

**THE MINUTES OF THE 681ST STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 10 MAY 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:09 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*		Arrived at 9:18 am
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 9:11 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	x		
Jessica Sánchez, Esq. (City Council President)	x*		Arrived at 9:14 am
Meredith Trego (Philadelphia City Planning Commission)	x		
H. Ahada Stanford, Ph.D. (Commerce Department)	x*		Arrived at 9:25 am
Betty Turner, MA, Vice Chair	x		
Kimberly Washington, Esq.		x	

The following staff members were present:

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

The following persons were present:

Susan Anderson
 Bill Frusco
 Cole Murphy-Usher
 J. Stanton
 Celeste Morello
 Lou Filippone
 Mark Mehalik

E. Milroy
Ryan Strand Greenberg, Mural Arts
Michael Maldonado
David McArthur
Benjamin Nia
Michael Phillips, Esq., Obermayer
Steven Ford
Cesar Gonzales
Michael Fekete, Esq.
Ron Rumford
Brianna Harp, N. 18th Holding Group
Tim Cooper, City Council
Michael Mattioni, Esq.
Carey Jacson Yonce
John Gonzales
Michael Coard, Esq.
Michael Creedon, Apostolic Church
Cathy Harris, Mural Arts
J.M. Duffin
Marci Green
David S. Traub, Save Our Sites
Patrick Grossi, Preservation Alliance for Greater Philadelphia
Mary Brewster
Jennifer Loustau, University City Historical Society
Rachel Tookes
Elizabeth Stegner, University City Historical Society
George Poulin, University City Historical Society
Rod Landis, Esq., Orphanides and Toner
Daryl Wood
Caroline King
Alex Balloon, Tacony CDC
Oscar Beisert
E. Kelly
Dr. Cheryl Simpson
Abigail Tookes
Deborah Hayward
Brendan O'Mara, Tacony Club

ADOPTION OF MINUTES, 680TH STATED MEETING, 12 APRIL 2019

START TIME IN AUDIO RECORDING: 00:00:00

DISCUSSION:

- Mr. Thomas asked for any additions or corrections to the minutes of the preceding meeting, the 680th Stated Meeting, held 12 April 2019.
- Ms. Cooperman suggested deleting the paragraph relating to integrity on page 45. She stated that the Historical Commission had not come to any such conclusions about integrity. Mr. Farnham observed that the paragraph in question is in the project overview, not the summary of the Commission's discussion. He concurred that it could simply be deleted because it was not a record of a discussion at the meeting.
- Ms. Cooperman requested that her statements regarding the Dilworth House project should be added to the summary of the discussion of that review.

PUBLIC COMMENT: None

ACTION: Ms. Turner moved to approve the minutes of the 680th Stated Meeting of the Philadelphia Historical Commission, held 12 April 2019, with corrections noted by Ms. Cooperman. Ms. Long seconded the motion, which passed unanimously.

ITEM: Adoption of Minutes, 680th Stated Meeting					
MOTION: Approval, with corrections					
MOVED BY: Turner					
SECONDED BY: Long					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)					x
Turner, Vice Chair	x				
Washington					x
Total	11				2

CONTINUANCE REQUESTS

ADDRESS: 917 S 47TH ST

Name of Resource: St. Francis de Sales Church
Proposed Action: Designation
Property Owner: Archdiocese of Philadelphia
Nominator: Corey Loftus
Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate Saint Francis de Sales Church, one building on a larger parcel at 917 S. 47th Street, and list it on the Philadelphia Register of Historic Places. The nomination contends that the church, built between 1907 and 1911, satisfies Criteria for Designation A, D, E, F, H, and J. Under Criterion A, the nomination argues that the church is associated with the lives of numerous persons of historic significance, including its designers, music directors, and parishioners. Under Criterion D, the nomination contends that the church building embodies distinguishing characteristics of the Byzantine Revival style. Under Criterion E, the nomination explains that the church building is a result of the work of many design professionals whose work has significantly influenced the historical and architectural development of the City, Commonwealth, or Nation, including Henry D. Dagit (architect), Nicola D'Ascenzo (stained glass) and Rafael Guastavino (tile artist and dome engineer). Under Criterion F, the nomination argues that the grand Guastavino dome contains elements of design, detail, materials and craftsmanship which represent a significant innovation. Under Criterion H, the nomination contends that the church with its great dome represents an established and familiar visual feature of the neighborhood. Lastly, under Criterion J, the nomination contends that the church's musical heritage associated with its organ, choirs, and music directors exemplifies the social and historical heritage of the community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that Saint Francis de Sales Church at 917 S. 47th Street satisfies Criteria for Designation A, D, E, F, H, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend continuing the review of the nomination of 917 S. 47th Street, Saint Francis de Sales Church, to the 19 June 2019 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 8500 FRANKFORD AVE

Name of Resource: St. Dominic's Roman Catholic Church
Proposed Action: Designation
Property Owner: St. Dominic's Roman Catholic Church
Nominator: Celeste Morello
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate St. Dominic's Roman Catholic Church at 8500 Frankford Avenue and list it on the Philadelphia Register of Historic Places. While the larger parcel includes several buildings and an expansive cemetery, the nomination proposes exclusively to designate the church building. The nomination contends that the church building satisfies Criterion for Designation C. The nomination argues that St. Dominic's architect, Henry Roby, whose office was located in Lebanon, Pennsylvania, would have been influenced by the

Gothic churches designed by prominent Philadelphia architects, including Edwin Forrest Durang.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that St. Dominic's Church located at 8500 Frankford Avenue satisfies Criterion for Designation C.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that St. Dominic's Church located at 8500 Frankford Avenue satisfies Criterion for Designation C.

ACTION: See below.

ADDRESS: 1616 S 17TH ST

Name of Resource: St. Thomas Aquinas Roman Catholic Church

Proposed Action: Designation

Property Owner: Archdiocese of Philadelphia

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate St. Thomas Aquinas Church and Rectory at 1616 S. 17th Street and list it on the Philadelphia Register of Historic Places. While the larger parcel includes several buildings, the nomination proposes exclusively to designate the church building and rectory. The nomination contends that the church building and rectory satisfy Criteria for Designation E and J. Under Criterion E, the nomination argues that architect Edwin Forrest Durang is significant as one of the most prolific designers during the Archdiocese of Philadelphia's "Golden Age" of church construction. Under Criterion J, the nomination contends that the construction of St. Thomas Aquinas Church galvanized development of this predominantly industrial part of South Philadelphia.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the church and rectory located at 1616 S. 17th Street satisfies Criteria for Designation E and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that St. Thomas Aquinas Church and rectory, located at 1616 S. 17th Street, satisfy Criteria for Designation E and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:10:05

PRESENTERS: None.

REASON FOR REQUEST: Attorney Michael Phillips requested continuances on behalf of the Archdiocese of Philadelphia, St. Francis de Sales Parish, St. Dominic's Parish, and St. Thomas Aquinas's Parish to allow for additional time to explore the implications of the designations on the church properties.

PUBLIC COMMENT:

- Nominator Celeste Morello opposed the lengths of the continuance requests.

ACTION: Ms. Cooperman moved to continue the review of the nominations of 917 S. 47th Street to the September 2019 Committee on Historic Designation meeting; 8500 Frankford Avenue to the August 2019 Historical Commission meeting; and 1616 S. 17th Street to the

August 2019 Historical Commission meeting. Ms. Turner seconded the motion, which passed unanimously.

