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 2:00:00

**PRESENTERS:**

- Ms. Schmitt presented the nomination to the Historical Commission.
- Celeste Morello represented the nomination.
- Robert Armstrong represented the Philadelphia Parks & Recreation, and spoke in favor of the nomination of the City-owned parcel at 1430 E. Passyunk Avenue. He noted that the departmental ownership of the western section of the lot at 1430 E. Passyunk Avenue is in question.

**PUBLIC COMMENT:**

- Oscar Beisert of the Keeping Society spoke in favor of the nomination.
- Paul Steinke of the Preservation Alliance for Greater Philadelphia spoke in favor of the nomination.
- Mr. James Duffin spoke in favor of the nomination.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- One Commissioner had a difficulty accepting the notion that the nominated properties met any of the Criteria for Designation because there was not enough fabric left.
- There was not enough left of the prison to represent the original design of architect Thomas Ustick Walter and therefore Criterion E was not applicable.
- In that a movie proposed to tell the story of one of the Moyamensing Prison's most famous inmates, it is important that some of the remnants are left on the site.
- The nominations demonstrate that the wall remnants satisfy Criterion for Designation A.
- It agreed with the Committee on Historic Designation recommendation that the site should receive more detailed interpretation in several places so that the public can better understand its significance.

**ACTION:** Ms. Cooperman moved to find that the wall remnants at 1400 and 1430 E. Passyunk Avenue satisfy Criterion for Designation A, and to designate them as historic, listing them on the Philadelphia Register of Historic Places. Mr. Schaaf seconded the motion, which passed by a vote of 11 to 1. Mr. Mattioni dissented.

<b>ITEM: 1400 &amp; 1430 E PASSYUNK AVE</b>				
<b>MOTION: Designate the wall remnants, Criterion A</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Schaaf</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			

Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni		x		
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	11	1		

**ADDRESS: 1156-62 S BROAD ST**

Name of Resource: St. Rita’s Roman Catholic Church

Proposed Action: Designation

Property Owner: Archbishop of Philadelphia

Nominator: Celeste Morello

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 1156-62 S. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination contends that St. Rita’s Roman Catholic Church, designed by architect George I. Lovatt and constructed in 1907, is significant under Criteria for Designation A and D. Under Criterion A, the nomination argues that the church is significant as part of the Catholic history in Philadelphia, and for its association with Lucas E. Burke, whose bequest funded the construction of the church; Archbishop Patrick J. Ryan, who led the charge to build the church; and architect George I. Lovatt, Sr. Under Criterion D, the nomination asserts that the building embodies distinguishing characteristics of the Roman Baroque style.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 1156-62 S. Broad Street satisfies Criteria for Designation A and D.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1156-62 S. Broad Street satisfies Criteria for Designation D and H.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 2:23:08

**PRESENTERS:**

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Celeste Morello represented the nomination.
- Attorney Michael Phillips represented the property owner and opposed the designation.

**PUBLIC COMMENT:**

- George Boudreau spoke in support of the nomination.
- Justin McDaniel spoke in support of the nomination.
- Oscar Beisert spoke in support of the nomination.

- Patrick Grossi of the Preservation Alliance for Greater Philadelphia spoke in support of the nomination.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- St. Rita’s Roman Catholic Church was designed by architect George I. Lovatt and was constructed in 1907.
- A cartouche on top of the arched pediment visible in the 1970’s photographs of the church is no longer extant.
- The parking lot to the north is not included in the nomination and construction on that lot would not be reviewed by the Historical Commission.

The Historical Commission concluded that:

- The church embodies distinguishing characteristics of the Roman Baroque style, satisfying Criterion for Designation D.
- The church is a landmark along S. Broad Street in South Philadelphia, satisfying Criterion for Designation H.

**ACTION:** Ms. Cooperman moved to find that the property at 1156-62 S Broad Street satisfies Criteria for Designation D and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed by a vote of 11 to 0. Mr. Mattioni abstained.

