

**THE MINUTES OF THE 683RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JULY 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 9:05 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 9:25 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 9:24 am
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Meredith Trego (Philadelphia City Planning Commission)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.		X	

The following staff members were present:

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

The following persons were present:

Andrew Wade
Andrew Rardazzo
Bruce H. Holberg
Cynthia MacLeod, National Park Service
Lorna Katz Lawson, John Lawson Architects
Kara Smith, John Milner Architects
William Martin, Fox Rothchild LLP
Steven Peitzman
Eric Leighton, Cecil Baker + Partners
Dan Kayser, Cecil Baker + Partners
Brian Thrippleton, Astoban Realty
Michael Alhaded
Stuart Rosenberg, SgRA
Terry Conn, Society Hill Civic Association
Elizabeth Walker
David S. Traub, Save Our Sites
Naseem Baksh
Kate McGlinchey
Patrick Grossi, Preservation Alliance for Greater Philadelphia
Paul Steinke, Preservation Alliance for Greater Philadelphia
Anthony Buividas
Bruno Pouget, Astoban Realty
Ola Alkudsi, SgRA
Nancy Pontone
Tom Becker, Thomas Jefferson University
Jim Duffin
Larry Spector, Society Hill Civic Association
Mary Purcell, Society Hill Civic Association
Chris McBrien, Society Hill Civic Association
W. McBrien, Society Hill Civic Association
Mark Raymond, Society Hill Towers
B. Wegenroth, Society Hill Civic Association
R. Schwarz, Schwarz Gallery
Robert Powers, Powers & Company
Mike Williams, Daniel J. Keating Company
Tom Broadhurst, Daniel J. Keating Company
Lindsey Burstein, OCF Realty
Dennis Carlisle, OCF Realty
Sam Epstein, OCF Realty
Matthew Ulassin, USA Architects
Celeste Morello
Sandra Williams
Regina A. Gorzkowska-Rossi
Gabriel Deck, Gnome Architects
Janice Woodcock

ADOPTION OF MINUTES, 682ND STATED MEETING, 12 JUNE 2019

START TIME IN AUDIO RECORDING: 00:00:23

DISCUSSION:

- Mr. Thomas asked the Commissioners for any additions or corrections to the minutes of the preceding meeting, the 682nd Stated Meeting, held 12 June 2019. None were offered.

PUBLIC COMMENT: None

ACTION: Ms. Turner moved to approve the minutes of the 682nd Stated Meeting of the Philadelphia Historical Commission, held 12 June 2019. Ms. Trego seconded the motion, which passed unanimously.

ITEM: Adoption of Minutes, 682nd Stated Meeting					
MOTION: Approval					
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	9				4

APPOINTMENT OF SUZANNA BARUCCO TO THE COMMITTEE ON HISTORIC DESIGNATION

START TIME IN AUDIO RECORDING: 00:00:54

DISCUSSION:

- Mr. Thomas explained that Emily Cooperman, the chair of the Committee on Historic Designation, had nominated Suzanna Barucco for appointment to the Committee. He asked if the Commissioners and members of the public had any comments on the appointment. Ms. Cooperman stated that Ms. Barucco is supremely qualified for the position and asked her fellow Commissioners to support the appointment.

PUBLIC COMMENT: None

ACTION: Ms. Cooperman moved to appoint Suzanna Barucco to the Committee on Historic Designation. Mr. Lippert seconded the motion, which passed unanimously.

ITEM: Appointment of Suzanna Barucco to Committee on Historic Designation					
MOTION: Approval					
MOVED BY: Cooperman					
SECONDED BY: Lippert					
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	9				4

CONTINUANCE REQUESTS

ADDRESS: 156 W SCHOOL HOUSE LN

Name of Resource: Boxwood
 Proposed Action: Designation
 Property Owner: Teen Challenge Training Center Inc.
 Nominator: Penn Knox Neighborhood Association
 Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 156 W. School House Lane and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation C, D, and E. Under Criteria C and D, the nomination argues that Boxwood reflects the Colonial Revival style of architecture as applied to upper-class suburban residences in late nineteenth-century Philadelphia. The nomination further argues that the “cottage-stable” at the rear of the property represents Gothic Revival cottage motifs popularized by Andrew Jackson Downing in the late 1840s and early 1850s. Under Criterion D, the nomination asserts that Boxwood was designed by Mantle Fielding, a prolific and significant architect who influenced the built environment in Northwest Philadelphia at the turn of the twentieth century.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 156 W. School House Lane satisfies Criteria for Designation C, D, and E. However, the staff asserts that the so-called “cottage-stable” at the rear of the property does not reflect the Gothic Revival style and, therefore, does not satisfy Criteria C and D as presented in the

nomination. While the building has a cross gable, a typical feature of the Gothic Revival, it does not have any other features characteristic of the style. The building may have served as a barn, potentially for an earlier residence predating Boxwood, and was later updated with a cross gable. The staff recommends that the so-called “cottage-stable” contributes to the site’s historical significance but does not exhibit sufficient character-defining features to be considered reflective of or exemplary of the Gothic Revival style.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend continuing the review of the nomination for 156 W. School House Lane and remanding it to the 18 September 2019 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 1045-49 SARAH ST

Name of Resource: Otis Elevator Company Boiler and Engine House

Proposed Action: Designation

Property Owner: Antal Group Inc.

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 1045-29 Sarah Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former boiler and engine house of the Otis Elevator Company, built in 1904, satisfies Criteria for Designation A, C, G, and J. Under Criteria A and J, the nomination argues that the property is significant in the development of Fishtown/Kensington as part of the Morse Elevator Works and the Otis Elevator Company. Under Criterion C, the nomination contends that the building is representative of industrial power plant design of the early twentieth century. Under Criterion G, the nomination argues that the building is part of the earliest, extent, coherent industrial complexes in Fishtown, but does not propose to designate the complex as a district. Many of the other properties associated with the former Morse and Otis Elevator Companies were individually designated in 2015 and 2016.

The Committee on Historic Designation reviewed this nomination on March 12th and recommended that the property satisfies Criteria D and J. The owner, who did not attend the Committee’s review, requested that the Historical Commission remand the nomination to the Committee to provide him with an opportunity to participate in the review. The Commission granted the request, sending the nomination back to the Committee.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1045-49 Sarah Street satisfies Criteria for Designation A, C, and J, but not Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend continuing the review of the nomination for 1045-49 Sarah Street and remanding it to the 18 September 2019 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 5250 UNRUH AVE

Name of Resource: The Tacony Worsted Mills

Proposed Action: Designation

Property Owner: 5250 Unruh Avenue Association

Nominator: Alex Balloon, Director, Tacony Community Development Corp.

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

OVERVIEW: This nomination proposes to designate the property at 5250 Unruh Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation E and J. Under Criterion E, the nomination argues that the Tacony Worsted Mills is an early and intact example of an industrial complex designed by Walter Harvey Geissinger, a prolific architect who designed several commercial and industrial buildings throughout Philadelphia. Under Criterion J, the nomination contends that the Tacony Worsted Mills was considered locally and nationally to be one of the finest and largest worsted yarn mills of the late nineteenth and early twentieth centuries.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5250 Unruh Avenue satisfies Criteria for Designation E and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend continuing the review of the nomination for 5250 Unruh Avenue and remanding it to the 18 September 2019 meeting of the Committee on Historic Designation.

