

ADDRESS: 2101 WASHINGTON AVE

Name of Resource: Howell & Brothers Wallpaper Hangings Manufactory

Proposed Action: Designation

Property Owner: 2101 Washington Avenue LLC; 2101 Washington Avenue TH LLC; RGR Chocolate Factory LLC

Nominator: Dennis Carlisle

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

ADDRESS: 2122 KIMBALL ST

Proposal: Construct 40 townhouses

Review Requested: Final Approval

Owner: 2100 Kimball Street OCF LLC

Applicant: Atiya Groomes, OCF Realty

History: 1865; Howell & Brother Wallpaper Hangings Manufactory; additions, 1883, 1912; most structures demolished in 2018

Individual Designation: Under consideration

District Designation: None

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

BACKGROUND:

This application proposes to construct 40 townhouses at the rear of the property known as 2101 Washington Avenue on a lot that has been subdivided off as 2122 Kimball Street. The Kimball Street lot is vacant. The property at 2101 Washington Avenue including the Kimball Street lot is under consideration for designation, but not yet designated. The Historical Commission should decide whether to designate before considering the building permit application to construct the townhouses.

The property at 2101 Washington Avenue was nominated for designation on 12 December 2017. The Historical Commission notified the property owner that it would consider the nomination on 2 January 2018. When the Committee on Historic Designation met in February 2018 to review the nomination, the nominator announced his intention to withdraw the nomination. At its March 2018 meeting, the Historical Commission rejected the nominator's request to withdraw the nomination and remanded it to the Committee on Historic Designation for its April 2018 meeting. At about the same time, the Department of Licenses & Inspections determined that the buildings on the site were imminently dangerous and issued a permit to demolish all but the structures at the southwest corner of the site. After demolition began, the Committee on Historic Designation reviewed the nomination and recommended that the property satisfies Criteria for Designation A and J. At its May 2018 meeting, the Historical Commission reviewed the nomination and decided to table it until the demolition that was currently underway was completed and the Department of Licenses & Inspections had closed out the demolition permit. In October 2018, the Historical Commission approved an application proposing to remove the smokestack at the southwest corner of the site. An engineer had inspected the smokestack and suggested its demolition owing to its poor condition. The smokestack and all other structures except those at the southwest corner of the site have been demolished.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission reject the nomination and decline to designate the site because, owing to the extensive demolition, the site has lost all historic character and no longer satisfies any of the Criteria for Designation. If the Historical Commission declines to designate the site, no action is necessary on the building permit application. If the Historical Commission does designate, it should then review the

building permit application. The staff recommends that the Historical Commission approve the application because there is no historic fabric on the vacant Kimball Street lot and no basis for judging compatibility with the remnant structures on the 2101 Washington lot. The Historical Commission should not judge the proposal against the built environment surrounding the site. None of the properties on Kimball, 21st, 22nd, or Washington that face onto this block are designated, so no historic character has been identified and defined.



Figure 1. Aerial view of 2101 Washington Avenue before any demolition.

