

AGENDA
682ND STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 14 JUNE 2019, 9:00 A.M.
1515 ARCH STREET, ROOM 18-029
BOB THOMAS, CHAIR

1. ADOPTION OF MINUTES, 681ST STATED MEETING, 10 MAY 2019

Bob Thomas, Chair

2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 28 MAY 2019

Dan McCoubrey, Chair

CONSENT AGENDA

125 N 10TH ST
2213 GREEN ST
314 S 10TH ST

AGENDA

ADDRESS: 6160 RIDGE AVE - WITHDRAWN

Proposal: Reinstall sign

Type of Review Requested: Final Approval

Owner: Zheng Shu Zhi and Lin Xiao Fang

Applicant: Enoc Echanarria, L&H Contractor LLC

History: 1849

Individual Designation: None

District Designation: Ridge Avenue Roxborough Thematic Historic District, Contributing,
10/12/2018

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

ADDRESS: 2026-28 SPRING GARDEN ST - REVISED

Proposal: Construct four-story multi-family dwelling on vacant lot

Type of Review Requested: Final Approval

Owner: David Altenhofen

Applicant: Susan Uhl, Landmark Architectural Design

History: 1886

Individual Designation: 5/1/1975

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

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

ADDRESS: 4520 REGENT ST - WITHDRAWN

Proposal: Remove slate on front mansard roof; install asphalt shingles

Type of Review Requested: Final Approval

Owner: Mark Mehalik

Applicant: Roland Sandor Glaser, Sandor Glaser Renovation Carpentry

History: 1890, Willis G. Hale, architect

Individual Designation: None

District Designation: Chester-Regent Historic District, Contributing, 5/10/2019

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

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

ADDRESS: 6605 AND 6607 RIDGE AVE - SUPPLEMENTED

Proposal: Remove rear additions; construct multifamily dwellings on subdivided lots
Type of Review Requested: Review In Concept
Owner: 6605 Ridge Realty LLC & 6607 Ridge Realty LLC
Applicant: Ian Toner, Toner Architects
History: 1868
Individual Designation: None
District Designation: Ridge Avenue Roxborough Thematic Historic District, Contributing, 10/12/2018
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

ADDRESS: 2000 SPRING GARDEN ST – CONTINUED TO THE JULY PHC MEETING

Proposal: Construct five-story multi-family building
Type of Review Requested: Review In Concept
Owner: Ramy Shraim
Applicant: Hyon Kang, KCA Design Associates, LLC
History: 1875, PA Prison Society
Individual Designation: None
District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

ADDRESS: 125 N 10TH ST – ON CONSENT AGENDA

Proposal: Remove portion of rear; construct addition
Type of Review Requested: Final Approval
Owner: PA Zhangs Associate LLC
Applicant: Anthony Palimore, Anthony Palimore, RA
History: 1967, Yang Chou-Cheng, Chinatown YMCA, Chinese Cultural and Community Center
Individual Designation: 6/14/2013
District Designation: None
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ADDRESS: 1830 RITTENHOUSE SQ, UNIT 6A

Proposal: Replace windows
Type of Review Requested: Final Approval
Owner: Paul and Wendy Rosen
Applicant: Leon Sowisdral
History: 1913, Frederick Webber, architect
Individual Designation: 5/4/1972
District Designation: Rittenhouse-Fitler Historic District, Significant, 2/8/1995
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ADDRESS: 1624-28 LOCUST ST

Proposal: Install illuminated channel-letter sign
Type of Review Requested: Final Approval
Owner: CP Acquisitions 45 LLC
Applicant: Natalya Atroshyna, EZ Signs LLC
History: 1948, Thalheimer & Weitz, architects
Individual Designation: None
District Designation: Rittenhouse-Fitler Historic District, Non-contributing, 2/8/1995
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