ACTION: See below.

ADDRESS: 1533-39 N 7TH ST

Name of Resource: Trinity Reformed Church

Proposed Action: Designation

Property Owner: 99 Real Estate LLC

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1533-39 N 7th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Trinity Reformed Church satisfies Criteria for Designation D, E, and J. Under Criterion D, the nomination argues that the church exemplifies the “inexpensive, but expressive” form of Gothic ecclesiastical architecture. Under Criterion E, the nomination contends that the church was designed by influential Philadelphia architect Samuel Sloan, who included an illustration of the building in his 1868 publication of *The Architectural Review and American Builders’ Journal*. The nomination further argues that the modest but expressive design reflects the cultural, economic, and social heritage of Philadelphia’s working-to-middle-class residents.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1533-39 N 7th Street satisfies Criteria for Designation D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 1533-39 N. 7th Street satisfies Criteria for Designation D, E, 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: 00:02:00

PRESENTERS: None.

REASON FOR REQUEST: The property owners of 156 W. School Lane, 1045-49 Sarah Street, 5250 Unruh Avenue, and 1533-39 N. 7th Street have requested additional time to evaluate the implications of designation.

PUBLIC COMMENT: None.

ACTION: Ms. Cooperman moved to continue the reviews of the nominations for 156 W. School House Lane, 1045-49 Sarah Street, and 5250 Unruh Avenue and remand them to the 18 September 2019 meeting of the Committee on Historic Designation; and to continue the review of the nomination for 1533-39 N. 7th Street to the 11 October 2019 meeting of the Historical Commission. Ms. Trego seconded the motion, which passed unanimously.

ITEM: Continuance of reviews of nominations for 156 W. School Lane, 1045-49 Sarah Street, 5250 Unruh Avenue, and 1533-39 N. 7th Street					
MOTION: Approval					
MOVED BY: Cooperman					
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	9				4

THE REPORT OF THE ARCHITECTURAL COMMITTEE, 25 JUNE 2019

Dan McCoubrey, Chair

CONSENT AGENDA

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:03:36

RECUSAL:

- Mr. Thomas recused from the review of the application for 176 Conarroe Street, owing to his firm’s involvement with the project and turned the chair over to Ms. Turner.

DISCUSSION:

- Ms. Turner asked the Commissioners for comments on the Consent Agenda. None were offered.

PUBLIC COMMENT: None.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the applications for 235 Chestnut Street. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: CONSENT AGENDA					
MOTION: Adopt the Consent Agenda for 235 Chestnut Street					
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	9				4

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the application 176 Conarroe Street. Mr. Lippert seconded the motion, which passed unanimously.

ITEM: CONSENT AGENDA					
MOTION: Adopt the Consent Agenda for 176 Conarroe Street					
MOVED BY: McCoubrey					
SECONDED BY: Lippert					
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	8			1	4

AGENDA

ADDRESS: 2022-24 CHANCELLOR ST

Proposal: Enlarge garage
 Review Requested: Final Approval
 Owner: 2022 Chancellor Street LLC
 Applicant: Andrew Randazzo, Andrew Randazzo Architects
 History: 1890
 Individual Designation: None
 District Designation: Rittenhouse-Fitler Residential Historic District, Contributing, 2/8/1995
 Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

BACKGROUND:

This three-story brick Italianate carriage house is a contributing structure within the Rittenhouse-Fitler Historic District. In 2015, the Historical Commission approved the creation of a second garage at the rear of the building on St. James Street. The applicant is now requesting permission to combine the two existing garages into one large one.

SCOPE OF WORK:

- Combine two existing garages into one large one at the rear of the property on St. James Street.

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.

- This facade has already been significantly altered by placing two garage doors in areas where there were not door openings previously. This means that the proposal does not remove or destroy historic fabric or character defining features. In addition, this block of St. James Street is very clearly a service alley with several other garages.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:05:39

PRESENTERS:

- Megan Schmitt presented the application to the Historical Commission.
- Architect Andrew Randazzo represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Although the brick at the existing pier that divides the two existing garages is historic fabric, it does not characterize the property. Therefore, its removal would not have a significant impact on the historic building.
- Although this block of St. James is a public thoroughfare, it is a service alley that few people utilize.
- The subject façade had already been significantly altered.

The Historical Commission concluded that:

- The proposed alteration satisfies Standard 9.

ACTION: Ms. Trego moved to approve the application, pursuant to Standard 9. Ms. Sanchez seconded the motion, which passed by a vote of 5 to 4, with Ms. Cooperman, Mr. Lippert, Mr. McCoubrey and Ms. Turner dissenting.

ITEM: 2022-24 Chancellor Street					
MOTION: Approval					
MOVED BY: Trego					
SECONDED BY: Sanchez					
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	5	4			4

ADDRESS: 222-30 WALNUT ST

Proposal: Demolish rears of buildings, construct 19-story tower, rooftop addition and deck

Review Requested: Review In Concept

Owner: 226 Walnut LP

Applicant: Eric Leighton, Cecil Baker & Partners

History: 222-24, Charles G. Mather & Company Building, Charles Barton Keen, architect, 1917

226, Samuel Sloan, architect, 1856, refaced 1917

228-30, John T. Brugger, architect, c. 1954

Individual Designation: None

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

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

BACKGROUND:

This in-concept application proposes work at the site of three interconnected buildings on the south side of the 200-block of Walnut Street. The site runs south from Walnut Street to Thomas Paine Place. The application proposes to construct a tower behind the fronts of the two eastern buildings. To clear a site for the tower, the rear sections of two of the buildings would be demolished. The tower would be 19 stories and 240' tall; it would be set back 25 feet from Walnut Street and Thomas Paine Place. The tower would cantilever out of the rears of the remaining buildings, creating an overbuild of sorts. The western of the three buildings would be converted to a townhouse. A rooftop addition and deck would be added to the western building. Parking for the complex would be accessed from the rear.

SCOPE OF WORK:

- Remove rear sections of the buildings at 222-24 and 226 Walnut Street.
- Construct 19-story, 240' tower.
- Construct rooftop addition 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 massing, size, scale, proportions, and height of the proposed tower with overbuild are not compatible with the complex of buildings or historic district.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:13:26

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Architects Eric Leighton and Cecil Baker and attorney Neil Sklaroff represented the application.