<b>ITEM: 1156-62 S BROAD ST</b>				
<b>MOTION: Designate, Criteria D &amp; H</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	X			
Cooperman	X			
Edwards	X			
Hartner (DPP)	X			
Lippert (L&I)	X			
Long (DHCD)	X			
Mattioni			Abstained	
McCoubrey	X			
Schaaf (PCPC)	X			
Stanford (Commerce)	X			
Turner, Vice-Chair	X			
Washington	X			
Total	11		1	

**ADDRESS: 1164 S BROAD ST**

Name of Resource: David Garrison Residence/ St. Rita's Rectory

Proposed Action: Designation

Property Owner: Brothers of the Order of Hermits of St. Augustine

Nominator: Staff of the Philadelphia Historical Commission

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

**OVERVIEW:** This nomination proposes to designate the property at 1164 S. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation D, E, and J. Under Criterion J, the nomination argues that the former residence, constructed between 1883 and 1884 for manufacturer David Garrison, whose Hall & Garrison's interior decorations factory was located on the nearby industrial corridor of Washington Avenue, exemplifies the development of South Philadelphia during the Gilded Age. Attributed to Willis G. Hale, one of Philadelphia's most accomplished late-nineteenth century architects, the house is an outstanding example of Hale's exuberant domestic designs for Philadelphia's Victorian elite, satisfying Criterion E, and a masterful example of Victorian eclecticism, satisfying Criterion D.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 1164 S. Broad Street satisfies Criteria for Designation D, E, and J.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1164 S. Broad Street satisfies Criteria for Designation D, E, and J.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 2:41:52

**PRESENTERS:**

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Attorney Michael Kincade represented the property owner and opposed the designation.

**PUBLIC COMMENT:**

- Oscar Beisert spoke in support of the nomination.
- Celeste Morello spoke in support of the nomination.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The building was constructed in 1883 and 1884 for manufacturer David Garrison.
- The building is an excellent example of Victorian eclecticism, satisfying Criterion D.
- The building is extremely likely to have been designed by Willis G. Hale, one of Philadelphia's most accomplished late-nineteenth century architects, satisfying Criterion E.
- The building exemplifies the development of South Philadelphia during the Gilded Age, satisfying Criterion J.

**ACTION:** Ms. Cooperman moved to find that the property at 1164 S Broad Street satisfies Criteria for Designation D, E, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed by a vote of 11 to 0. Mr. Mattioni abstained.



<b>ITEM: 1164 S BROAD ST</b>				
<b>MOTION: Designate, Criteria D, E, J</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	X			
Cooperman	X			
Edwards	X			
Hartner (DPP)	X			
Lippert (L&I)	X			
Long (DHCD)	X			
Mattioni			Abstained	
McCoubrey	X			
Schaaf (PCPC)	X			
Stanford (Commerce)	X			
Turner, Vice-Chair	X			
Washington	X			
Total	11		1	

**ADDRESS: 201 N 36TH ST**

Name of Resource: Simpson’s Apothecary

Proposed Action: Designation

Property Owner: Christy Garrett

Nominator: Powelton Village Civic Association

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 201 N. 36<sup>th</sup> Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A, C, D, and J. Under Criteria C and D, the nomination argues that the late nineteenth-century commercial and residential building with relatively intact early twentieth-century storefront embodies distinguishing characteristics of the Italianate style and characterizes West Philadelphia’s Centennial-era urban expansion. Under Criteria A and J, the nomination contends that the building reflects its century-long tenure as a neighborhood apothecary shop, a once-ubiquitous trade with deep Philadelphia roots, and has significant value as part of the cultural and economic heritage of the city.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 201 N. 36<sup>th</sup> Street satisfies Criteria for Designation A, C, D, and J.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the property at 201 N. 36<sup>th</sup> Street satisfies Criteria for Designation C, D, and J, but not Criterion A.

**START TIME OF DISCUSSION IN AUDIO RECORDING: 2:51:50**

**PRESENTERS:**

- Ms. Chantry presented the nomination to the Historical Commission.
- George Poulin and Ben Leech represented the nomination.
- No one represented the property owner.

**PUBLIC COMMENT:** None

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The building is an excellent example of a late nineteenth-century commercial and residential building with relatively intact early twentieth-century storefront, and embodies distinguishing characteristics of the Italianate style, satisfying Criteria C and D.
- The building reflects its century-long tenure as a neighborhood apothecary shop, and has significant value as part of the cultural and economic heritage of the city, satisfying Criterion J.
- The section of the building referred to as the porch, and which is considered non-contributing for the purposes of the designation, was designed by Mr. Thomas in 1981 as a passive solar greenhouse.