ADDRESS: 323 ARCH ST

Proposal: Install mural

Type of Review Requested: Final Approval

Owner: Holly Anne James

Applicant: Kate Jacobi, Mural Arts Program

History: 1850

Individual Designation: 11/30/1965

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

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

ADDRESS: 2213 GREEN ST – REVISED, ON CONSENT AGENDA

Proposal: Replace illegally-removed brownstone pilasters with cast stone

Type of Review Requested: Final Approval

Owner: H+W Apartments LP

Applicant: Lawrence Wind, H+W Apartments LP

History: 1886

Individual Designation: 2/28/1967

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

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

ADDRESS: 314 S 10TH ST – ON CONSENT AGENDA

Proposal: Remove rear addition; construct rear addition; replace dormer sash

Type of Review Requested: Final Approval

Owner: Drew A. Moyer and Jude A. Tuma

Applicant: Christina Carter, John Milner Architects

History: 1837

Individual Designation: 6/29/1971

District Designation: None

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

ADDRESS: 825 WALNUT ST

Proposal: Install marquee; replace entry door

Type of Review Requested: Final Approval

Owner: Walnut Street Theatre

Applicant: Jonathan Broh, JKR Partners LLC

History: 1905, Walnut Street Theater Annex

Individual Designation: 5/3/1973

District Designation: None

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

ADDRESS: 352 S 4TH ST - WITHDRAWN

Proposal: Install skylight and vents

Type of Review Requested: Final Approval

Owner: Nancy and Shahir Kassam-Adams

Applicant: Frank Kakos, Frank Kakos Architects

History: 1792, Joseph Wetherill, builder

Individual Designation: 4/30/1957

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

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

ADDRESS: 219-29 S 18TH ST, UNIT 201

Proposal: Cut new window openings

Type of Review Requested: Final Approval

Owner: Karen Buchholz

Applicant: John Toates, John Toates Architecture and Design, LLC

History: 1925, Zantzing, Borie & Medary, architects, Penn Athletic Club, Parc Rittenhouse

Individual Designation: None

District Designation: Rittenhouse-Fitler Historic District, Contributing, 2/8/1995

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

ADDRESS: 322-40 RACE ST - SUPPLEMENTED

Proposal: Relocate building; remove rear ell; construct mixed-use building

Type of Review Requested: Final Approval

Owner: Old First Reformed United Church of Christ

Applicant: David La Fontaine, Community Ventures

History: 1837, First German Reformed Church, includes houses at 151 and 153 N 4th St

Individual Designation: 1/25/1966

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

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

3. OLD BUSINESS

ADDRESS: 8205 SEMINOLE AVE - WITHDRAWN

Proposal: Remove porch and addition; construct addition

Type of Review Requested: Final Approval

Owner: Alan and Duckhyun Tessler

Applicant: David Beilman, Beilman Architecture

History: 1885, G. W. and W. D. Hewitt, architects, Houston-Sauveur House

Individual Designation: 6/1/1972

District Designation: None

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

4. DISCUSSION OF PROPOSED GUIDELINES FOR MEETING CONDUCT

5. DISCUSSION OF PROPOSED POSTING REQUIREMENTS

6. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, MAY 2019

Jonathan E. Farnham, Executive Director

PROPOSED GUIDELINES FOR CONDUCT AT PHILADELPHIA HISTORICAL COMMISSION MEETINGS

To provide for orderly, efficient meetings that ensure opportunities for all to participate, the Historical Commission is implementing the following guidelines for conduct.

Building permit applications will be reviewed as follows:

1. All participants will remain in the audience until invited to the Commission's table.
2. The chair will invite the property owner and/or representatives to the table to present the application to the Historical Commission. The property owner and/or representatives will identify themselves by name and, if applicable, affiliation. Comments from the property owner and/or representatives will be limited to 10 minutes in total. After presenting the application or the expiration of the time, the property owner and/or representatives will return to the audience.
3. The chair will invite members of the public to the table to address the Historical Commission on the merits of the application. Members of the public will identify themselves by name and, if applicable, affiliation. Comments will be limited to two minutes per member of the public. After providing comments or the expiration of the time, each member of the public will return to the audience.
4. After hearing from the property owner and public, the Commissioners will discuss the application. The Commissioners may extend the time allotments and invite additional participation at their discretion. Anyone addressing the Historical Commission without invitation will be ruled out of order.
5. Once the Historical Commission has acted, the matter is closed to discussion. Any questions or comments about a closed matter should be addressed to the staff outside the meeting room.

Nominations and other designation matters will be reviewed as follows:

1. All participants will remain in the audience until invited to the Commission's table.
2. The chair will invite the nominator(s) to the table to address the Historical Commission on the merits of the nomination. The nominator(s) will identify themselves by name and, if applicable, affiliation. Comments from the nominator(s) will be limited to five minutes in total. After providing comments or the expiration of the time, the nominator(s) will return to the audience.
3. The chair will invite the property owner and/or representatives to the table to address the Historical Commission on the merits of the nomination. The property owner and/or representatives will identify themselves by name and, if applicable, affiliation. Comments from the property owner and/or representatives will be limited to 10 minutes in total. After providing comments or the expiration of the time, the property owner and/or representatives will return to the audience.
4. The chair will invite members of the public to the table to address the Historical Commission on the merits of the nomination. Members of the public will identify themselves by name and, if applicable, affiliation. Comments will be limited to two minutes per member of the public. After providing comments or the expiration of the time, each member of the public will return to the audience.
5. After hearing from the nominator, property owner, and public, the Commissioners will discuss the matter. The Commissioners may extend the time allotments and invite additional participation at their discretion. Anyone addressing the Historical Commission without invitation will be ruled out of order.
6. Once the Historical Commission has acted, the matter is closed to discussion. Any questions or comments about a closed matter should be addressed to the staff outside the meeting room.