DISCUSSION:

- Mr. Thomas noted for the record that his firm is a consultant on the City of Philadelphia's Chestnut Hill Fire Station project, where the applicant, Cecil Baker, is the architect. He explained that he has been advised that the work with the applicant does not constitute a conflict.
- Mr. Leighton displayed the plans for the proposed building. He explained that the zoning requires that any construction above 45 feet in height must be set back 25 feet from the street frontages. He explained that the neighbor to the west has an easement over the parking area on the site that prevents construction. He discussed the existing buildings on the site and pointed out aspects of them in the photographs. He explained the layouts of the floors using the floor plans.
- Mr. Sklaroff asked Mr. Leighton to explicate the zoning at the site. Mr. Leighton stated that the site is zoned CMX-3, which allows a 500% FAR and up to 750% with bonuses.
- Mr. Lippert suggested that the Historical Commission should review light and shadow studies when considering a final approval of this project.
- Mr. McCoubrey stated that the Merchants Exchange, across Walnut Street from this site, is the "architecturally finest" building in the city and would be "dwarfed" by the proposed building. It would be put in shade for most of the day. The proposed building would adversely impact Independence National Park generally. He pointed out that the neighborhood is primarily three and four-story buildings. He stated that the proposed building would be out of scale many times over. He stated that even a building of 65 feet in height would be too tall for this site. He advised the applicants to consider 65 feet the maximum height for any new structure on this site. He added that the removals of the rears of the buildings may be considered a demolition in the legal sense.
- Ms. Cooperman agreed with Mr. McCoubrey that the demolitions of the rears alone may prevent this project from moving forward. She stated that the documentation

- must be “crystal clear” regarding what is and is not being removed. She added that the existing conditions should be better documented.
- Ms. Trego observed that the Planning Commission has concerns about the blank west wall on the proposed building, especially since it faces the park. She stated that the applicants should reconsider the design of the wall.
 - Mr. McCoubrey observed that this building would adversely impact Dock Street, a very interesting historic street.
 - Mr. Thomas stated that the applicants should take the size and scale of the historic district into account, even if that size and scale conflicts with the envelope allowed by zoning. He also suggested that the applicants provide a shadow study and reconsider the blank wall. Mr. McCoubrey noted that there are ways to avoid blank walls.

PUBLIC COMMENT:

- Cynthia MacLeod, the superintendent of Independence National Historical Park, referred to her letter to the Architectural Committee opposing the project. She explained that the park borders this site and is directly across the street from the Merchants Exchange, a National Historic Landmark. She stated that the proposed building is too large for its context and asked the Historical Commission to deny the project.
- Larry Spector, the president of the Society Hill Civic Association, referred to his letter to the Architectural Committee opposing the project. He stated that the civic association has proposed a master plan that calls for a 65-foot height limit in this area. He stated that the proposed building is too tall. It will upstage the historic buildings in the area. It will be disruptive. The scale of the proposed building is totally inconsistent with the surrounding area.
- Paul Steinke of the Preservation Alliance supported the Architectural Committee’s recommendation of denial. He noted that his organization supported the 65-foot height limit in the proposed master plan. He observed that Society Hill Towers does not justify this building. He concluded that height is an important value.
- Bruce Holberg, the president of the Society Hill Towers Owners Association, opposed the proposal for the same reasons as National Park Service and civic association. He opposed the demolition of the rears of the old buildings and the scale, mass, and design of the new building. He stated that the Philadelphia City Planning Commission has approved the master plan with the 65-foot height limit. He contended that the increased traffic will damage the historic street paving on Thomas Paine Place. Mr. Sklaroff disputed the claim that the Philadelphia City Planning Commission has approved the 65-foot height limit. He stated that the building will not generate much traffic because it will only include 18 units. He observed that the application is in concept, not seeking final approval. He asked for guidance.
- Richard Thom, an architect with an office in Old City, stated that he was involved with creating the 65-foot height limit in Old City. He stated that this building will be too tall.
- Sandra Williams, a 30-year Society Hill resident, stated that she was at the meeting “to speak truth to power.” She objected to the impacts that the construction of this building would have on longtime residents like herself. She likewise objected to the impact this building would have on parking in the neighborhood. She said that “this is just another developer coming in for an insensitive project that doesn’t take into consideration the quality of life.”

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The massing, size, scale, proportions, and height of the proposed tower are not compatible with the historic buildings at the site or the surrounding historic district and national park.
- The proposed building would cast shadows on the surrounding historic streets, historic buildings, and park, adversely impacting them.
- The extent of the removal of the rears of the buildings is not well defined in the documentation. The removal may constitute a demolition in the legal sense.
- The blank west wall of the proposed building would have an adverse effect on the surroundings.

The Historical Commission concluded that:

- The proposed building does not satisfy Standard 9.
- Any new construction on the site should be limited to 65 feet in height or less.

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

ITEM: 222-30 WALNUT ST					
MOTION: Denial					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
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

ADDRESS: 1810 CHESTNUT ST

Proposal: Construct 14-story addition

Review Requested: Review In Concept

Owner: 1808 Chestnut LLC

Applicant: Eric Leighton, Cecil Baker & Partners

History: 1923-24; Samuel T. Freeman & Co. Auction House; Tilden & Register

Individual Designation: 1/1/3000

District Designation: None

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

BACKGROUND:

On 15 March 2019, the staff notified the property owner of 1810 Chestnut Street that the Historical Commission would consider a nomination for the Samuel T. Freeman & Co. Auction House and determine whether to designate the property as historic. At the time of notice, the current owner had intended to sell the property and subsequently requested to continue the review of the nomination, which remains pending, while a sale of the building was finalized. The property has remained under the Historical Commission's jurisdiction since 15 March. This in-concept application, submitted by a potential developer, includes retaining the historic six-story structure and constructing a 14-story addition with an 18' 6" setback from Chestnut Street and a 24' 3" setback from Sansom Street.

SCOPE OF WORK

- Construct 14-story addition.

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.*
 - Though the addition is not compatible in massing, scale and proportion, the application proposes to retain much of the historic building's exterior envelope, including the primary Chestnut Street façade, Sansom Street façade, and east and west elevations.

STAFF RECOMMENDATION: Approval, owing to the extensive plans for the development of the property already in place at the time notice of the nomination was sent.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend in-concept approval with the following comments:

- The massing and height of the building are appropriate, given the building's Chestnut Street location;
- The balconies are not compatible with the historic building and should be further studied;
- The setback along Chestnut Street should be increased; and
- A minimal amount of demolition is required at the interior and exterior to achieve the addition.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:45:20

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Attorney Neil Sklaroff and architects Cecil Baker and Eric Leighton represented the application.

DISCUSSION:

- Mr. Thomas noted for the record that his firm is a consultant on the City of Philadelphia's Chestnut Hill Fire Station project, where the applicant, Cecil Baker, is the architect. He explained that he has been advised that the work with the applicant does not constitute a conflict.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance for Greater Philadelphia stated that the Alliance does not object to the proposed addition.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application has been revised to remove the balconies at the Chestnut Street façade as suggested by the Architectural Committee. However, the setback of the addition from the front façade remains 18'-6".
- The setbacks at the Chestnut and Sansom Street facades are dictated by the building's existing structural grid.
- The amount of load the existing structure can carry needs to be investigated.

The Historical Commission concluded that:

- The massing and height of the building are appropriate, given the building's Chestnut Street location, but the setbacks at both Chestnut and Sansom Streets should be further studied to better comply with Standard 9.

ACTION: Mr. McCoubrey moved to approve the application in-concept. Ms. Turner seconded the motion, which passed unanimously.