ITEM: 917 S. 47TH ST, 8500 FRANKFORD AVE, and 1616 S. 17TH ST					
MOTION: Continue reviews					
MOVED BY: Cooperman					
SECONDED BY: Turner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 3201-45 MIDVALE AVE

Name of Resource: McMichael Park
 Proposed Action: Designation
 Property Owner: City of Philadelphia
 Nominator: Beth Gross-Eskin, Friends of McMichael Park
 Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 3201-45 Midvale Avenue, McMichael Park, and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation B and I.

Under Criterion B, the nomination argues that the property “Is associated with an event of importance to the history of the City, Commonwealth or Nation,” an encampment of the Continental Army in 1777. The nomination claims that “It is likely that this land once contained the Morgan House, which is said to have been the headquarters of the Marquis de Lafayette for two days in September 1777.” However, the nomination demonstrates neither that the Morgan House stood on the land that is now McMichael Park nor that Lafayette was billeted at the Morgan House. Both are conjectural.

The nomination cites the Scull & Heap map of 1753 to pinpoint the location of the Morgan House, but the map is not nearly accurate enough to be used in that way. The nomination also identifies a building on the 1884 Hopkins Atlas as the Morgan House, but provides no basis for the identification. The nomination also provides an 1876 drawing of the house and an 1880s photograph of the house, but neither can be used to precisely locate the house. Moreover, the building identified by the nomination as the Morgan House on an 1884 map is described on a very detailed 1886 topographical survey by City surveyors laying out streets as “Ruin,” but the

house in the photograph dated to the 1880s is clearly not in ruins. They are unlikely the same building. Finally, without access to the photograph, the information on the reverse of the 1880s photograph cannot be interrogated or verified. The staff has reviewed numerous documents including deeds, real estate advertisements, and newspaper articles and has been unable to identify the location of the Morgan House. Likewise, the nomination provides no evidence that Lafayette was billeted at the Morgan House and, in fact, concedes in Footnote 1 that “No firm evidence has been found which places the Marquis de Lafayette in the Morgan House.” The nomination’s claim that the property satisfies Criterion B because it “Is associated with an event of importance to the history of the City, Commonwealth or Nation” is untenable.

The nomination makes no direct argument for the satisfaction of Criterion I, that the site “Has yielded, or may be likely to yield, information important in pre-history or history.” The nomination implies that the site may yield archaeological artifacts related to Lafayette and the encampment in 1777. However, the nomination fails to demonstrate that Lafayette or any Revolution War figures occupied this plot of land or that, even if they had, artifacts would remain at the site.

Finally, the nomination seems to assert that, if McMichael Park is designated, no playground could be constructed at the site. In fact, the designation of this park would not preclude any potential future construction including the construction of a playground, provided that the playground satisfied the Secretary of the Interior’s Standards.

STAFF RECOMMENDATION: The staff recommends that the nomination fails to demonstrate that the property at 3201-45 Midvale Avenue, McMichael Park, satisfies Criteria for Designation B or I.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination does not demonstrate that the property satisfies Criteria for Designation B or I.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:10:05

PRESENTERS:

- Mr. Farnham presented the continuance request to the Historical Commission.

REASON FOR REQUEST: Mr. Farnham explained that the nominator was unaware of the meeting of the Committee on Historic Designation at which the nomination was reviewed and is requesting that the Historical Commission remand the nomination to the Committee so that she may participate in the discussion.

PUBLIC COMMENT: None.

ACTION: Mr. McCoubrey moved to continue the review of the nomination of 3201-45 Midvale Avenue and to remand it to the Committee on Historic Designation for review at its June 2019 meeting. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 3201-45 MIDVALE AVE					
MOTION: Continue review and remand to June CHD meeting					
MOVED BY: McCoubrey					
SECONDED BY: Hartner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	11				2

THE REPORT OF THE ARCHITECTURAL COMMITTEE, 23 APRIL 2019

Dan McCoubrey, Chair

CONSENT AGENDA

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:21:25

RECUSALS:

- Ms. Edwards recused because her employer is the owner of the property at 600 Spring Garden Street.

PUBLIC COMMENT: None.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the applications for 600 Spring Garden Street, 2131 Mount Vernon Street, and 621 S. Hancock Street. Ms. Trego seconded the motion, which passed unanimously.

ITEM: CONSENT AGENDA, 600 SPRING GARDEN ST, 2131 MOUNT VERNON ST, 621 S HANCOCK ST					
MOTION: Adoption of the recommendations of the Architectural Committee					
MOVED BY: Cooperman					
SECONDED BY: Turner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	11			1	1

AGENDA

ADDRESS: 600 SPRING GARDEN ST

Proposal: Install mural on side wall
 Review Requested: Final Approval
 Owner: Arts and Crafts Holdings
 Applicant: Ryan Strand Greenberg, Mural Arts Philadelphia
 History: 1872; Northern Savings Bank, Provident Bank; Frank Furness, architect; partially demolished, 1978
 Individual Designation: 12/7/1978, 10/11/2000
 District Designation: None
 Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

BACKGROUND:

This application proposes to paint a mural on the west façade of 600 Spring Garden Street. The project is proposed by Philadelphia Mural Arts Project and will be completed by Philadelphia artist Jim Houser.

SCOPE OF WORK:

- Artist will use Golden Mural Paint to apply painting to stucco the wall. The wall the mural will be applied to is a later addition to the historic building. This small section of the building was added after the west side and rear of the building was demolished in 1978.

STANDARDS FOR REVIEW:

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

- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF RECOMMENDATION: Approval, pursuant to Standard 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details including the product specifications and power-washing details, pursuant to Standard 10.

ACTION: See Consent Agenda.

ADDRESS: 1503-05 BRANDYWINE ST

Proposal: Construct four-story multi-family dwelling on surface parking lot

Review Requested: Review and Comment

Owner: TIY Properties

Applicant: Angelina Dallago, Canno Design

History: parking lot

Individual Designation: None

District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000

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

BACKGROUND:

This application proposes to construct a four-story building in the Spring Garden Historic District. At the time of the historic district's designation, 1503-05 Brandywine Street was a vacant lot and deemed non-contributing to the historic district. The property is considered an undeveloped site pursuant to Section 2.23 of the Historical Commission's Rules & Regulations and the Commission's jurisdiction over the site is Review and Comment, not plenary.

The parcel directly to the east of 1503-05 Brandywine Street includes 6 condominium parking spaces associated with 1500 Green Street. Existing access to this parking area is granted by an easement on the 1503-05 deed. The proposed design for 1503-05 Brandywine Street continues to maintain this easement and allows access to their parking spaces through the new building's garage door and driveway.

It should be noted that 1500 Green Street is a contributing property to the Spring Garden Historic District.

SCOPE OF WORK:

- Demolition of existing wall, parking gate, and parking lot.
- Construct a new four-story building. The building is proposed as a multi-family with twelve residential units and a roof deck.
- The exterior will be clad in brick and metal panel with large aluminum and aluminum-clad windows.
- Cleaning and repairing 1500 Green Street's historic brick wall where it abuts the new building.
- New parking lot at grade for 11 cars (6 of these are part of the 1500 Green Street easement). The parking lot covers 1503-05 Brandywine and 1500 Green Street's at grade surface.

STANDARDS FOR REVIEW:

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

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

STAFF COMMENT: The proposed massing, scale, form, and building materials, specifically the black metal panels, do not satisfy Standard 9. The proposed new building is not compatible with its environment.