**ACTION:** Ms. Cooperman moved to find that the property at 201 N 36<sup>th</sup> Street satisfies Criteria for Designation C, D, 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.

<b>ITEM: 201 N 36<sup>th</sup> St</b>				
<b>MOTION: Designate, Criteria C, D, and J</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	X			
Cooperman	X			
Edwards	X			
Hartner (DPP)	X			
Lippert (L&I)	X			
Long (DHCD)	X			
Mattioni	X			
McCoubrey	X			
Schaaf (PCPC)	X			
Stanford (Commerce)	X			
Turner, Vice-Chair	X			
Washington	X			
Total	12			

**ADDRESS: 4525 SPRUCE ST**

Name of Resource: Hill Residence

Proposed Action: Designation

Property Owner: James Cook

Nominator: Corey Loftus

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the former Francis J. Hill residence at 4525 Spruce Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A and B. Under Criterion A, the

nomination argues that the former Francis J. Hill residence, constructed in 1905, is significant for its association with the life and work of the Barnes Foundation founder Albert Barnes, who purchased the property in 1929 and remodeled it to serve as the administrative office of the educational institution based in Merion. Under Criterion B, the nomination argues that the building is significant for its association with an important tax exemption lawsuit between Albert Barnes and the City of Philadelphia, where a ruling by the City was reversed by the Supreme Court of Pennsylvania in 1934 – an event considered to be significant because Barnes considered the tax exemption of the property a legitimization of the Foundation’s educational mission.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 4525 Spruce Street satisfies Criteria for Designation A and B.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the property at 4525 Spruce Street satisfies Criteria for Designation A, B, and C. Mr. Cohen abstained.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 2:55:20

**PRESENTERS:**

- Ms. Chantry presented the nomination to the Historical Commission.
- Corey Loftus represented the nomination.
- Attorney David Moloznik represented James Cook, the property owner, and opposed the designation.

**PUBLIC COMMENT:**

- Paul Steinke of the Preservation Alliance for Greater Philadelphia spoke in support of the designation.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The 1905 building is significant for its association with Albert Barnes, who purchased the property in 1929 for use as his administrative office, satisfying Criterion A.
- The building is significant for its association with a tax exemption lawsuit between Albert Barnes and the City of Philadelphia, where a ruling by the City regarding tax exemption status for Barnes’s educational institution was reversed by the Supreme Court of Pennsylvania, satisfying Criterion B.
- The building reflects the environment in an era characterized by a distinctive architectural style, being Renaissance Revival, satisfying Criterion C.
- The property owner, James Cook, has been a commendable steward of this property for almost thirty years, and the property is not currently at risk for demolition or inappropriate alterations; however, the Commission cannot reasonably entertain a concession whereby Mr. Cook agrees to inform the Commission ahead of his intent to sell the property in the future, in exchange for the Commission declining to designate the property as historic at this time.

**ACTION:** Mr. Schaaf moved to find that the property at 4525 Spruce Street satisfies Criteria for Designation A, B, and C, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which passed unanimously.

<b>ITEM: 4525 Spruce St</b>				
<b>MOTION: Designate, Criteria A, B, and C</b>				
<b>MOVED BY: Schaaf</b>				
<b>SECONDED BY: Cooperman</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	X			
Cooperman	X			
Edwards	X			
Hartner (DPP)	X			
Lippert (L&I)	X			
Long (DHCD)	X			
Mattioni	X			
McCoubrey	X			
Schaaf (PCPC)	X			
Stanford (Commerce)	X			
Turner, Vice-Chair	X			
Washington	X			
Total	12			

**ADDRESS: 3920 SPRUCE ST**

Name of Resource: House of Our Own

Proposed Action: Designation

Property Owner: University City Assn. Inc.