ITEM: 1810 Chestnut Street					
MOTION: Approval In-Concept					
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					
Washington					X
Total	11				2

ADDRESS: 176 CONARROE ST

Proposal: Convert church to multi-family residence; rehabilitate rectory

Review Requested: Final Approval

Owner: American Living Concepts of Manayunk LLC

Applicant: Kelly Vresilovic, CaVA Architects

History: 1849; St. Mary's RC Church

Individual Designation: 8/12/2016

District Designation: None

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

BACKGROUND:

St. Mary of the Assumption Roman Catholic Church historically consisted of a church, adjacent rectory, burial ground, and parochial school, with the church standing as the oldest building, having been constructed in 1849. While the larger project includes the development of the entire St. Mary's complex and adjacent parking lots, the Historical Commission holds jurisdiction only over the church, rectory, and burial ground.

SCOPE OF WORK AT CHURCH:

- Install solar panel array at west slope of roof.
- Remove stained-glass lancet windows at east and west facades and replace with operable aluminum clad windows with painted aluminum trim and blue spandrel panel.
- Replace lower-level windows with aluminum-clad double-hung sash windows with painted metal trim.
- Create two new circular aluminum-clad windows at front façade.
- Restore existing door frames and stained-glass window at front façade.
- Install new paneled wood doors at front façade.
- Restore stained-glass transoms and alter to remove religious symbols.

- Replace circular front façade window and lancet louvers with painted aluminum window and louvers.
- Rebuild brick cornice to match existing where damaged.

SCOPE OF WORK AT RECTORY:

- Install solar panel array on flat portion of roof.
- Install new two-over-two aluminum-clad windows with extruded aluminum trim at front façade and two-over-two fiberglass windows with metal trim at rear.
- Install new doors.
- Remove non-original rear addition.
- Clean, repair, and repoint brick.
- Remove capping from wood lintels and sills and repaint.
- Repair and repaint cornice, bay, and dormers.

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 application largely proposes to restore the exterior envelopes of the church and rectory. However, the church's stained-glass windows are proposed to be replaced with operable aluminum-clad wood windows with spandrel panels to accommodate the addition of an interior floor. While the replacement of windows does not comply with this standard, the staff finds that such a change is necessary for the reuse of the building.
- *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.*
 - In addition to the replacement of the stained-glass windows, the application proposes to install new aluminum-clad wood windows with paintable extruded aluminum trim at the front façade of the rectory. The proposed windows would replicate the historic two-over-two double-hung sash windows in appearance. Provided the trim replicates the historic ogee molding in shape and dimension, the replacement of the windows complies with this standard. Other proposed work, such as the restoration of the stained-glass window and transom at the front façade, installation of new doors, and masonry and trim repair, complies with this standard.
- *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 solar panel arrays have an appropriate setback from the front façade of the church, and those proposed for the rectory would have no visibility from Conarroe Street; the proposed solar panel arrays comply with this standard.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 2, 6, and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standards 2, 6, and 9, with the following comments:

- The louvers at the church tower should be documented prior to removal and the new aluminum louvers should replicate the existing wood louvers in dimension, profile, and size;
- The addition of the two new circular window openings at the front elevation of the church should be reduced in size or removed from the scope;
- The location of the solar arrays should be inconspicuous from the public way;
- The HVAC units should be invisible from the public way; and
- The spandrel panels should be a neutral color rather than blue.

ACTION: See Consent Agenda.

ADDRESS: 2204 WALNUT ST

Proposal: Remove roof and rear mansard; construct 7-story addition with decks

Review Requested: Final Approval

Owner: AMZ Four LLC

Applicant: Stuart Rosenberg, Stuart G. Rosenberg, Architects

History: 1870; refaced c. 1960

Individual Designation: None

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

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

BACKGROUND:

The building at 2204 Walnut Street was designed by Frank Furness as a double wide house for John Ashhurst and constructed in 1872. Architect Wilson Eyre Jr. added a mansard and made other alterations later in the nineteenth century. In 1900, the building was remodeled for the Holman School for Girls. In 1938, the front façade was replaced when it was converted to a showroom for the Anthracite Industries, Inc., a trade organization. The rear ell was removed and the rear wall altered. In January 2019, the Commission approved rooftop additions with the proviso that they must be invisible from the public right-of-way as demonstrated to staff during a site visit. The staff has met with the applicants including their historic preservation consultant Robert Thomas and finds that all three levels of additions will be highly visible both from 22nd Street as well as to a lesser extent from Walnut Street. Unable to secure the staff's detail approval for the addition because it did not meet the condition placed on the overall approval by Historical Commission, the developer now requests that the Historical Commission relax its requirements and approve the visible addition.

SCOPE OF WORK:

- Remove roof and portions of rear wall.
- Retain rear wall as part of light well.
- Construct seven story rear addition and four-story rooftop addition with setbacks from front façade.

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.*
- *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 additions and decks are not compatible with the scale of the existing building.
- *Roofs Guideline: Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.*
 - The proposed additions do not comply with the Roofs Guideline as it will be highly conspicuous.
- *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 roof configuration and addition would be difficult to reverse in the future.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9, and 10, the Roofs Guidelines and the Commission's approval conditions of January 2019.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 9 and 10, the Roofs Guidelines and the Commission's approval conditions of January 2019.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:02:18

PRESENTERS:

- Randal Baron presented the application to the Historical Commission.
- Architect Stuart Rosenberg, represented the application.

PUBLIC COMMENT: NONE

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Upon the eventual construction of a building on the lot across the street, the rooftop additions would have an acceptable level of visibility.

ACTION: Mr. Mattioni moved to approve the proposal as revised, with the staff to review details, pursuant to Standard 9.

ITEM: 2204 Walnut Street					
MOTION: Approval as revised					
MOVED BY: Mattioni					
SECONDED BY: Edwards					
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	9			2	2

ADDRESS: 400 N BROAD ST

Proposal: Cut new entrances, install doors and fencing, replace and coat terra cotta and brick

Review Requested: Final Approval

Owner: 400 North Broad Partners, LLC, Joan and Peter Lesser

Applicant: Craig Gleason, Daniel Keating Contractors

History: 1923, Rankin Kellogg and Crane Architects

Individual Designation: 8/9/1995

District Designation: None

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

BACKGROUND:

The Elverson building was constructed in 1923 as an office building and publishing plant for the Inquirer Newspaper. The City of Philadelphia is now transforming it into the offices for the Police Department and Medical Examiner. The staff has already approved some masonry repair and new windows.

SCOPE OF WORK:

- Convert front and side windows into new entrances, retain existing transoms.
- Enclose the loading dock with overhead doors.
- Install security fencing along basement ramp.
- Install a guard booth on exterior ramp.
- Recoat terra-cotta and brick.
- Replace damaged terra-cotta units with micro-cotta.

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.*
 - Tests are still being conducted to see if the paint can be successfully removed. The replacement in real terra-cotta will be more expensive and take more time. However, it is possible. Moreover, alternative materials expand and contract at a different rate possibly causing damage to sound adjacent terra-cotta pieces. The Committee will need to evaluate these issues to determine if the work meets this standard.
- *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, but will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The new entrances, garage doors, fencing, and guard booth all meet this standard.
- *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 new entrances, garage doors, fencing, and guard booth all meet this standard.