ARCHITECTURAL COMMITTEE COMMENT: The proposed building is not compatible with its environment, pursuant to Standard 9. The primary façade along Brandywine Street should be red brick for compatibility with the surrounding historic district. The black metal panels are recommended for use only on secondary elevations only. The use of a lighter color panel on the secondary facades should be considered.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:23:45

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Carey Jackson Yonce represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION COMMENT:

The Historical Commission commented as follows:

- Mr. McCoubrey stated that of the three options shown in the revised application packet, Option B came closest to addressing the comments raised by the Architectural Committee.
- Several Commission members commented that they preferred Option B to the other options shown.
- Mr. Thomas noted that he appreciated that the applicant had explored alternatives and planned to meet with the neighbors including Spring Garden Civic Association to discuss the project.

ADDRESS: 1640 PINE ST AND 1643 WAVERLY ST

Proposal: Construct additions; alter façade

Review Requested: Final Approval

Owner: Francesco and Laura DiCianni

Applicant: Benjamin Nia, Matthew Millan Architects, Inc.

History: 1937

Individual Designation: None

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

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

BACKGROUND:

The building at 1640 Pine Street was constructed in 1937, and a rear extension was added in 1942. That rear extension demolished the rear ell and the rear masonry wall of the 1937 building. The rear of the property is not visible from any public right-of-way.

The building at 1643 Waverly Street was historically three stories in height with a rear addition. The rear addition was removed prior to 1939. The third story of the main building was removed in 1939 and a garage door was inserted into the front façade, and the building was used by a painting contractor. The current appearance of the front façade likely dates to these late-1930s alterations, which resulted in the building being dated to 1930 in the Rittenhouse Fidler Historic District inventory. The rear of the property is not visible from any public right-of-way.

SCOPE OF WORK (1640 PINE ST)

- Demolish rear masonry wall and construct eight-foot addition in rear courtyard.

SCOPE OF WORK (1643 WAVERLY ST)

- Demolish flat roof and construct a two-story addition and new rear facade.
- Alter Waverly Street façade:
 - Widen garage entrance by eight inches
 - Remove alleyway; retain alleyway door
 - Widen second floor window openings by eight inches

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed rear extension at 1640 Pine Street replaces an earlier rear extension from 1942, is compatible with the historic materials, features, size, scale, and proportions, and is not visible from the public right-of-way.
 - The proposed two-story addition at 1643 Waverly Street can be understood as a modern alteration, provided the first two stories remain relatively intact so as to provide historic context regarding the changes to this building over the years.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- The proposed rear extension at 1640 Pine Street could be removed in the future without the loss of original fabric.
- The proposed two-story addition at 1643 Waverly Street could theoretically be removed in the future and the essential form and integrity of the historic building would remain.

STAFF RECOMMENDATION: Approval of 1640 Pine Street, with the staff to review details, pursuant to Standards 9 and 10. Approval of the two-story addition at 1643 Waverly Street, provided the existing front façade remains relatively intact, with the staff to review details, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the application for 1640 Pine Street, with the staff to review details, pursuant to Standards 9 and 10; denial of the mansard roof, change in width of garage opening, and removal of door into the alley at 1643 Waverly Street, but approval of the application with the gable-roof option presented during the review, with staff to review details, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:29:05

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Architect Benjamin Nia represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The existing façade at 1643 Waverly Street, including the garage opening, dates to 1939.
- The rears of both buildings are not visible from the public right-of-way.

The Historical Commission concluded that:

- The proposed rear extension at 1640 Pine Street replaces an earlier rear extension from 1942, is compatible with the historic materials, features, size, scale, and proportions, is not visible from the public right-of-way, and could be removed in the future without the loss of historic fabric, satisfying Standards 9 and 10.
- The proposed fourth-story gable roof alternative at 1643 Waverly Street is compatible with the historic materials, features, size, scale, and proportions, satisfying Standard 9.
- The revised proposal for first floor alterations at 1643 Waverly Street retains the alleyway door, satisfying Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application with the gable-roof option for the addition at 1643 Waverly Street, with the staff to review details, pursuant to Standards 9 and 10. Ms. Turner seconded the motion, which passed unanimously.

ITEM: 1640 PINE ST AND 1643 WAVERLY ST					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Turner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 2131 MOUNT VERNON ST

Proposal: Demolish rear; construct rear addition, roof deck, and pilot house

Review Requested: Final Approval

Owner: Serge Maslennikov

Applicant: David McArthur, David P. McArthur RA LLC

History: 1859

Individual Designation: 2/7/1974

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

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

BACKGROUND:

The rowhouse at 2131 Mount Vernon Street, constructed as a residence, was converted to a clubhouse by the Italian American Citizens Club in 1931. The new owner wishes to convert it back to a single-family residence. Interior alterations during the clubhouse use included the raising of the second and third floors, resulting in an extremely low ceiling height at the third floor rear, rendering the space uninhabitable. The rear of the property is not visible from any public right-of-way.

SCOPE OF WORK

- Demolish rear additions and rear half of roof.
- Construct rear addition with roof deck and pilot house.

STANDARDS FOR REVIEW:

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

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

- Provided original rear ell walls are retained, the proposed addition will not destroy historic spatial relationships that characterize the property. The overbuild on the rear of the roof is justified owing to the existing 47-inch ceiling height at the third-floor rear. The new addition is differentiated from the old but will not be visible from the public right-of-way.

STAFF RECOMMENDATION: Approval, provided any original rear ell walls are retained, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, and with the suggestion that the connection between the overbuild roof and existing roof be reconsidered to eliminate the V-shape gutter condition, pursuant to Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 662 N 15TH ST

Proposal: Construct four-story, multi-family dwelling

Review Requested: Review and Comment

Owner: DBSS Home Builders LLC c/o Shimon Shain

Applicant: David McArthur, David P. McArthur RA LLC

History: vacant lot

Individual Designation: None

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

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

BACKGROUND:

The property at 662 N. 15th Street is currently a vacant lot. It is located in the Spring Garden Historic District. The inventory for the district describes a three-story Italianate rowhouse in poor condition standing on the site, but, when the designation photograph taken in 2001, the site was vacant; the building had been demolished. The date of the demolition is unknown; it is unclear whether it occurred before or after designation. No permit or other documentation has been found. The property was owned by the Philadelphia Housing Authority at the time. The property should be considered an undeveloped site and the application should be subject to review-and-comment only, not full jurisdiction.

The current application proposes to construct four-story, multi-family residential building. The fourth floor is set back from the front façade with a deck at the front.

SCOPE OF WORK:

- Construct a four-story residential building.

STANDARDS FOR REVIEW:

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

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

- The new construction conforms to the general massing, rhythm and materials of other buildings on the block and in the district.

STAFF RECOMMENDATION: Approval, with the suggestion that the fourth floor is pulled forward and configured as a mansard and the deck relocated to the rear, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE COMMENT: The Architectural Committee commented that the fourth floor should set back at least 15 rather than 10 feet and should have a vertical rather than sloped front wall. The new wall should be treated with a symmetrical placement of windows and door. The parapet at the top floor should be setback from the front façade to lower the overall appearance of the façade. The brick of the façade should be red and return on the sides of the new building.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:34:42

RECUSALS:

- Mr. Mattioni recused because his law firm represents the property owner.

PRESENTERS:

- Mr. Baron presented the application to the Historical Commission.
- Attorney Michael Mattioni and architect David McArthur represented the application.

DISCUSSION:

- Michael Mattioni explained that they worked with the staff to modify certain aspects of the design of the front façade. However, some revisions suggested by the Architectural Committee could not be implemented because the advice differed from that of the Spring Garden Civic Association, which had reviewed and approved the plans.
- The Commissioners thanked the applicants for the revisions and reiterated the Architectural Committee's concerns about some aspects of the design.

PUBLIC COMMENT: None.