Nominator: Corey Loftus

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 3920 Spruce Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A and E. Under Criterion A, the nomination argues that 3920 Spruce Street, constructed in 1890, is significant for its association with the life of Philadelphia chemist, entrepreneur, and real estate developer William Weightman (1813-1904). Additionally, the property satisfies Criterion A in its association with the lives of Lin Hui-yin (1904-1955) and her husband Liang Sicheng (1901-1972), who have gained fame in China for their work as architectural historians. Under Criterion E, the nomination contends that the design of 3920 Spruce Street is the work of Willis Gaylord Hale (1848-1907), an architect who has significantly influenced the historical and architectural development of Philadelphia. In his independent practice, Hale designed a number of notable buildings in Philadelphia including the Mechanics' Insurance Building (1881), the Philadelphia Record Building (1881-2) and the Union Trust Company Building (1884). Unfortunately, many of Hale's buildings have been destroyed or significantly altered since construction. The property at 3920 Spruce Street is a valuable example of a largely preserved Hale design in West Philadelphia.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 3920 Spruce Street satisfies Criteria for Designation A and E.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the property at 3920 Spruce Street satisfies Criteria for Designation A and E.

**START TIME OF DISCUSSION IN AUDIO RECORDING: 3:13:40**

**PRESENTERS:**

- Ms. Mehley presented the nomination to the Historical Commission.
- Corey Loftus represented the nomination.

**PUBLIC COMMENT:** None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- 3920 Spruce Street was designed by architect Willis Gaylord Hale and constructed in 1890. It was originally part of a small residential row designed by Hale.
- The property at 3920 Spruce Street is a valuable example of a largely preserved Hale design in West Philadelphia.
- Chinese writer and architectural historian, Lin Hui-yin, resided in the building in 1924 during her time working for the University of Pennsylvania and studying architecture in Philadelphia.

The Historical Commission concluded that:

- The property is significant through its association with Lin Hui-yin, satisfying Criterion A.
- The property is representative of the work of architect Willis Gaylord Hale, who significantly influenced the historical and architectural development of Philadelphia, satisfying Criterion E.

**ACTION:** Ms. Cooperman moved to find that the property at 3920 Spruce Street satisfies Criteria for Designation A and E, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Schaaf seconded the motion, which passed unanimously.

<b>ITEM: 3920 SPRUCE ST</b>				
<b>MOTION: Designate, Criteria A &amp; E</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Schaaf</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**ADDRESS: 3922 SPRUCE ST**

Proposed Action: Designation

Property Owner: John. P. Primiano Jr.

Nominator: Corey Loftus

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**OVERVIEW:** This nomination proposes to designate the property at 3922 Spruce Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A and E. Under Criterion A, the nomination argues that 3922 Spruce Street, constructed in 1890, is significant for its association with the life of Philadelphia chemist, entrepreneur, and real estate developer William Weightman (1813-1904). Under Criterion E, the nomination contends that the design of 3922 Spruce Street is the work of Willis Gaylord Hale (1848-1907), an architect who has significantly influenced the historical and architectural development of Philadelphia. In his independent practice, Hale designed a number of notable buildings in Philadelphia including the Mechanics' Insurance Building (1881), the Philadelphia Record Building (1881-2) and the Union Trust Company Building (1884). Unfortunately, many of Hale's buildings have been destroyed or significantly altered since construction. The property at 3922 Spruce Street is a valuable example of a largely preserved Hale design in West Philadelphia.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 3922 Spruce Street satisfies Criteria for Designation A and E.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the property at 3922 Spruce Street satisfies Criteria for Designation E.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 3:18:00

**PRESENTERS:**

- Ms. Mehley presented the nomination to the Historical Commission.
- Corey Loftus represented the nomination.
- John. P. Primiano Jr. represented the property owner. He opined that the neighboring properties at 3912-22 Spruce Street should also be designated as historic, and that the Historical Commission should require that the University of Pennsylvania restore his porch.

**PUBLIC COMMENT:** None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The Committee on Historic Designation concluded that the nomination met the Criterion A. William Weightman's involvement was not considered significant by the Committee because of the extensive number of properties he developed in Philadelphia. While Weightman was an important Philadelphian, 3922 Spruce Street is not representative of his importance.
- The Historical Commission cannot compel the restoration of damage done to the porch at 3922 Spruce Street prior to the Historical Commission assuming jurisdiction over the property.