STAFF RECOMMENDATION: Approval of the entrances, garage doors, fencing, and guard booth, pursuant to Standards 9 and 10. More information must be provided and evaluated to determine if the coating of the brick and terra-cotta and the replacement of terra-cotta with micro-cotta meet Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the garage doors, fencing, guard booth, and entrances, provided the sidelights are removed from the front-façade door, pursuant to Standards 9 and 10; denial of the coating of the brick and terra cotta unless staff finds that the paint cannot be removed; and denial of the replacement of terra cotta with micro-cotta, pursuant to Standard 6.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:15:53

RECUSAL:

- Mr. Hartner recused because his agency, the Department of Public Property, is managing the project for the City.

PRESENTERS:

- Mr. Baron presented the application to the Historical Commission.
- Robert Powers, preservation consultant, represented the application.

DISCUSSION:

- Mr. Baron explained that the applicants had modified the application to include the door without sidelights, the removal of paint, and a reduction of the number of terra-cotta replacement units.

PUBLIC COMMENT: None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The modified door design and the removal of the paint from the brick and terra-cotta followed the advice of the Committee.
- A substitute material for the greatly reduced number of damaged terra-cotta units could be considered if the staff finds the material is a good visual match.

The Historical Commission concluded that:

- The new doors and guard booth meet Standards 9 and 10.
- The revised treatment of the brick and terra-cotta meets Standard 6.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 6, 9, and 10. Mr. Mattioni seconded the application, which passed unanimously.

ITEM: 400 N Broad Street					
MOTION: Approval of revised application					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
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	10			1	2

ADDRESS: 304 S PHILIP ST

Proposal: Install HVAC ductwork

Review Requested: Final Approval

Owner: Adam and Stephanie DeBusk

Applicant: Stephanie DeBusk

History: 1810; Restored c. 1965

Individual Designation: 4/30/1957

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

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

BACKGROUND:

The application proposes to replace traditional central air conditioning with a ductless system. This will require installing horizontal plastic pipes on a stuccoed side façade of the building,

which faces a parking area. The application proposes to hide the ducts with paint and a trained ivy vine. The paint might trap water in the wall and the vine might damage the masonry. The applicant claims that the lines cannot be run through the house to the back wall. The wall where the ductwork would be installed stands on the property line and the pipes may, in fact, be installed on the neighboring properties at 214 and 218 Spruce Street. If that is the case, then the application requires the authorization of the neighboring property owners.

SCOPE OF WORK:

- Install “ductless” HVAC system.
- Paint side wall.
- Install vines on side wall.

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, but will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - Neither the proposed ducts nor the paint or vines protect the historic integrity of the property or its environment. An alternative exists by re-installing a conventional central air conditioning system which allows the ducts to be hidden internally.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:23:35

PRESENTERS:

- Mr. Baron presented the application to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT:

- Neighbor and block captain Sandra Williams spoke in favor of the Committee recommendation of denial. Mr. Reuter asked if work had already begun without a permit. Mr. Lippert said that he would make inquiries.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building is classified as significant in the inventory of the historic district.
- The work would alter the historic wall.
- Paint or vines could damage the historic wall.
- The work may encroach on the neighbor’s property.
- Reasonable heating and cooling alternatives to the proposal exist.

The Historical Commission concluded that:

- The proposed ductwork does not satisfy Standard 9.

ACTION: Mr. Lippert moved to deny the application, pursuant to Standard 9. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 304 S Philip Street					
MOTION: Denial					
MOVED BY: Lippert					
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

ADDRESS: 2100-02 LOCUST ST

Proposal: Legalize windows; install four historically correct windows

Review Requested: Final Approval

Owner: Joel and Stella Freedman

Applicant: Janice Woodcock, Woodcock Design, Inc

History: 1889; Henry Louis Jr. House; R.G. Kennedy

Individual Designation: None

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

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

BACKGROUND:

Located at the southwest corner of Locust and S. 21st Streets, 2100-02 Locust Street is a single-family dwelling, and is listed as a Significant building in the Rittenhouse Fitler Historic District.

In July 2018, the Historical Commission staff witnessed contractors completing the replacement of all windows on the property and the panning of the original window frames, and requested that the Department of Licenses & Inspections issue a violation for the work.

The original application proposed to legalize all but four windows: three historically curved windows in the bow window at the second-floor, 21st Street elevation, and an arched one-over-one window at the first floor of the 21st Street elevation which was replaced with two double-hungs and a transom window. Following the Architectural Committee review, the applicants revised the application to include the replacement of the five basement windows with double-hung wood windows. The applicants explored the idea of removing the panning from the first-

floor windows, but the staff advised them that the illegal windows are full-frame windows installed within the historic window trim and shimmed in various ways that are inconsistent with the historic character of the building. The historic trim essentially became part of the framing into which the replacement window subframe is attached, and as such, cannot be restored to its historic appearance with the replacement window subframe in place.

SCOPE OF WORK:

- Legalize replacement of historic wood windows with metal windows and metal cladding
- Replace four illegal windows with historically-accurate windows on 21st Street elevation
- Additional revised scope: replace five illegal basement windows with historically-accurate windows

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - The property owners did not demonstrate that the windows that were removed were beyond repair. The new windows do not match the old in design (paned brickmold, slider vs. double-hung basement window configuration, etc...), texture (metal vs. wood), or materials.

STAFF RECOMMENDATION: Approval of the restoration of the four windows, but denial of the legalization of the remaining windows, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the restoration of the four windows, but denial of the legalization of the remaining windows, pursuant to Standard 6.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:28:12

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Architect Janice Woodcock represented the application.

DISCUSSION:

- Historical Commission attorney Leonard Reuter explained that violations were issued for this work and an appeal taken to the Board of License & Inspection Review. The hearing date was continued to provide time for the Historical Commission's review. The violation is currently before the Board of License & Inspection Review. If the Commission denies the legalization and the owner appeals the Commission's decision, the appeal of the Commission's decision will be rolled into the existing appeal.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The windows at 2100-02 Locust Street were replaced without the Historical Commission’s review or approval, and without a building permit.
- 2100-02 Locust Street is a prominent corner property, and the windows that were installed are on highly-visible street frontages, not secondary elevations. The basement windows, which are at eye-level owing to the elevated basement, are also highly-visible.
- The finish of the metal windows and panning is shinier than the historic painted wood windows.
- The replacement windows were installed within the original frames and build down the window opening.
- Legalizing the inappropriate replacement windows would be unfair to other property owners who have sought the Commission’s approval and complied with historic preservation standards and would set a bad precedent.
- The Historical Commission could consider a replacement schedule if the owners would like to pursue that route, but all windows would ultimately need to be replaced. Such a negotiation would need to be reviewed by the Historical Commission.

The Historical Commission concluded that:

- The installed windows do not replicate the historic windows in design, texture, or materials, and therefore do not satisfy Standard 6.

ACTION: Ms. Cooperman moved to approve the replacement of the nine proposed windows with historically-accurate windows, but deny the legalization of the remaining windows and panning, pursuant to Standard 6.

ITEM: 2100-02 Locust St					
MOTION: Approval of replacement; denial of legalization					
MOVED BY: Cooperman					
SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Kaiser (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

ADDRESS: 235 CHESTNUT ST

Proposal: Install ADA ramp at front façade

Review Requested: Final Approval

Owner: 235 Chestnut Street Associates, LLC

Applicant: Joe Kelly, Intech Construction, Inc.