ADDRESS: 621 S HANCOCK ST

Proposal: Legalize demolition of rear addition; construct addition; alter façade

Review Requested: Final Approval

Owner: Bill Frusco

Applicant: Raymond Rola, Raymond F. Rola Architect

History: 1750; Front façade replaced

Individual Designation: 6/24/1958

District Designation: None

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

BACKGROUND:

The house at 621 S. Hancock Street was constructed in the mid eighteenth century. The building was significantly altered and the front façade replaced in the mid twentieth century. The original roof was removed. The staff has visited the property and identified a very small, surviving section of the original façade in Flemish bond with glazed headers. A 2-½-story rear ell remains. The owner recently demolished a rear addition without a permit.

SCOPE OF WORK:

- Demolish and reconstruct façade in Flemish bond with darkened headers.
- Construct third floor.
- Construct three-story rear addition.

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The applicant proposes to replace the façade and construct an upper floor. The staff recommends reconstructing the upper floor as a half story with dormer based on the Hexamer and Locher map, which calls the building two-and-one-half stories.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The new rear addition should be redesigned shorter and narrower.

STAFF RECOMMENDATION: Approval, provided the 2-½-story main block with gable roof and dormer, not a third story, is reconstructed, and the rear addition is shorter and narrower, with the staff to review details, pursuant to the Standards 6 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval with the two-and-one-half-story main block and full-width, two-story rear addition, with the staff to review details, pursuant to Standards 6 and 9.

ACTION: See Consent Agenda.

ADDRESS: 1512-16 N BROAD ST

Proposal: Demolish building

Review Requested: Final Approval

Owner: Original Apostolic Faith

Applicant: Michael P. Creedon, Creedon & Feliciani, P.C.

History: 1933; Levin Funeral Home; Edwin Rothschild, architect

Individual Designation: 11/27/1985

District Designation: None

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

BACKGROUND:

The building at 1512-16 N. Broad Street was constructed as the Levin Funeral Home in 1933. Designed by architect Edwin Rothschild, the building is a fine example of the Art Deco style. No longer used as a funeral home, a church occupied the building for decades. On 29 March 2018,

the building suffered a major fire. The Department of Licenses and Inspections cited the building as Imminently Dangerous and had a portion of the rear demolished. Most recently the building has been the subject of a conservatorship hearing, which was filed in January 2019.

The historic preservation ordinance prohibits the demolition of designated buildings unless the property owner demonstrates that the demolition is necessary in the public interest or that there is no feasible reuse for the building. The application makes no claims about the public interest or reuse.

SCOPE OF WORK:

- Demolish complete structure.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of materials or alterations of features and spaces that characterize a property shall be avoided.*
 - The project would remove all of the character-defining features.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - None of the features will be repaired.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The project would destroy all historic features.
- *Demolition: Section 14-1005(6)(d) of the preservation ordinance prohibits the demolition of a designated building unless the Historical Commission has found that the issuance of the demolition permit is necessary public interest or that the building cannot be used for any purpose that it is or may be reasonably adapted. Section 14-203(88) defines the demolition of a building as its razing or destruction entirely or in significant part.*
 - The application makes no claims about public interest or feasibility of reuse.
- *Demolition: No permit shall be issued for the demolition of an historic building...unless the Commission finds that it meets an argument of public interest or has proven financial hardship.*
 - The application makes no argument for public interest or financial hardship.

STAFF RECOMMENDATION: Denial, pursuant to the Secretary of the Interior's Standards and Section 14-1005(6)(d) of the Philadelphia Code.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to the Secretary of the Interior's Standards 2, 5, 6, and 9 and

Section 14-1005(6)(d) of the Philadelphia Code.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:38:50

PRESENTERS:

- Mr. Baron presented the application to the Historical Commission.
- Attorney Michael Creedon, Abigail Tookes, and Deborah Hayward represented the application.
- Attorney Paul Toner represented the party undertaking the conservatorship action.

DISCUSSION

- Mr. Creedon responded to the Architecture Committee's claim that no public interest argument had been made. He said that he thought that they had made a public interest argument at the Architecture Committee meeting. Ms. Tookes asked for clarification on the Commission's process for considering public interest. She expressed a concern that the issue of public interest and public safety would not be taken into account.
- Mr. Reuter of the Law Department explained that the Rules & Regulations have no specific process for the consideration of a demolition permit application claiming that the issuance of the permit is necessary in the public interest. However, the Commission itself will weigh a claim of necessity in the public interest by considering the significance of the structure, the nature of any danger to the public and the feasibility of correcting the dangerous condition to save the building and protect the public.
- Mr. Farnham explained that the Commission looks to the Department of Licenses & Inspections to make the judgment about any danger to the public and the feasibility of repairing the building to clear the violation. He said that the Commission includes a representative from the Department of Licenses & Inspections.
- Mr. Lippert from the Department of Licenses & Inspections said that he had spoken to his colleagues at the Department about this matter. He said that the Department of Licenses & Inspections had taken action to demolish dangerous portions of the building and that the building is fenced off to protect the public. He said that they did not determine that the remainder of the building is Imminently Dangerous at this time but that they would be constantly monitoring the situation.
- Mr. Farnham stated in response to Ms. Tookes that the Historical Commission is following its normal process for reviewing such applications and is considering the applicant's claim of necessity in the public interest.
- Mr. Creedon said that the applicant proposes to retain the front façade of the building.
- The Historical Commission urged the applicants to work with the staff on their proposal.

PUBLIC COMMENT:

- Mr. Toner, an attorney representing the potential conservator, asked the Historical Commission to make its determination without considering his pending conservatorship action.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The applicant has not demonstrated that the building cannot be repaired to clear the Imminently Dangerous violation.
- The applicant has not demonstrated that that the building cannot be used for any purpose that it is or may be reasonably adapted; in other words, the applicant has not made a financial hardship case.
- The applicant has not provided architectural plans or drawings that propose to preserve any portion of the building including its front façade.
- The property has significance and the building should be preserved.

The Historical Commission concluded that:

- The application for complete demolition does not satisfy the Secretary of the Interior's Standards 2, 5, 6 and 9.
- The application for complete demolition does not comply with the demolition provision in the historic preservation ordinance, Section 14-1005(6)(d) of the Philadelphia Code.
- The application for complete demolition is not necessary in the public interest because the public's interest in both safety and historic preservation can be satisfied by repairing the building.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to the Secretary of the Interior's Standards 2, 5, 6, and 9 and Section 14-1005(6)(d) of the Philadelphia Code. Ms. Long seconded the motion, which passed by a vote of 11 to 1.

ITEM: 1512-16 N. BROAD ST					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Long					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	11	1			1

ADDRESS: 1918 DIAMOND ST

Proposal: Legalize stucco and paint on stringcourse and arch

Review Requested: Final Approval

Owner: N 18 Street Holding Group LLC

Applicant: Matan Brenner, N 18 Street Holding Group LLC

History: 1889

Individual Designation: None

District Designation: Diamond Street Historic District, Contributing, 1/29/1986

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

BACKGROUND:

Located in the Diamond Street Historic District, the building at 1918 Diamond Street was constructed in 1889 as one of fourteen three-story brick rowhouses with brownstone-faced first stories and terra cotta trim. On 3 April 2019, the staff of the Historical Commission learned of the illegal stuccoing of the decorative terra cotta stringcourse between the second and third stories and the stuccoing and painting of the first-story brownstone arch. The staff contacted the Department of Licenses and Inspections and requested a Stop Work Order, which was issued on 4 April 2019. At that time, the staff requested that the owners remove the stucco and paint and restore the character-defining features to their historic appearance. The owners have instead chosen to submit an application and attempt to legalize the work.