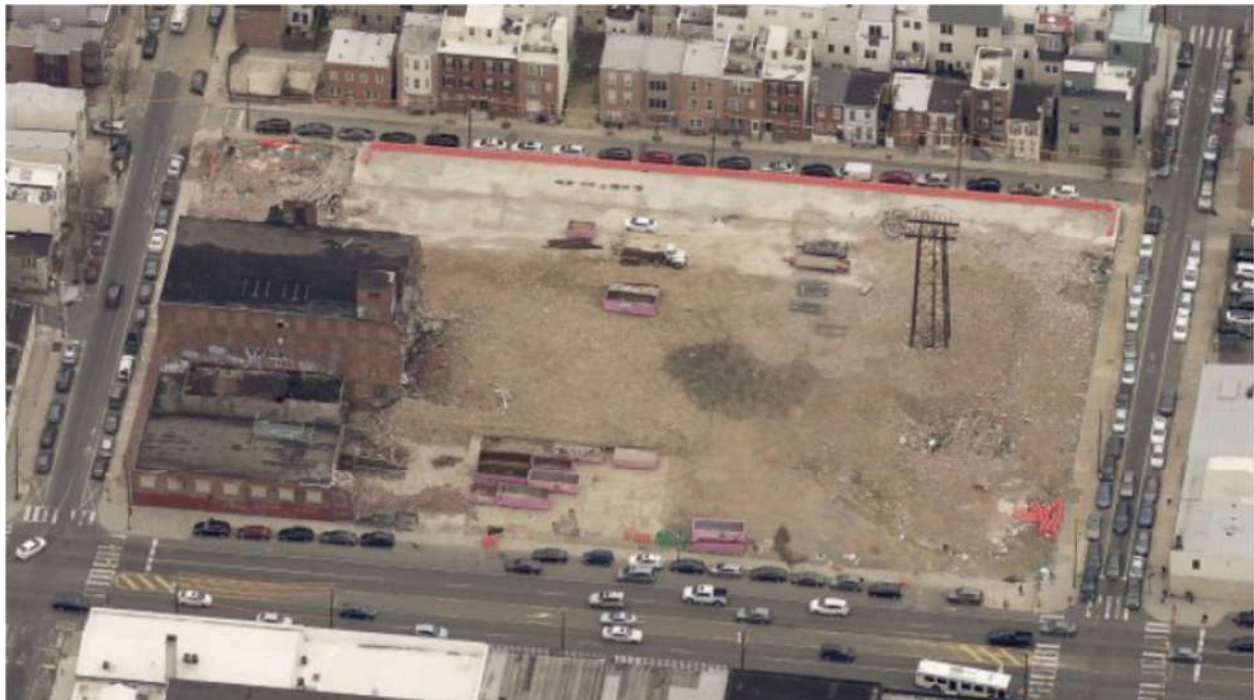


Figure 2. Aerial view of 2101 Washington Avenue after demolition, 29 March 2019.