The Historical Commission concluded that:

- The property is representative of the work of architect Willis Gaylord Hale, who significantly influenced the historical and architectural development of Philadelphia, satisfying Criterion E.

**ACTION:** Ms. Cooperman moved to find that the property at 3922 Spruce Street, satisfies Criteria for Designation E, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Long seconded the motion, which passed unanimously.

<b>ITEM: 3922 SPRUCE ST</b>				
<b>MOTION: Designate, Criterion E</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Long</b>				
VOTE				
Commissioner	Yes	No	Abstain/Recuse	Absent
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**ADDRESS: 4105-09 CHESTNUT ST**

Name of Resource: Hamilton School/Radio Church of God

Proposed Action: Designation

Property Owner: Gospel Spreading Church

Nominator: Preservation Alliance for Greater Philadelphia

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

**OVERVIEW:** This nomination proposes to designate the property at 4105-09 Chestnut Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property is significant under Criteria for Designation A, C, and J. Under Criterion A, the nomination argues that the property is significant for its association with Elder Lightfoot Solomon Michaux, one of the most influential African American religious personalities of his generation. Under Criterion C, the nomination contends that the property retains significant architectural integrity from its original construction and reflects the Late Victorian era of design in Philadelphia. Under Criterion J, the nomination argues that the building’s use as a public library, political clubhouse, and evangelical church exemplify the cultural, political, and social heritage of the community and city.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 4105-09 Chestnut Street satisfies Criteria for Designation A, C, and J.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the property at 4105-09 Chestnut Street satisfies Criteria for Designation A, C, and J.

**START TIME OF DISCUSSION IN AUDIO RECORDING:** 3:26:55

**PRESENTERS:**

- Ms. Keller presented the nomination to the Historical Commission.
- Patrick Grossi of the Preservation Alliance for Greater Philadelphia represented the nomination.
- Anthony W. Hurst, Sr., represented the property and supported designation.

**PUBLIC COMMENT:** None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The building is significant for its association with Elder Lightfoot Solomon Michaux, an important African American religious personality who founded the Radio Church of God and pioneered religious radio and television broadcasting, satisfying Criterion A.
- The building reflects the Late Victorian era of educational architecture in Philadelphia, satisfying Criterion C.
- The building’s use as a school, public library, political clubhouse, and evangelical church exemplify the cultural, political, and social heritage of the community and city, satisfying Criterion J.

**ACTION:** Ms. Cooperman moved to find that the property at 4105-09 Chestnut Street satisfies Criteria for Designation A, C, 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.

<b>ITEM: 4105-09 CHESTNUT ST</b>				
<b>MOTION: Designate, Criteria A, C, J</b>				
<b>MOVED BY: Cooperman</b>				
<b>SECONDED BY: Turner</b>				
<b>VOTE</b>				
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain/Recuse</b>	<b>Absent</b>
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			



**ADJOURNMENT**

**START TIME OF DISCUSSION IN AUDIO RECORDING: 3:30:58**

Mr. Schaaf announced that he was retiring from his employment at the City Planning Commission and stepping down from the Historical Commission. The chair and members of the Historical Commission congratulated him on his retirement and thanked him for his service.

Upon completing the discussions of the matters on the agenda, the Chair requested a motion to adjourn.

**ACTION:** At 12:47 p.m., Mr. Mattioni moved to adjourn. Ms. Cooperman seconded the motion, which passed unanimously.

<b>ITEM: Adjournment</b>				
<b>MOTION: To adjourn</b>				
<b>MOVED BY: Mattioni</b>				
<b>SECONDED BY: Cooperman</b>				
VOTE				
Commissioner	Yes	No	Abstain/ Recuse	Absent
Thomas, Chair	x			
Cooperman	x			
Edwards	x			
Hartner (DPP)	x			
Lippert (L&I)	x			
Long (DHCD)	x			
Mattioni	x			
McCoubrey	x			
Schaaf (PCPC)	x			
Stanford (Commerce)	x			
Turner, Vice-Chair	x			
Washington	x			
Total	12			

**PLEASE NOTE:**

- Minutes of the Philadelphia Historical Commission are presented in action format. Additional information is available in the audio 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](http://www.phila.gov/historical), under “Current Applications.”