This most recent violation follows an earlier violation issued to a previous owner. At its 11 April 2008 meeting, the Historical Commission reviewed an application to legalize vinyl windows, a steel door, and glass block that were installed at the front façade of the property. The Commission voted to deny that application. However, the violation was never corrected, and the vinyl windows, steel door, and glass block currently remain in place.

SCOPE OF WORK:

- Legalize stuccoing and painting of brownstone arch.
- Legalize stuccoing of terra cotta stringcourse.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of materials or alterations of features and spaces that characterize a property shall be avoided.*
 - The stuccoing of the decorative terra cotta stringcourse resulted in the removal of the character-defining feature and disrupted the relationship of this property with the western buildings in the row, all of which retain a similar stringcourse that continues across the extant buildings. The stuccoing and painting of the brownstone arch further resulted in the alteration of a character-defining feature.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The stuccoing of the brownstone and terra cotta fails to replicate the historic fabric in design, color, texture, and material.

- *Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damages to historic materials will not be used.*
 - The removal of deteriorated masonry and stuccoing of the brownstone arch and terra cotta stringcourse are inappropriate and have damaged historic materials.

STAFF RECOMMENDATION: Denial, pursuant to Standards 2, 6, and 7.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 2, 6, and 7.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:14:22

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Brianna Hart of N. 18th Street Holding Group represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The stuccoing and painting of the brownstone arch and stuccoing of the terra cotta stringcourse was undertaken without a building permit or the Historical Commission's review and approval.

The Historical Commission concluded that:

- The stuccoing and painting of the brownstone arch and stuccoing of the terra cotta stringcourse obscure the property's character-defining features. The work does not comply with Standard 2.
- The work fails to replicate the historic brownstone and terra cotta in design, color, texture, and material and does not comply with Standard 6.
- The stuccoing and painting of historic masonry is not appropriate and damaged historic materials. The work does not comply with Standard 7.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standards 2, 6, and 7. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: 1918 DIAMOND ST					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 1701 PORTER ST

Proposal: Construct third-floor addition

Review Requested: Final Approval

Owner: Joseph Centeno

Applicant: Joseph Centeno

History: 1906; Mansard roof addition, 1970

Individual Designation: None

District Designation: Girard Estate Historic District, Non-contributing, 11/10/1999

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

BACKGROUND:

The building at 1701 Porter St is a two-story twin. The property is located at the northeast corner of the Girard Estate Historic District. Constructed in 1906 to match its counterpart to the west, the building was heavily altered in the 1970s and, as a result, is considered non-contributing to the district. Given the building's status as non-contributing, the Commission's task when reviewing the application is to consider the impact of the proposed alterations on the district. The Girard Estate Historic District is characterized by blocks of primarily two-story twin houses and one block of three-story rowhouses. While there is a block of three-story twins within the district, the district is characterized by consistency within a given block. The 1700 block of Porter Street is comprised exclusively of two-story houses.

This application proposes to construct a third-floor addition with a parapet to conceal a roof deck, which would be accessed by a nine-foot tall pilot house. The addition would be clad in vinyl siding.

SCOPE OF WORK:

- Construct third-floor addition with pilot house and deck.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed addition is incompatible with the massing, size, scale, or architectural features of the environment. The project does not comply with this standard.

Girard Estate Historic District Manual:

- *Height: ...Even though buildings vary along some street, most houses are similar in height to adjacent structures. The height of adjacent houses will help dictate the height of your new construction.*
 - The proposed addition is approximately 14 feet taller than the existing building and neighboring properties. The nine-foot tall pilot house adds additional height and would be highly visible given the corner location.
- *Material: Brick and stucco are the most common building materials found in the district.*
 - The proposed addition is clad in vinyl siding, which is not compatible with the historic materials used in the district.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Girard Estate Historic District Manual.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Girard Estate Historic District manual.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:17:25

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- No one represented the application. Ms. DiPasquale noted that she spoke to both the owner and to the contractor prior to the Architectural Committee meeting.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposed addition is incompatible with the massing, size, scale, and architectural features of the environment.

The Historical Commission concluded that:

- The proposed project does not satisfy Standard 9 or the guidelines for additions laid out in the Girard Estate Historic District Manual.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 9. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: 1701 PORTER ST					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 17 APRIL 2019

Emily Cooperman, Chair

ADDRESS: 1135 and 1137 E BERKS ST

Proposed Action: Rescission

Property Owner: Jack J. Johnson

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

OVERVIEW: This application proposes to rescind the designations of 1135 and 1137 E. Berks Street. The properties were designated and listed on the Philadelphia Register of Historic Places in 1967. The properties at 1135 and 1137 E. Berks Street are individually designated although they are presently vacant lots. At the time of designation in 1967, 2 1/2 story brick buildings stood on these properties and were part of a contiguous row of buildings that were constructed in the early nineteenth century. In 1997, Historical Commission records show that the buildings at 1135 and 1137 E. Berks Street were declared “Imminently Dangerous” by the Department of Licenses and Inspections and then demolished. The current owner has requested their removal from the Philadelphia Register of Historic Places. He lives adjacent to the properties at 1133 E. Berks Street. The owner acquired the vacant lots through Sheriff Sales, 1135 E. Berks in 2001 and 1137 E. Berks Street in 2000.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission rescind the designations for 1135 and 1137 E. Berks Street, pursuant to Section 5.14.b.1.a of the Historical Commission’s Rules & Regulations, as the resources have ceased to satisfy any Criteria for Designation because the qualities that caused their original entries have been removed through demolition.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission rescind the designations of 1135 and 1137 E. Berks Street, pursuant to Section 5.14.b.1.a of the Historical Commission’s Rules & Regulations, because the qualities that caused the original designations have been lost

through demolition. The Committee on Historic Designation noted that the properties likely hold significant archaeological artifacts and may be eligible for designation under Criterion I.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:19:50

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Property owner Jack Johnson represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- 1135 and 1137 E. Berks Street were individually designated in 1967 when the Historical Commission only had the authority to designate buildings and did not have the authority to designate the properties for their archaeological resources.
- The properties at 1135 and 1137 E. Berks Street are not part of a locally designated historic district.
- The buildings that stood on 1135 and 1137 E. Berks Street in 1967 were demolished in the early 2000s. The Department of Licenses and Inspections had deemed the buildings “imminently dangerous” and posed a danger to the public. The properties have been vacant since demolition.
- Although the Committee on Historic Designation believed that the properties likely hold significant archaeological artifacts, it was not possible to recommend retroactively designating both properties under Criterion I. Mr. Farnham stated that new nominations for 1135 and 1137 E. Berks Street would be required to designate them under Criterion I.

The Historical Commission concluded that:

- Since the designated buildings have long been removed from the properties and there are no new nominations before them to designate the properties under Criterion I, the Commission must rescind 1135 and 1137 E. Berks Street from the Philadelphia Register of Historic Places.

ACTION: Ms. Trego moved to rescind the designations of 1135 and 1137 E. Berks Street, pursuant to Section 5.14.b.1.a of the Historical Commission’s Rules & Regulations, because the qualities that caused the original designations have been lost through demolition. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: 1135 AND 1137 E BERKS ST					
MOTION: Rescind designations					
MOVED BY: Trego					
SECONDED BY: Cooperman					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 155-59 CECIL B MOORE AVE

Name of Resource: The Columbia Works (also known as The Eagle Bolt Works)

Proposed Action: Designation

Property Owner: Sharktown, Inc.