General Guidelines for Commenting on Applications and Nominations:

- Please do not take a seat at the Commission's table unless invited by the chair.
- Please do not address the Commission unless recognized by the chair.
- Please review nominations and applications in advance of the meeting and be prepared to comment. Please do not use the comment time to inquire about nominations, applications, or processes. Whenever possible, meeting materials are distributed in advance by email and are available on the Historical Commission's website. Email preservation@phila.gov to be added to the Historical Commission's email distribution list. Meeting materials are always available in the Historical Commission's offices, 1515 Arch Street, 13th Floor, 8:30 a.m. to 4:00 p.m. weekdays.
- When addressing the Commission, please speak into the microphone (green light indicates that it is on) and identify yourself by name and, if applicable, affiliation.
- Comment times are limited as follows:
 - Property owner(s) and representatives: 10 minutes in total
 - Nominator(s): 5 minutes in total
 - Member of the public: 2 minutes per person
- Please relinquish your seat and return to the audience after commenting.
- Section 4.6.b of the Historical Commission's Rules & Regulations stipulates that the Historical Commission "may impose reasonable limitations upon public participation to ensure relevance and to avoid excessive repetition."
- Section 4.6.b of the Historical Commission's Rules & Regulations also stipulates that "any proposed substantial testimony, including any supporting documentation, reports and studies, to be offered at a public meeting of the Commission" must be submitted "in writing seven (7) calendar days in advance of a Commission meeting."
- The executive director is responsible for imposing time limits and assisting the chair with maintaining order during the meetings.

PROPOSED POSTING REQUIREMENTS

The Philadelphia Crosstown Coalition, a federation of civic associations, has requested that the Historical Commission require every property owner submitting a building permit application for review at public meetings of the Architectural Committee and Historical Commission to affix a poster to the exterior of the property announcing the proposed work and the dates, times, and places of the reviews. The poster would alert neighbors and the general public to the reviews. The poster would explain that interested parties may appear at the meeting and speak on the matter or may file written comments, with the address to which written comments may be sent. The posting requirement would not include staff-level, administrative reviews.

After receiving an application for review by the Architectural Committee and Historical Commission, the Historical Commission's staff would prepare a digital version of the poster with the relevant information and electronically send it to the applicant. The applicant would be responsible for printing the poster, affixing it to the building in question in a timely manner, and taking a time-stamped photograph of the poster on the building. The photograph could be electronically sent to the staff or printed and provided at the Architectural Committee meeting. The poster would remain in place until the review was completed. The staff finalizes the Architectural Committee agenda seven days, one week, in advance of the meeting and releases that agenda to the public. The staff could transmit the poster to the applicant at that time.

When deciding whether and how to implement such a policy, the Historical Commission should consider the following:

1. Is there a need for such posters? Are interested parties routinely unaware of reviews?
2. Are there more efficient and/or effective ways of notifying the public of reviews than a poster program?
3. Are the current public notification methods, i.e. Constant Contact emails and website, sufficient?
4. Does the Historical Commission's staff have the capacity to manage a poster program?
5. The information needed for the poster is available seven days in advance of the meeting. Acknowledging that the applicant will need some time to print and affix the poster, how many days in advance of the Architectural Committee meeting should it be required to be affixed?
6. Unlike zoning variance hearing posters, which are in place at least 21 days before a hearing, these posters would be in place about five days before the review. Is that a sufficient amount of time to have an impact?
7. Where should the poster be affixed on the building? What if the property has multiple street frontages?
8. Is a time-stamped photograph sufficient proof of compliance? Are there better methods to demonstrate compliance?
9. What is the penalty for failing to affix a poster or to affix it in a timely manner?
10. What is the penalty for failing to document the affixing of a poster?
11. What is the penalty for removing a poster prior to the conclusion of the review?
12. What is the obligation to replace a poster that is damaged or lost?
13. The posters will likely lead to more complicated appeals because failure to post properly will be cited as a reason for appeal. It will not be possible to definitively prove that a poster was affixed in time and remained in place for the duration of the review. What can be done to reduce the impact of such a poster program on appeals?
14. Do the ordinance and/or Rules & Regulations allow for the denial of an application or postponement of the review of an application if the poster requirements are not met?
15. Would the ordinance and/or Rules & Regulations need to be amended to implement this program?

The public notice requirement in the Philadelphia Code for special exception and zoning variance hearings is attached.