History: 1856; Elliot Building; Joseph C. Hoxie and Stephen Button

Individual Designation: 11/4/1976

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

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

BACKGROUND:

The hotel at 235 Chestnut Street lacks an accessible entrance. The existing non-historic concrete slab at the front façade, proposed for removal, was installed in 2000 after an approval by the Historical Commission.

SCOPE OF WORK:

- Remove non-historic concrete slab and bulkhead doors at front façade.
- Install ADA ramp with painted iron railing.
- Install post-mounted ADA-compliant automatic door activation button.

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.*
 - The ADA ramp could be removed in the future without impacting the integrity of the historic building.
- *Accessibility Guideline: Recommended: Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.*
 - The ADA ramp provides direct access into the main entrance of the hotel, and does not damage significant historic features of the historic building.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 10 and the Accessibility Guidelines.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the revised application, with the staff to review details, pursuant to Standard 10 and the Accessibility Guidelines.

ACTION: See Consent Agenda.

ADDRESS: 1930 PINE ST

Proposal: Construct four-story building with garage on Waverly Street

Review Requested: Final Approval

Owner: Isaac Jack Azran

Applicant: Brenna March, Gnome Architects LLC

History: 1888-89; J.R. Kates Row; F.M. Day

Individual Designation: None

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

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

BACKGROUND:

The property at 1930 Pine Street extends from Pine Street to Waverly Street. No work is proposed in this application for the historic building at 1930 Pine Street. The proposed new construction on Waverly Street is a four-story single-family dwelling with recessed entry, front loaded garage, roof deck, and pilot house. Front façade materials include red brick and a black metal panel system.

SCOPE OF WORK:

- Construct four-story single-family dwelling at rear of 1930 Pine Street, fronting Waverly Street.

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 building is not compatible with the historic district in terms of size, scale, proportions, and massing.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

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

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:43:35

PRESENTERS:

- Ms. Chantry presented the revised application to the Historical Commission.
- Architect Gabriel Deck represented the revised application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposed project is located at the rear of the property known as 1930 Pine Street, but no work is proposed in this application for the historic building at 1930 Pine Street.

- The historic context for this site is Waverly Street.
- The revised design includes a modern interpretation of a mansard roof at the fourth floor.
- The revised design includes a large amount of dark-colored material.
- The Commission typically approves black metal picket railings rather than glass railings.

The Historical Commission concluded that:

- The revised design of the building is compatible with the historic context, satisfying Standard 9.
- The staff can review details for approval, including colors and railing systems.

ACTION: Mr. McCoubrey moved to approve the revised design, with the staff to review details including colors and railings, pursuant to Standard 9. Ms. Edwards seconded the motion, which passed unanimously.

ITEM: 1930 Pine Street					
MOTION: Approval of revised design					
MOVED BY: McCoubrey					
SECONDED BY: Edwards					
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 COMMITTEE ON HISTORIC DESIGNATION, 19 JUNE 2019

Emily Cooperman, Chair

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.

The Committee on Historic Designation reviewed this nomination at its April 2019 meeting and recommended that the nomination failed to demonstrate that the property satisfies Criteria for Designation B or I. At the May 2019 meeting of the Historical Commission, the nominator requested that the Commission remand the nomination to the Committee to provide her with an opportunity to participate in the review. The nominator had not attended the April Committee meeting. The Commission granted the request, sending the nomination back to the Committee. Before the Committee could review the nomination again, the nominator requested that the Commission allow her to withdraw the nomination.

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, APRIL 2019: The Committee on Historic Designation voted to recommend that the nomination does not demonstrate that the property satisfies Criteria for Designation B or I.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION, JUNE 2019: The Committee on Historic Designation voted to recommend that the Historical Commission accept the nominator's request to withdraw the nomination for 3201-45 Midvale Avenue.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:49:47

PRESENTERS:

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

PUBLIC COMMENT: None

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The Committee on Historic Designation was unanimous in its belief that the nomination was deficient.

The Historical Commission concluded that:

- The request to withdraw the nomination should be accepted.

ACTION: Ms. Cooperman moved to approve the request to withdraw the nomination for 3201-45 Midvale Avenue. Mr. McCoubrey seconded the motion, which passed unanimously.

ITEM: 3201-45 Midvale Avenue					
MOTION: Approve the withdrawal request					
Moved BY: Cooperman					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Kaiser (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

ADDRESS: 2704-06 W GIRARD AVE

Name of Resource: John Decker & Son

Proposed Action: Designation

Property Owner: Mario and Natale Presta

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 2704-06 W Girard Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the former John Decker & Son Architectural Sheet Metal Works, constructed in phases between 1875 and 1900, building satisfies Criteria for Designation C, D, H, and J. The nomination argues that the property, which combined a modest Italianate rowhouse typical of the 1870s with an ornate High Victorian addition typical of the 1890s, reflects the dynamic evolution of architectural tastes in the late nineteenth century, satisfying Criterion C. The nomination contends that the property’s monumental sheet metal cornice and parapet ensemble represents a surviving example of an engineering specimen that advertised the company’s stock-in-trade, satisfying Criterion D, and is a unique physical characteristic that represents an established and familiar visual feature of the neighborhood, satisfying Criterion H. Finally, the nomination argues that the property embodies the Brewerytown neighborhood’s cultural, economic, and historical heritage, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2704-06 W Girard Avenue satisfies Criteria for Designation C, D, H, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property satisfies Criteria for Designation C, D, H, and J and should be listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:52:06

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Patrick Grossi of the Preservation Alliance represented the nomination
- No one represented the owner. Ms. DiPasquale noted that the staff has not communicated with the property owner, but that the notice letters were not returned.

PUBLIC COMMENT:

- Joseph Roscum, great-grandson of John Decker, noted his family's support for the designation. He noted that, in addition to the family connection, the building is an iconic building and represents the history of the Brewerytown community.

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The former John Decker & Son Architectural Sheet Metal Works at 2704-06 W Girard Avenue was constructed in phases between 1875 and 1900.

The Historical Commission concluded that:

- The property, which combined a modest Italianate rowhouse typical of the 1870s with an ornate High Victorian addition typical of the 1890s, reflects the dynamic evolution of architectural tastes in the late nineteenth century, satisfying Criterion C.
- The property's monumental sheet metal cornice and parapet ensemble represents a surviving example of an engineering specimen that advertised the company's stock-in-trade, satisfying Criterion D.
- The sheet metal cornice and parapet ensemble is a unique physical characteristic that represents an established and familiar visual feature of the neighborhood, satisfying Criterion H.
- The property embodies the Brewerytown neighborhood's cultural, economic, and historical heritage, satisfying Criterion J.