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 155-59 Cecil B. Moore Avenue 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 Criterion A, the nomination argues that the property is significant for its association with William P. Uhlinger, an inventor, machinist, industrialist, and the first manufacturer of the Jacquard Loom in the United States. The introduction of the Jacquard Loom represented an important technological advance during a time when Philadelphia was a national and international center for the textile industry. Under Criteria C, the nomination contends the complex, most notably Building 1, reflects an era when industrial architecture was characterized by the use of pilaster and arcades as a distinctive architectural treatment for brick factory buildings. Under Criteria D, the nomination states that Building 5 embodies distinguishing characteristics of the Art Deco style as communicated through its parapet and brick detailing on an otherwise largely utilitarian building. Finally, the nomination asserts that under Criteria J, the property exemplifies the cultural, economic, and historical heritage of the industrial age in Kensington in the 19th and early 20th centuries.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 155-59 Cecil B. Moore Avenue satisfies Criteria for Designation A, C, D and J. The staff recommends that the non-historic one-story structures along N. Mascher Street, in between Buildings 1 and 5, are classified as non-contributing resources.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation recommends that the nomination demonstrates that 155-59 Cecil B. Moore Avenue satisfies A, C, D, and J; that the one-story buildings located along N. Mascher Street between Buildings 1 and 5 are classified as non-contributing; and that the Historical Commission address the request for allowances to offset costs.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:25:00

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Steve Ford of Sharktown Inc. represented the property owner.
- Oscar Beisert of the Keeping Society represented the nomination.

PUBLIC COMMENT:

- Susan Jenett opposed the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The current owner has owned the property for 25 years and is concerned about the potential for increased maintenance and upgrade costs resulting from a historic designation.
- The property is largely intact and continues to reflect its historic appearance when it operated as the Columbia Works and Eagle Bolt Works.
- The one-story buildings on N. Mascher Street, between Buildings 1 and 5, do not contribute to the overall history and significance of the property.

The Historical Commission concluded that:

- The property is significant for its association with William P. Uhlinger, an inventor, machinist, industrialist, and the first manufacturer of the Jacquard Loom in the United States, satisfying Criterion A.
- The complex, most notably Building 1, reflects an era when industrial architecture was characterized by the use of pilaster and arcades as a distinctive architectural treatment for brick factory buildings, satisfying Criterion C.
- Building 5 embodies distinguishing characteristics of the Art Deco style as communicated through its parapet and brick detailing on an otherwise largely utilitarian building, satisfying Criterion D.
- The property exemplifies the cultural, economic, and historical heritage of the industrial age in Kensington in the 19th and early 20th centuries, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the property at 155-59 Cecil B. Moore Avenue satisfies A, C, D, and J, with the understandings that the one-story buildings located along N. Mascher Street between Buildings 1 and 5 are classified as non-contributing, and that the Historical Commission should make allowances to offset costs; and to designate the property as historic, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed unanimously.

ITEM: 155-59 CECIL B MOORE AVE					
MOTION: Designation, Criteria A, C, D, J					
MOVED BY: Cooperman					
SECONDED BY: Turner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

CHESTER-REGENT HISTORIC DISTRICT

Proposed Action: Designation

Nominator: University City Historical Society

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

OVERVIEW: This nomination proposes to designate a 41-property historic district along Chester Avenue and Regent Street between 45th and 46th Streets in West Philadelphia. The nomination contends that the district, constructed between 1889 and 1892 on the estate of J. Lewis Crew, is significant under Criteria for Designation C, D, E, and J. Under Criterion J, the nomination contends that the proposed district exemplifies the economic, social, and historical heritage of West Philadelphia as it transitioned from a pastoral landscape to a vibrant streetcar suburb. The residential properties that comprise the district present a typical urban hierarchy, with a single-family mansion and major twins on Chester Avenue, to smaller south-facing twins on Regent, and a north-facing set of rowhouses on Regent. The district, which was designed by preeminent local architect Willis G. Hale, satisfying Criterion E, further embodies distinguishing characteristics of the Queen Anne style, a popular late nineteenth-century style that lent itself well to the picturesque suburb of West Philadelphia, satisfying Criteria C and D.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the proposed district satisfies Criteria for Designation C, D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Chester-Regent Historic District satisfies Criteria for Designation C, D, E, and J, and that the district should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:34:04

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.

- George Poulin and Jennifer Loustau of the University City Historical Society represented the nomination.

PUBLIC COMMENT:

- Property owner Emmanuel Kelly supported the nomination.
- Property owner Mary Brewster supported the nomination.
- Property owner Roy Harker supported the nomination.
- Cesar and John Gonzales, owners of 4520-26 Chester Avenue, expressed concerns about the designation, and requested that their property and 4525 Regent Street be excluded from the historic district. They submitted a series of documents for the permanent record, including correspondence with Paul Steinke of the Preservation Alliance, Councilwoman Blackwell's staff, and neighbors.
- David Traub of Save Our Sites supported the nomination.
- Patrick Grossi of the Preservation Alliance for Greater Philadelphia supported the nomination.
- Mary McGettigan of West Philadelphians for Progressive Planning supported the nomination.
- Tim Cooper from City Councilwoman Jannie Blackwell's office requested that the review of the nomination be continued to a future meeting.
- Elizabeth Stegner of the University City Historical Society supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The buildings in the district were part of the same development and were constructed between 1889 and 1892 on the estate of J. Lewis Crew.
- Conservation easements are not under the purview of the Historical Commission.
- The Preservation Alliance for Greater Philadelphia is a non-profit organization, not a City agency.
- All the buildings in the proposed district meet the Criteria laid out in the nomination and are integral to its history and significance.
- The open space and yards around the properties in the district are character-defining features of the district as a garden suburb.
- The Commission would have full jurisdiction over any construction proposed on lots subdivided subsequent to the designation.

The Historical Commission concluded that:

- No properties should be excluded from the designation.
- The residential properties that comprise the district present a typical urban hierarchy, with a single-family mansion and major twins on Chester Avenue, to smaller south-facing twins on Regent, and a north-facing set of rowhouses on Regent, satisfying Criterion C.
- The district embodies distinguishing characteristics of the Queen Anne style, a popular late nineteenth-century style that lent itself well to the picturesque suburb of West Philadelphia, satisfying Criteria C and D.
- The district was designed by preeminent local architect Willis G. Hale, satisfying Criterion E.
- The district exemplifies the economic, social, and historical heritage of West Philadelphia as it transitioned from a pastoral landscape to a streetcar suburb, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the Chester-Regent Historic District satisfies Criteria for Designation C, D, E, and J, and to designate the district as historic, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed unanimously.

ITEM: CHESTER-REGENT HISTORIC DISTRICT					
MOTION: Designation, Criteria C, D, E, J					
MOVED BY: Cooperman					
SECONDED BY: Turner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 4100 HAVERFORD AVE

Name of Resource: West Philadelphia Railway Company Depot

Proposed Action: Designation

Property Owner: Michael Graves

Nominator: University City Historical Society

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

OVERVIEW: This nomination proposes to designate the property at 4100 Haverford Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the former West Philadelphia Railway Company Depot, constructed in 1876, satisfies Criteria for Designation A, D, and J. Under Criteria A and J, the nomination asserts that the building is the last vestige of the West Philadelphia Passenger Railway Company (WPPRC), the first and most significant streetcar company in West Philadelphia, the development of which is inextricably linked to the formation of streetcar lines during the nineteenth century. Under Criterion D, the nomination contends that the utilitarian building embodies distinguishing characteristics of the Neo-Grec style.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4100 Haverford Avenue satisfies Criteria for Designation A, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 4100 Haverford Avenue satisfies Criteria for Designation A, D, and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:08:28

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Realtor Lindsay Johnston represented owner Michael Graves and opposed the nomination. He explained that Mr. Graves has an agreement of sale for \$1.5 million to a developer wishing to demolish the roof and construct a third-floor addition.
- George Poulin of the University City Historical Society represented the nomination.