§14-303(13) **Public Notice.**

(a) **Required Notices and Responsibilities.**

- (.1) Each applicant for a special exception or variance approval shall provide sign notice that satisfies the requirements of § [14-303\(13\)\(c\)](#) (Sign Notice) below.
- (.2) The Commission shall provide web notice that satisfies the requirements of § [14-303\(13\)\(e\)](#) (Web Notice) for any public meeting of the Commission on a zoning ordinance, any Minor Amendment to a Master Plan or Civic Design Review meeting. [142](#)
- (.3) City Council shall provide newspaper notice that satisfies the requirements of § [14-303\(13\)\(d\)](#) (Newspaper Notice) below for any zoning map amendment, zoning text amendment, or major amendment to a master plan.

(b) **Content.**

All notices required by this Zoning Code shall include the following information unless another provision of this § [14-303\(13\)](#) (Public Notice) indicates that different information is required:

- (.1) The name and address of the applicant;
- (.2) The location where copies of the application and any related information submitted by the applicant can be obtained;
- (.3) A description of the property involved by general vicinity, street address, size, and nearest cross street, and the zoning district in which the property is located;
- (.4) A description of the nature, scope, and purpose of the application or proposal being advertised and the type of permit, approval, or variance being sought;
- (.5) The time and place of any required meeting or public hearing regarding the application;
- (.6) A statement that interested parties may appear at the meeting or public hearing and speak on the matter or may file written comments, and the address to which written comments may be sent; and
- (.7) Any additional information required by L&I, the Zoning Board, or the Commission for the type of application being proposed.

(c) **Sign Notice.**

Where § [14-303\(13\)\(a\)](#) (Required Notices and Responsibilities) requires notice by sign, the notice shall contain the content listed in § [14-303\(13\)\(b\)](#) (Content) and shall meet the following requirements.

(.1) **Provision and Posting of Signs.**

L&I shall provide each applicant with the required number of signs. In order to provide clear and adequate notice, all posting shall comply with the sign posting requirements of this § [14-303\(13\)\(c\)](#) (Sign Notice).

(.2) **Number and Location of Signs.**

- (.a) At least one sign shall be clearly posted by the applicant on each street frontage of the property that is the subject of the application and as close to the sidewalk as possible. On large lots, or when a property is in the interior of a block or tract of land, additional signs may be required to be posted adjacent to and facing the surrounding properties.
- (.b) Signs shall be posted in plain view, not obstructed by bushes, tree limbs, fences, or gates, and at eye level so that passers-by may read the sign without coming onto the property.
- (.c) Signs may not be posted on moveable gates, doors, or windows, or on trees or utility poles.
- (.d) In the case of an appeal where the appellant does not control the property that is the subject of the appeal, L&I may waive the posting requirement and

require alternative notice designed to provide effective notice to all interested parties.

(.3) Time of Posting.

(a) Original Hearing. [142.1](#)

Notification signs shall be posted within five business days after the applicant files an appeal to the Zoning Board and remain continuously in place, through the day of the hearing, which shall take place no less than 21 days after initial posting. The applicant shall have the responsibility to see that each required sign remains posted during the entire period.

(b) Continued Hearing.

(i) If a public hearing is continued to a date that is two or fewer days from the originally noticed hearing date, the applicant is not required to post notice of the continued hearing. [143](#)

(ii) If a public hearing is continued to a date that is more than two days from the originally noticed hearing date, then the applicant shall post notice of the continued hearing when the Department has made the sign available to the applicant from a date two days after the date of the original hearing until the date of the continued hearing. [144](#)

(.4) Reposting.

If signs are not posted in accordance with the requirements of § [14-303\(13\)\(c\)\(3\)](#) (Time of Posting), the Zoning Board shall delay action on the matter and require reposting of the sign notices, unless the Zoning Board determines, based on information provided by the applicant, that (a) the required posting began on or before the required date and (b) the applicant made good faith efforts to keep the sign notices posted during the entire period. Any reposting of required sign notices will be treated as a new posting and a reposting fee shall be required in accordance with the fee schedule set forth in Chapter 9 of the Philadelphia Administrative Code.

(.5) Sign Removal. [145](#)

No person shall alter, deface, remove, or affect the visibility of any sign posted pursuant to this § [14-303\(13\)](#) (Public Notice), until after the public hearing has been held or the application has been withdrawn. Each required notice shall be removed by the applicant no later than five days after a hearing has been held on the matter referenced on the sign or the application has been withdrawn.

(.6) Posting of Referral or Refusal. [145.1](#)

Next to each required sign, the applicant shall post a copy of any applicable referral or refusal issued by L&I under § [14-303\(7\)\(b\)](#) or § [14-303\(8\)\(b\)](#). L&I shall provide the applicant with the required number of printed referrals or refusals. The posting of the referral or refusal shall be subject to the same posting requirements as signs under § [14-303\(13\)\(c\)](#) (Sign Notice).