ACTION: Ms. Trego moved to find that the property at 2704-06 W Girard Avenue satisfies Criteria for Designation C, D, H, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: 2704-06 W Girard Avenue
MOTION: Designate, Criteria C, D, H & J
MOVED BY: Trego
SECONDED BY: Cooperman

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Kaiser (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

ADDRESS: 3460 W SCHOOL HOUSE LN

Name of Resource: Alexander Henry House

Proposed Action: Designation

Property Owner: Thomas Jefferson University

Nominator: Oscar Beisert, Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 3460 W. School House Lane and list it on the Philadelphia Register of Historic Places. The property is part of Jefferson University. The nomination contends that the building satisfies Criteria for Designation A and D. Under Criterion A, the nomination argues that the building was the residence of several prominent Philadelphians from the time of its construction ca. 1853-58 until 1984. Alexander Henry, who purchased the house in 1867, was perhaps the most significant resident of the house, serving as the Mayor of Philadelphia from 1858-1865. Under Criterion D, the nomination contends that the building is a distinctive example of the Gothic Revival style, likely influenced by the designs of Andrew Jackson Downing’s 1851 publication *The Architecture of Country Houses*.

STAFF RECOMMENDATION: The staff questions whether this property satisfies Criterion A, “is associated with the life of a person significant in the past.” While various former owners of this property cited in the nomination were prosperous and accomplished, their prominence does not generally seem to rise to the level of significance required to satisfy the criterion. Mayor Henry is indisputably significant, but his tenure as mayor does not overlap with his ownership of this house. The staff recommends that the nomination demonstrates that the property at 3460 W. School House Lane fails to satisfy Criterion for Designation A. The staff notes that there is a contradiction between the period of significance, which extends to 1984, and the classification of the later additions, dating from 1952-1966, as non-contributing, even though the owners associated with the construction of the additions are cited as significant. If Criterion A is

accepted, either the period of significance should be adjusted or the classifications should be revised.

The staff observes that a master plan for the campus, including this property, was approved by ordinance in December 2016; the master plan, which sets in place by law a path for the development of the campus, has implications for the property in question. The staff recommends that any designation of this property should account for the development of the property in compliance with the approved master plan, which was set in place by ordinance before this property was nominated.

The staff notes that there is no information provided in the nomination that would provide a basis for considering Landscape Feature 4 (Masonry wall and cooking apparatus) as a historically significant feature and recommends that it not be considered contributing to the significance.

The staff recommends that the nomination demonstrates that the property at 3460 W. School House Lane satisfies Criterion for Designation D. To conform with this Criterion, the period of significance should be set at 1853 to 1858.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission find that the nomination demonstrates that the property at 3460 W. School House Lane satisfies Criteria A and D, and to designate it as historic, listing on the Philadelphia Register of Historic Places, with a period of significance from 1853 to 1880, and a boundary that excludes the areas called out in the master plan for site improvements and new construction.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:58:20

PRESENTERS:

- Ms. Schmitt presented the nomination to the Historical Commission.
- James Duffin of the Philadelphia Keeping Society represented the nomination.
- Attorney William F. Martin and Associate Vice President for Operations J. Thomas Becker represented the owner.

PUBLIC COMMENT:

- Steven Peitzman supported the nomination on behalf of the East Falls Historical Society.
- Richard Tom supported the nomination, noting the significance of the early addition.

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The main block of the original house satisfies the Criteria for Designation;
- The additions dating from the 1950s and 1960s do not contribute to the significance of the property.
- Thomas Jefferson University's long-term goals for the maintenance of the subject property and for the development of this campus need to be considered;
- The subject property is part of the continuum of country seats that occupied this important stretch of School House Lane.

- The early faceted addition at the rear of the original house purposefully created a new garden-facing front that was really a celebration of the depth of the site and the fact that the back of the house was also important.

The Historical Commission concluded that:

- The designation should include the earliest sections of the house, including the faceted rear wing, as contributing and the later additions that dated from the 1950s and 1960s as non-contributing.
- The stone walls and gate posts are character-defining features of the site.

ACTION: Ms. Cooperman moved to adopt the recommendation of the Committee on Historic Designation and find that the nomination demonstrates that the property at 3460 W. School House Lane satisfies Criteria A and D, and to designate it as historic, listing on the Philadelphia Register of Historic Places, with a period of significance from 1853 to 1880, a boundary that excludes the areas called out in the master plan for site improvements and new construction, the stone gate posts and stone walls (Landscape Features 1 and 2) classified as contributing features of the property; and the shed and cooking apparatus (Landscape Features 3 and 4) classified as non-contributing.

ITEM: 3460 W School House Lane					
MOTION: Designation, Criteria A and D, with conditions					
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	10				3

ADDRESS: 405 AND 407 S 42ND ST

Proposed Action: Designation

Property Owner: Philly Properties GP LLC

Nominator: The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate a twin house in the Spruce Hill section of West Philadelphia. Under Criteria C and D, the nomination argues the subject twins “showcase the significant aesthetic development in the evolution of residential architecture in Philadelphia during the last third of the nineteenth century.” The nomination also contends that numbers 405 & 407 S. 42nd Street possess “a distinctive polychromatic façade that sets off the otherwise ubiquitous building type in the Spruce Hill neighborhood of West Philadelphia.” The nomination suggests that the subject property is an exemplary specimen of a twin that is distinguished with a façade of Serpentine stone with marble stone trimmings, comprising a prominent and intact polychromatic design.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 405 & 407 S. 42nd Street satisfy Criteria for Designation C and D.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation recommends that the nomination demonstrates that 405 & 407 S. 42nd Street satisfies Criteria for Designation C and D and should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:39:55

PRESENTERS:

- Ms. Schmitt presented the nomination to the Historical Commission.
- James Duffin of the Philadelphia Keeping Society represented the nomination.
- No one represented the owner.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance for Greater Philadelphia supported the nomination and, although unrelated to the matter at hand, asked the Historical Commission to reconsider the Spruce Hill Historic District.

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The distinguished twin represents the evolution of residential architecture in Philadelphia during the last third of the nineteenth century.
- The twin’s façade of Serpentine stone with marble stone trimmings comprises a prominent and intact polychromatic design.

The Historical Commission concluded that:

- The nomination showed that the subject property satisfied Criteria for Designation C and D.

ACTION: Ms. Trego moved to adopt the recommendation of the Committee on Historic Designation and to find that the nomination demonstrates that the properties at 405 and 407 S. 42nd Street satisfy Criteria for Designation C and D and to designate them as historic, listing

them on the Philadelphia Register of Historic Places. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 405 and 407 S 42nd Street					
MOTION: Designation, Criteria for Designation C and D					
MOVED BY: Trego					
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	10				3

ADDRESS: 1415 LOCUST STREET

Name of Resource: American Protestant Hall

Proposed Action: Designation

Property Owner: 1415 Locust LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1415 Locust Street, historically known as American Protestant Hall, and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A, C, and J. Under Criterion A, the nomination argues that 1415 Locust Street, completed in 1858, is a rare example of a pre-Civil War commercial-style loft building located west of Broad Street in Center City. The nomination further asserts, under Criterion C, that the 5-story stone and brick building was designed in an Italian Renaissance Revival Style notably influenced by leading architects of the era. Under Criterion J, the nomination highlights the building’s architectural presence and complex cultural heritage as a significant point of interest in the architectural and historic landscape of Center City.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1415 Locust Street satisfies Criteria for Designation A, C, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 1415 Locust Street satisfies Criteria for Designation A, C, 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: 02:41:30

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Patrick Grossi of the Preservation Alliance represented the nomination.
- No one represented the owner.