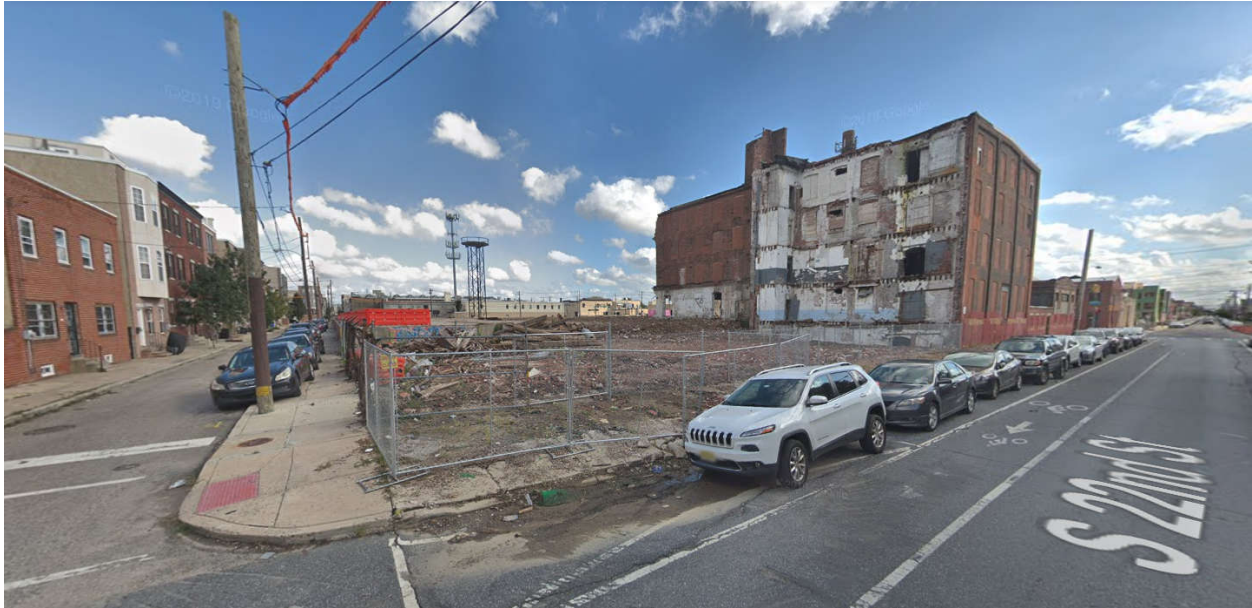


Figure 3. Looking to the southeast at the site from the corner of 22nd and Kimball Streets, September 2018.



Figure 4. Looking to the northeast at the site from the corner of 22nd Street and Washington Avenue, September 2018. Note that the smokestack was demolished after this photograph was taken.



Figure 5. Looking to the northwest at the site from the corner of 21st Street and Washington Avenue, September 2018. Note that the smokestack was demolished after this photograph was taken.



Figure 6. Looking to the southwest at the site from the corner of 21st and Kimball Streets, September 2018. Note that the smokestack was demolished after this photograph was taken.



Sean P. Whalen
Direct Dial: 484-416-3207
sw@vintage-law.com

August 15, 2019

Via e-mail and hand delivery:

Dr. Jonathan Farnham
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: 2122 Kimball Street formerly 2101 Washington Avenue (Parcel A)

Dear Jon:

We represent the owner – 2100 Kimball Street OCF LLC – of 2122 Kimball Street, Philadelphia, Pennsylvania (the “Property”). We respectfully request the owner’s proposed project of forty (40) townhomes at the Property be placed on the August 27, 2019 agenda of the Architectural Review Committee and further be placed on the September 13, 2019 agenda of the Historical Commission *for final approval* of the proposed project. In support thereof, we submit the following: (1) a copy of the completed building permit application; (2) a copy of the stamped, approved zoning plan and elevations; (3) current site photographs; and (4) eight copies of a presentation of required materials.

The Property is currently a vacant lot (*see* enclosed photographs), upon which the owner proposes a multi-family townhome development with street frontages along S. 21st Street, Kimball Street, and S. 22nd Street. The proposed project will have two rows of 20 townhomes each with a shared drive aisle separating the two rows of townhomes. The townhomes will mirror the residential housing across Kimball Street and throughout the surrounding neighborhood.

Respectfully, we request that you authorize the Department of Licenses and Inspections to begin its plans review process for this building permit application concurrent with the Historical Commission’s review.

Please let me know if you have any questions or if you need anything further from me.

Sincerely,

/s/ Sean P. Whalen

Sean P. Whalen

cc: Leonard Reuter, Esquire
Allyson Mehley

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING - CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 For more information visit us at www.phila.gov

ADDRESS OF PROPOSED CONSTRUCTION

2122 KIMBALL STREET, PHILADELPHIA, PA 19146

APPLICANT:

COMPANY NAME:

PHONE #

215-735-7368

FAX #

APPLICANT'S ADDRESS:

1936 Washington Ave
 Philadelphia, Pa 19146

LICENSE #

45988

E-MAIL:

atija@ocfreal.com

PROPERTY OWNER'S NAME:

2101 WASHINGTON AVENUE LLC

PHONE #

(941) 504-6730

FAX #

PROPERTY OWNER'S ADDRESS:

1936 WASHINGTON AVENUE
 PHILADELPHIA, PA 19146

ARCHITECT / ENGINEER IN RESPONSIBLE CHARGE:

JOSE HERNANDEZ

ARCHITECT / ENGINEERING FIRM:

JKR PARTNERS, LLC

PHONE #

(215) 928-9331

FAX #

(215) 928-0218

ARCHITECT / ENGINEERING FIRM ADDRESS:

100 E. PENN SQUARE, SUITE 1080
 PHILA., PA 19107

LICENSE #

125726

johern@jkrparchitects.com

E-MAIL:

CONTRACTOR:

OCF Construction, LLC (representative = Elizabeth Scott)

CONTRACTING COMPANY:

OCF Construction, LLC

PHONE #

2157357368

FAX #

CONTRACTING COMPANY ADDRESS:

1936 Washington Ave
 Philadelphia, PA 19146

LICENSE #

221789

liz@ocfrealty.com

E-MAIL:

USE OF BUILDING / SPACE:

RESIDENTIAL

ESTIMATED COST OF WORK

\$ 10,000,000

BRIEF DESCRIPTION OF WORK:

40 (4) STORY DWELLING UNITS WITH ROOF DECKS, 42 ACCESSORY GARAGE PARKING SPACES AND FORTY BICYCLE SPACES

TOTAL AREA UNDERGOING CONSTRUCTION: 42,000 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS / DIFFUSERS (hvac / ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE

Atiya Groomes

DATE:

8.9.19

2122 Kimball St.



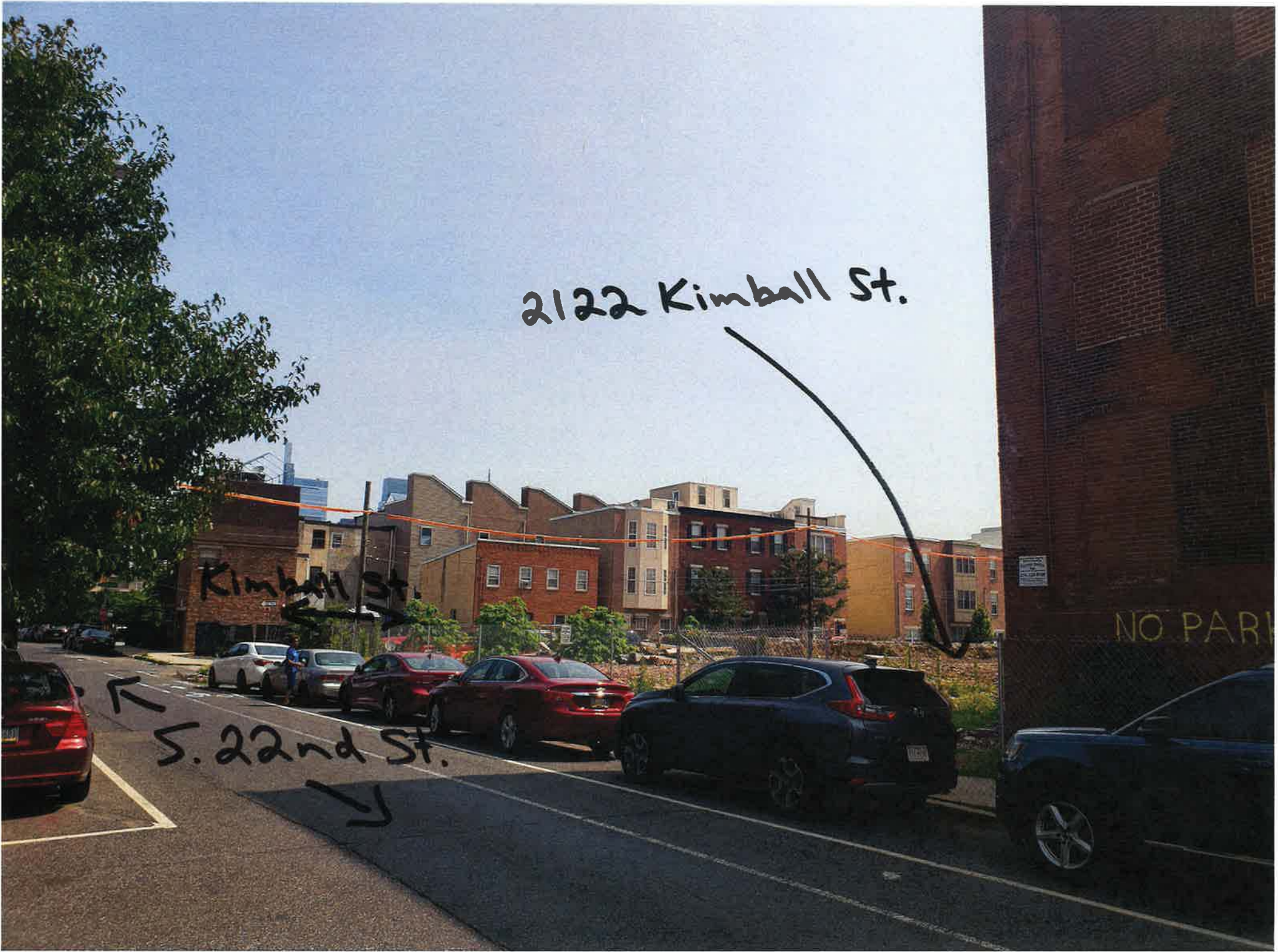
Kimball St



5. 22nd St.



NO PARK





2122 Kimball St.

Kimball St.



WAY

NOT
ER

2122 Kimball St.



Kimball St

522-1st





2122 Kimball St



↑
Kimball St.
↓

2122 Kimball St.

← S. 21st St. →

Kimball St.
← →





ARCHITECTS
 100 EAST PENN SQUARE
 SUITE 1080
 PHILADELPHIA, PA 19107
 215.928.9331
 JKRPARCHITECTS.COM



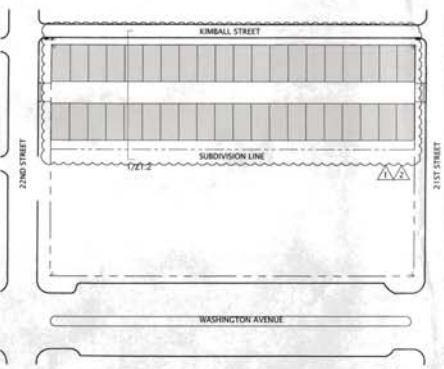
2101 WASHINGTON AVE.
 TOWN HOME DEVELOPMENT
 2101 WASHINGTON AVENUE
 PHILADELPHIA, PA 19146

ZONING PLAN

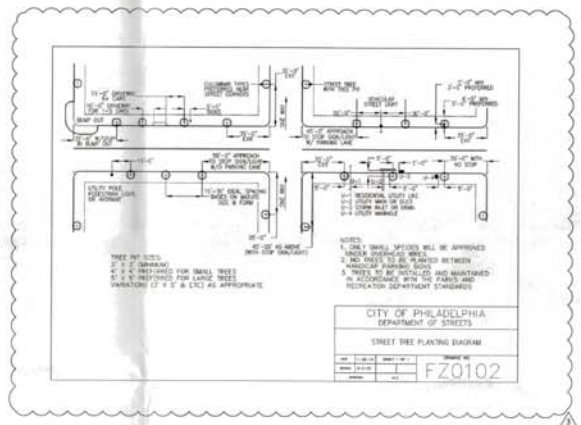
DATE: 2018.07.10
 DRAWN BY: JH1 SAS

- REVISIONS:
- 2018.10.09
 - 2019.03.29
 - 2019.04.16
 - 2019.04.29
 - 2019.05.07
- PROJECT NORTH
- 0 AS NOTED
- COPYRIGHT © JKRP ARCHITECTS. ALL RIGHTS RESERVED.