PUBLIC COMMENT:

- Susan Janette opposed the nomination.
- David Traub of Save Our Sites supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building was constructed in 1876 for the West Philadelphia Passenger Railway Company.

The Historical Commission concluded that:

- The West Philadelphia Passenger Railway Company was a significant streetcar company in West Philadelphia, the development of which is linked to the formation of streetcar lines during the nineteenth century, satisfying Criteria A and J.
- The building embodies distinguishing characteristics of the Neo-Grec style, satisfying Criterion D.

ACTION: Mr. Lippert moved to find that the property at 4100 Haverford Avenue satisfies Criteria for Designation A, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed unanimously.

ITEM: 4100 HAVERFORD AVE					
MOTION: Designation, Criteria A, D, J					
MOVED BY: Lippert					
SECONDED BY: McCoubrey					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 915-25 BAINBRIDGE ST AND 610 S PERCY ST

Name of Resource: Institute for Colored Youth

Proposed Action: Designation

Property Owners: Various

Nominator: Philadelphia Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the properties at 915-25 Bainbridge Street and 610 S. Percy Street and list them on the Philadelphia Register of Historic Places. The nomination contends that the former Institute for Colored Youth buildings, constructed in 1866 and 1888 respectively, satisfy Criteria for Designation A and J. Under Criterion A, the nomination asserts that the Institute, founded by a bequest from Quaker philanthropist Richard Humphreys in 1832, was at the forefront of African-American education in Philadelphia, as well as the United States more broadly. Although established as a school for boys, the Institute, which employed and was led exclusively by African-American faculty of both sexes, became co-educational in 1852. Chief among the Institute's prestigious alumni and faculty, including Octavius Catto and Ebenezer Bassett, was the school's longest-serving principal, Fanny Jackson Coppin, the first African-American woman to head an institution for higher learning in the United States. Under Jackson's leadership, the Institute enlarged to include an Industrial Department to better serve a broader constituency of black students. Through the second half of the nineteenth century, the Institute served as a focal point for the intellectual, cultural, and political life of the community, with many of its faculty and students becoming leaders in the fight for equality for African Americans, satisfying Criterion J. In 1903, the school moved to a larger campus in Delaware County, where it ultimately transformed into Cheyney University.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 915-25 Bainbridge Street and 610 S. Percy Street satisfy Criteria for Designation A and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 915 Bainbridge Street and 610 S. Percy Street satisfy Criteria for Designation A and J, and that the properties should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:16:14

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission and represented the nomination.
- No one represented the properties.

PUBLIC COMMENT:

- Oscar Beisert supported the nomination.
- Cheney alumnus Michael Cord supported the nomination, particularly noting the Institute's association with Octavius Catto and Fanny Jackson Coppin.
- Dr. Cheryl Simpson supported the nomination, noting Institute's importance in the broader community and the nation.
- Jim Duffin supported the nomination, noting the importance of the site in the heart of the nineteenth-century African American community.

- Patrick Grossi of the Preservation Alliance supported the nomination and noted that it is one of the most important African-American sites in Philadelphia.
- Cheney alumnus Darryl Wood supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Institute for Colored Youth was founded by a bequest from Quaker philanthropist Richard Humphreys in 1832.
- The former Institute for Colored Youth buildings at 915-25 Bainbridge Street and 610 S Percy Street were constructed in 1866 and 1888 respectively.

The Historical Commission concluded that:

- The Institute was at the forefront of African-American education in Philadelphia, as well as the United States more broadly, satisfying Criterion A.
- Fanny Jackson Coppin, the Institute’s longest-serving principal, was the first African-American woman to head an institution for higher learning in the United States, satisfying Criterion A.
- Through the second half of the nineteenth century, the Institute served as a focal point for the intellectual, cultural, and political life of the community, with many of its faculty and students becoming leaders in the fight for equality for African Americans, satisfying Criterion J.

ACTION: Ms. Turner moved to find that the nomination demonstrates that the properties at 915-25 Bainbridge Street and 610 S. Percy Street satisfy Criteria for Designation A and J, and to designate them as historic, listing them on the Philadelphia Register of Historic Places. Ms. Trego seconded the motion, which passed unanimously.

ITEM: 915-25 BAINBRIDGE ST AND 610 S PERCY ST					
MOTION: Designation, Criteria A, J					
MOVED BY: Turner					
SECONDED BY: Trego					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 726 CHESTNUT ST

Name of Resource: Glenn & Co. Perfumery

Proposed Action: Designation

Property Owner: Bernice and Lauren Kane

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 726 Chestnut Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the commercial building, originally constructed between 1855 and 1856, satisfies Criteria for Designation C, D, E, and J. The nomination notes that the façade may have been deconstructed and rebuilt to its historic appearance in 1892 when the south side of Chestnut Street was widened by five feet. Under Criterion C, the nomination argues that the brownstone façade reflects the evolution and development of commercial architecture in mid-nineteenth century Philadelphia. The nomination maintains that the brownstone façade is significant under Criterion E as the work of William Struthers of Struthers & Son, one of the most prominent stone masons in Philadelphia and nationally during the nineteenth century. Under Criterion D, the nomination contends that the brownstone façade embodies distinguishing characteristics of the Gothic Revival and Italianate styles. The nomination separately addresses the storefront, installed in 1928, as Spanish Revival. Under Criterion J, the nomination provides a history of the Glenn & Company perfumery, for which the building was constructed, and briefly mentions the transition of Chestnut Street west of Independence Hall from a largely residential area to a fashionable commercial district in the 1850s.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 726 Chestnut Street satisfies Criterion for Designation E, but fails to make an adequate or accurate argument for Criteria C, D or J. The staff notes that the discussion under Criterion C could satisfy Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 726 Chestnut Street satisfies Criteria for Designation C, D, E, and J, and should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:05:45 in second recording

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Attorney Michael Fekete represented the property owner and opposed the designation. He requested accommodations for future work to the building.
- Oscar Beisert represented the nomination.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The Commission and its staff regularly approve alterations to historic properties.
- The commercial building was originally constructed between 1855 and 1856, and that façade may have been deconstructed and rebuilt to its historic appearance in 1892 when the south side of Chestnut Street was widened by five feet.

The Historical Commission concluded that:

- The brownstone façade reflects the evolution and development of commercial architecture in mid-nineteenth century Philadelphia, satisfying Criteria C and J.
- The brownstone façade is the work of William Struthers of Struthers & Son, one of the most prominent stone masons in Philadelphia and nationally during the nineteenth century, satisfying Criterion E.
- The brownstone façade embodies distinguishing characteristics of the Italianate style and the storefront, installed in 1928, is Spanish Revival, satisfying Criterion D.

ACTION: Ms. Cooperman moved to find that the property at 726 Chestnut Street satisfies Criteria for Designation C, D, E, and J, and to designate the property as historic, listing it on the Philadelphia Register of Historic Places.