PUBLIC COMMENT:

- David Traub, representing Save Our Sites, spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The building holds significance equally through its architecture, use, and cultural history.

The Historical Commission concluded that:

- 1415 Locust Street, completed in 1858, is a rare example of a pre-Civil War commercial-style loft building located west of Broad Street in Center City, satisfying Criterion A.
- The 5-story stone and brick building was designed in an Italian Renaissance Revival Style notably influenced by leading architects of the era, satisfying Criterion C.
- The building's architectural presence and complex cultural heritage is significant point of interest in the architectural and historic landscape of Center City, satisfying Criterion J.

ACTION: Ms. Trego moved to adopt the recommendation of the Committee on Historic Designation and to find that the nomination demonstrates that 1415 Locust Street satisfies Criteria A, C, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 1415 Locust Street					
MOTION: Designation, Criterion A, C and J					
MOVED BY: Trego					
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	10				3

ADDRESS: 4025-69 WESTMINSTER AVE

Name of Resource: PRR YMCA; Unity Mission Church
 Proposed Action: Designation
 Property Owner: Unity Mission Church Home and Training School
 Nominator: Philadelphia City Planning Commission
 Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 4025-69 Westminster Avenue, historically known as Pennsylvania Railroad Young Men’s Christian Association (PRR YMCA), and list it on the Philadelphia Register of Historic Places. This nomination argues that 4025-69 Westminster Avenue satisfies Criterion J, exemplifying the cultural, social, and historical heritage of the community through its role in the development and evolution of the Belmont neighborhood. From the building’s construction in 1894 through the interwar period, the Pennsylvania Railroad (PRR) branch of the Young Men’s Christian Association (YMCA) occupied the building. From the 1940s to just before the turn of the millennium, Father Divine—longtime Philadelphian and founder of the International Peace Mission Movement—utilized the building as the “Unity Mission Church,” a community center and place of worship. In its history, the building at 41st and Westminster Avenue has played an important and ongoing role in the surrounding community, continuing today as the Belmont Academy Charter School.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4025-69 Westminster Avenue satisfies Criterion for Designation J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that 4025-69 Westminster Avenue satisfies Criterion for Designation 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: 02:45:35

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- No one represented the nomination.
- No one represented the owner.

PUBLIC COMMENT: None

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The Pennsylvania Railroad branch of the Young Men's Christian Association constructed and occupied the building beginning in 1894 through the interwar period.
- From the 1940s to just before the turn of the millennium, Father Divine, longtime Philadelphian and founder of the International Peace Mission Movement, utilized the building as the "Unity Mission Church," a community center and place of worship. Today, the building used as the Belmont Academy Charter School.

The Historical Commission concluded that:

- The building exemplifies the cultural, social, and historical heritage of the community through its role in the development and evolution of the Belmont neighborhood, satisfying Criterion J.

ACTION: Ms. Cooperman moved to adopt the recommendation of the Committee on Historic Designation and to find that the nomination demonstrates that 4025-69 Westminister Avenue satisfies Criterion J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 4025 Westminster Avenue					
MOTION: Designation, Criterion 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	10				3

ADDRESS: 638 CHRISTIAN ST

Name of Resource: Banca Calabrese
 Proposed Action: Designation
 Property Owner: Christian Street Acquisition, LLC
 Nominator: Celeste Morello
 Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 638 Christian Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Banca Calabrese, constructed in 1904, satisfies Criterion for Designation J, as exemplifying the cultural, economic, and historical heritage of the community. The nomination argues that the building was constructed in the heart of Philadelphia’s “Little Italy” to serve the Italian immigrant community. It was one of several regulated and unregulated “banks” built within a several block radius. These “banks” offered a wide range of services, including wiring money abroad, selling steamship tickets, selling insurance, buying and selling real estate, and selling jewelry and watches. Banca Calabrese was operated by Frank Bilotta, a builder and contractor, who appears in a 1908 listing as specializing in building and contracting services for the Italian immigrant community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 638 Christian Street satisfies Criterion for Designation J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 638 Christian Street satisfies Criterion for Designation J, and should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:49:45

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Celeste Morello represented the nomination
- No one represented the property owner.

PUBLIC COMMENT:

- David Traub, representing Save Our Sites, supported the nomination.
- James Duffin supported the nomination.

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The former Banca Calabrese was constructed in 1904 and served as one of several regulated and unregulated “banks” in Philadelphia’s “Little Italy” community.
- The building has been altered, but those alterations do not affect the significance of the building.

The Historical Commission concluded that:

- The building exemplifies the cultural, economic, and historical heritage of the community, satisfying Criterion J.

ACTION: Ms. Trego moved to find that the nomination demonstrates that the property at 638 Christian Street satisfies Criterion for Designation J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which passed unanimously.

ITEM: 638 Christian Street					
MOTION: Designation, Criterion J					
MOVED BY: Trego					
SECONDED BY: Mattioni					
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	10				3

ADDRESS: 1017 AND 1019 SPRUCE ST

Proposed Action: Designation

Property Owners: (1017): Megan Blickley; Natasha Mizra and Kamran Tareen; 1017 C Spruce LLC; Denise and Philip J. Driscoll; John Karamatsoukas. (1019): Steven Berk

Nominator: Staff of the Philadelphia Historical Commission

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

OVERVIEW: This nomination proposes to designate the properties at 1017 and 1019 Spruce Street and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings embody distinguishing characteristics of late Victorian architecture, and include elements of Queen Anne and Anglo-Dutch detailing of the late nineteenth century, satisfying Criteria C and D. The nomination further argues that the buildings were designed in 1888 by architect George C. Mason, Jr. of the noted Philadelphia and Newport, Rhode Island firm George C. Mason & Son, satisfying Criterion E.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 1017 and 1019 Spruce Street satisfy Criteria for Designation C, D, and E.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the properties at 1017 and 1019 Spruce Street satisfy Criteria for Designation C, D, and E, and should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:53:30

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- No one represented the property owners.

PUBLIC COMMENT: None

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:

The Historical Commission found that:

- The buildings were constructed in 1888, and remain remarkably intact.
- The staff mailed letters to the property owners as they are listed with the City's Office of Property Assessment, satisfying its obligation to notify all property owners.

The Historical Commission concluded that:

- The buildings embody distinguishing characteristics of late Victorian architecture, and include elements of Queen Anne and Anglo-Dutch detailing of the late nineteenth century, satisfying Criteria C and D.
- The buildings were designed by architect George C. Mason, Jr. of noted Philadelphia and Newport, Rhode Island firm George C. Mason & Son, satisfying Criterion E.

ACTION: Ms. Trego moved to find the nomination demonstrates that the properties at 1017 Spruce Street and 1019 Spruce Street satisfy Criteria for Designation C, D, and E, and to designate them as historic, listing them on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: 1017 Spruce Street and 1019 Spruce Street
MOTION: Approval
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	10				3

ADJOURNMENT

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:56:45

ACTION: At 12:16 pm., Mr. Mattioni moved to adjourn. Ms. Cooperman seconded the motion, which passed unanimously.

ITEM: Adjournment
MOTION: To adjourn
MOVED BY: Mattioni
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	10				3

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.

DRAFT