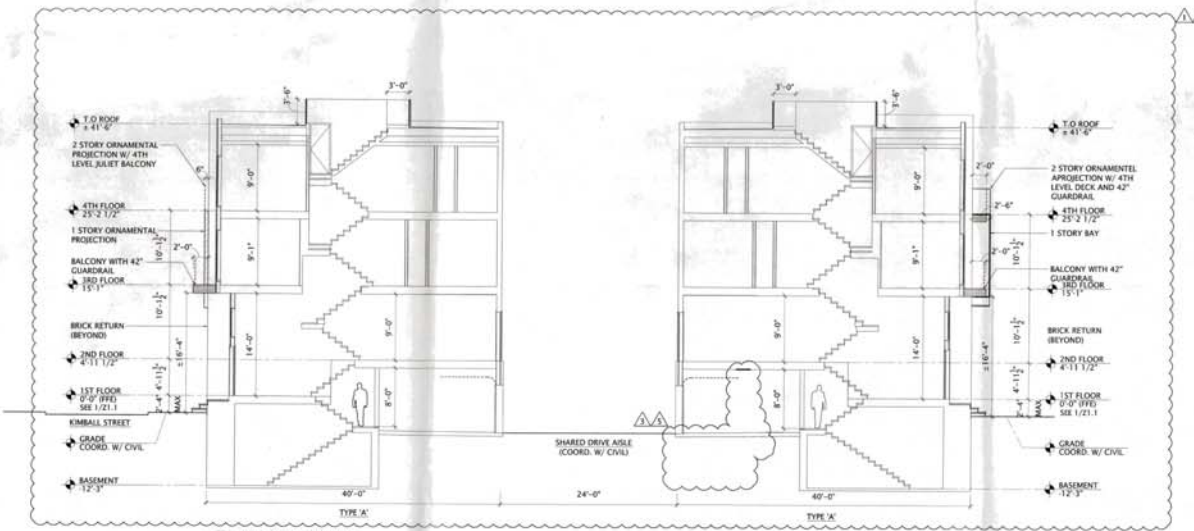
Z1.2



2 KEY PLAN
 SCALE: 1/64" = 1'-0"



AVERAGE HEIGHT	
AVERAGE HEIGHT	41.50' FROM AVG. GRADE
AVERAGE GRADE	
NORTH FACADE	34.00+35.80/2 = 34.90'
WEST FACADE	34.00+33.09/2 = 34.54'
SOUTH FACADE	33.09+34.96/2 = 34.02'
EAST FACADE	34.96+35.80/2 = 35.38'
AVERAGE GRADE	35.21'
MAXIMUM HEIGHT	64.19'
FFE 33.40+63.00 = 69.40'	
91.40 35.21+64.19'	