ITEM: 726 CHESTNUT ST					
MOTION: Designation, Criteria C, D, E, J					
MOVED BY: Cooperman					
SECONDED BY: Hartner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 4619-25 LONGSHORE AVE

Name of Resource: Tacony Club

Proposed Action: Designation

Property Owner: Tacony Club

Nominator: Alex Balloon, Tacony Community Development Corporation

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

OVERVIEW: This nomination proposes to designate the property at 4619-25 Longshore Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the purpose-built Tacony Club building satisfies Criteria for Designation C and J. Under Criterion C, the nomination argues that the clubhouse, constructed in 1908, reflects the environment in an era characterized by the Italian Renaissance Revival style of architecture. The nomination further argues that the clubhouse, commissioned by the Tacony Club, a social and political organization founded in 1887, exemplifies the cultural, political, economic, social, and historical heritage of Northeast Philadelphia and the Tacony neighborhood, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4619-25 Longshore Avenue satisfies Criteria for Designation C and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4619-25 Longshore Avenue satisfies Criteria for Designation C and J, and should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:12:40 in second recording

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- Brendan O'Mara, Treasurer of the Tacony Club, represented the property owner.
- Alexander Balloon of the Tacony Community Development Corporation represented the nomination.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The materials provided by Mr. O'Mara to document the timeline would become part of the public record.
- An agreement of sale was executed by the Tacony Club and Keystone Academy Charter School on 17 December 2018; however, agreements of sale are not directly applicable to the Commission's review of a designation matter.
- Notice was sent from the Historical Commission to the property owner, Tacony Club, on 5 February 2019, informing the owner of the proposed designation.
- Keystone Academy Charter School has preliminary plans for the site, but those plans have not been shared with the Historical Commission.
- If a building permit were submitted to convert this property to a school, the Commission could take into account plans that were in place at the time that the designation process began, and could potentially approve alterations that did not meet the Standards otherwise.
- The building is contributing to the Tacony Disston Community Development National Register Historic District, and therefore may be eligible for federal rehabilitation tax credits.

The Historical Commission concluded that:

- The building reflects the environment in an era characterized by the Italian Renaissance Revival style of architecture, satisfying Criterion C.
- The building exemplifies the cultural, political, economic, social, and historical heritage of Northeast Philadelphia and the Tacony neighborhood, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the property at 4619-25 Longshore Avenue satisfies Criteria for Designation 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.

ITEM: 4619-25 LONGSHORE AVE					
MOTION: Designation, Criteria C, J					
MOVED BY: Cooperman					
SECONDED BY: Turner					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

ADDRESS: 6658 KEYSTONE ST

Name of Resource: St. Leo the Great Roman Catholic Church

Proposed Action: Designation

Property Owner: Archdiocese of Philadelphia

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate the property at 6658 Keystone Street and list it on the Philadelphia Register of Historic Places. The nomination contends that St. Leo the Great Roman Catholic Church satisfies Criteria for Designation E and J. Under Criterion E, the nomination argues that Frank Watson, following his apprenticeship with renowned ecclesiastical architect Edwin Forrest Durang, designed St. Leo’s Church relatively early in a long career that encompassed the design of numerous church buildings throughout the Philadelphia region. Under Criterion J, the nomination contends that St. Leo’s Church provided the first place of worship for the growing Catholic workforce in Tacony.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 6658 Keystone Street satisfies Criteria for Designation E and J; however, the staff suggests that the boundary include only the church and a small buffer. The boundary as outlined in the nomination includes a large, nonadjacent vacant lot. The staff further recommends that reference to Annunciation BVM Church, which is identified in the nomination as being designed by Frank Watson, be removed. The church was designed by John Notman and constructed between 1860 and 1865.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that St. Leo’s Church, located at 6658 Keystone Street, satisfies Criteria for Designation E and J; that the boundary include only the church and a small buffer; and that reference to Annunciation BVM Church, which is erroneously identified in the nomination as being designed by Frank Watson, be removed.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:21:28 in second recording

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Attorney Michael Phillips represented the property owner. Mr. Phillips had noted at the start of the meeting that the Archdiocese of Philadelphia had no objections to the designation of the property.
- Alexander Balloon of the Tacony CDC represented the nomination.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission concluded that:

- Architect Frank Watson’s prolific career included the design of numerous church buildings throughout Philadelphia, satisfying Criterion E.
- The nomination details the history of Tacony’s Catholic mill workers who established St. Leo’s Church in 1884, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that St. Leo’s Church, located at 6658 Keystone Street, satisfies Criteria for Designation E and J; that the boundary include only the church and a small buffer; and that reference to Annunciation BVM Church, which is erroneously identified in the nomination as being designed by Frank Watson, be removed; and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed unanimously.

ITEM: 6658 KEYSTONE					
MOTION: Designation, Criteria E, J					
MOVED BY: Cooperman					
SECONDED BY: McCoubrey					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)	x				
Turner, Vice Chair	x				
Washington					x
Total	12				1

Ms. Trego excused herself from the meeting.

COMMENT ON NATIONAL REGISTER NOMINATIONS

ADDRESS: 178-80 W HUNTINGDON ST, SYKES BROTHER YARN MILL

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 178-180 W. Huntingdon Street, historically known as the Sykes Brothers Yarn Mill. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

According to the nomination, the Sykes Brothers Yarn Mill is significant under Criterion A in the Area of Industry, as a prominent Philadelphia carpet yarn manufacturer. The company was one of the largest in the Kensington neighborhood during the 20th century, consistently producing materials such as wool, worsted and jute carpet yarns, and worsted knitting and weaving yarns at 178-180 W. Huntingdon Street for nearly 100 years. The period of significance begins with the earliest construction in 1881 and ends in 1940 when the last building campaign was completed.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:23:50 in second recording

PRESENTERS:

- Ms. Mehley presented the National Register nominations to the Historical Commission.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination for 178-180 W. Huntingdon Street, historically known as the Sykes Brothers Yarn Mill, meets Criterion A in the Area of Industry.

The Historical Commission concluded that:

- It supports the National Register nomination for 178-180 W Huntingdon Street.

ADDRESS: 5337 CATHARINE ST, WHARTON WESLEY METHODIST CHURCH

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 5337 Catharine Street, historically known as the Wharton Street Memorial Methodist Episcopal Church and Sunday School. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation

matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

According to the nomination, the Wharton Street Memorial Methodist Episcopal Church, located in West Philadelphia, is significant under Criterion C in the Area of Architecture as a local example of the work of William Leshar Blithe, who was primarily known for his Methodist and Presbyterian commissions. The church is a representative example of the Auditorium plan, which was the physical embodiment of Methodist teachings. The period of significance, beginning in 1905 and extending to 1915, reflects the period of construction.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:26:54 in second recording

PRESENTERS:

- Ms. Mehley presented the National Register nominations to the Historical Commission.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination for 5337 Catharine Street, historically known as the Wharton Street Memorial Methodist Episcopal Church and Sunday School, meets Criterion C in the Area of Architecture.
- While the nomination's content makes the argument for significance, the document is currently in draft form and will need additional grammatical editing and source notations prior to completion.

The Historical Commission concluded that:

- It supports the National Register nomination for 5337 Catharine Street.

REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:28:44 in second recording

PRESENTERS:

- Mr. Farnham presented the staff report and permit log for the month of April 2019 and explained that the staff is creating guidelines for conduct at meetings. He noted that the guidelines will be presented to the Commission and the public as an agenda item during next month's meeting.

ADJOURNMENT

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:31:17 in second recording

ACTION: At 12:02 p.m., Mr. Mattioni moved to adjourn. Ms. Long seconded the motion, which passed unanimously.

ITEM: Adjournment					
MOTION: To adjourn					
MOVED BY: Mattioni					
SECONDED BY: Long					
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				
Sánchez (Council)	x				
Trego (PCPC)	x				x
Stanford (Commerce)					
Turner, Vice Chair	x				
Washington					x
Total	11				2

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, under “Current Applications.”