1 BUILDING SECTION
 SCALE: 1/8" = 1'-0"

HISTORICAL COMMISSION
August 15th, 2019

TOWNHOME DEVELOPMENT AT

2122 Kimball Street
Formerly 2101 Washington Ave (PARCEL A)



SITE CONTEXT



North East Axon



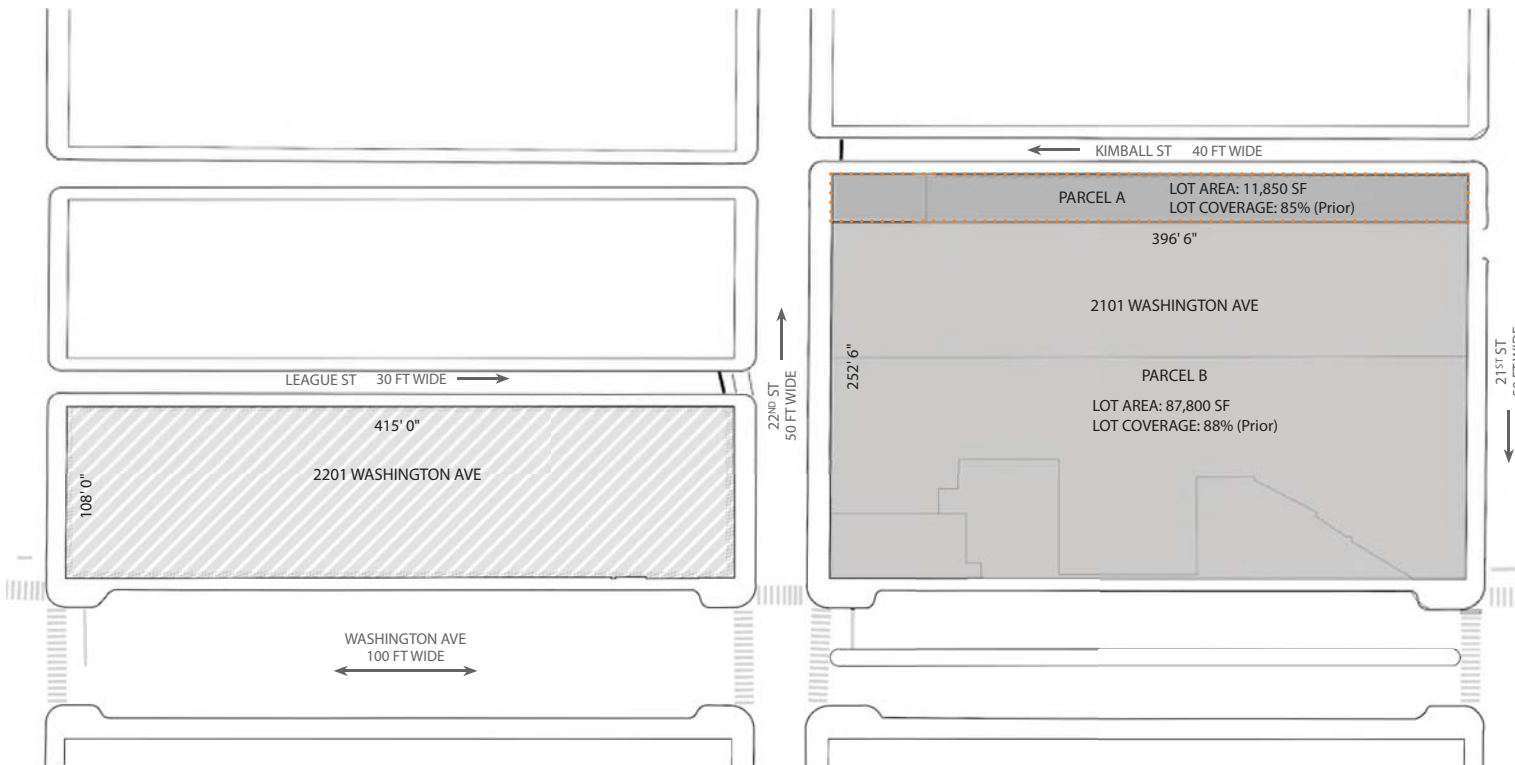
North West Axon



2019.08.15

2122 Kimball Street
Formerly 2101 Washington Ave (Parcel A)
Site Context

SITE INFORMATION



Zoning Map Legend

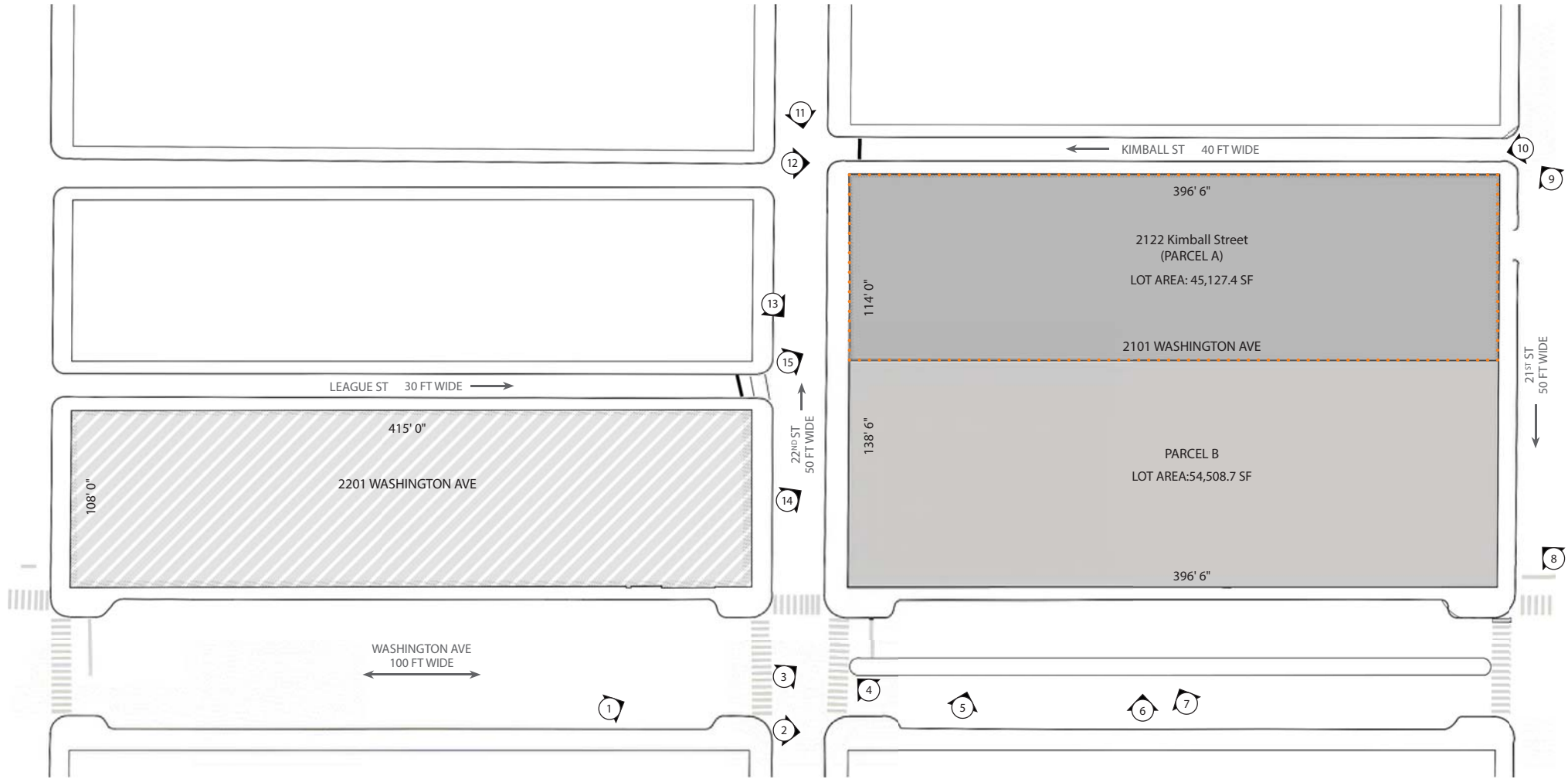
- RSA-5
- RM-1
- CMX-1
- I-2
- ICMX
- Recreation

+/- 396' x +/- 252'

Site Area: 100,030 Sq Ft

Currently Zoned I-2: Medium Industrial

RELOCATED LOT LINES (APPROVED)





Washington Ave



Washington Ave



Washington Ave



Washington Ave



Washington Ave



Washington Ave



Washington Ave



21st Street



21st Street



Kimball Street



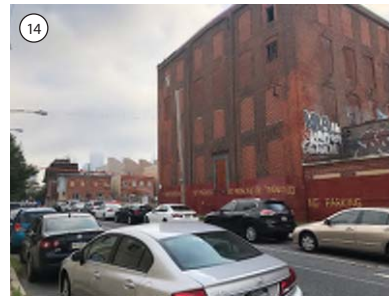
22nd Street



22nd Street



22nd Street

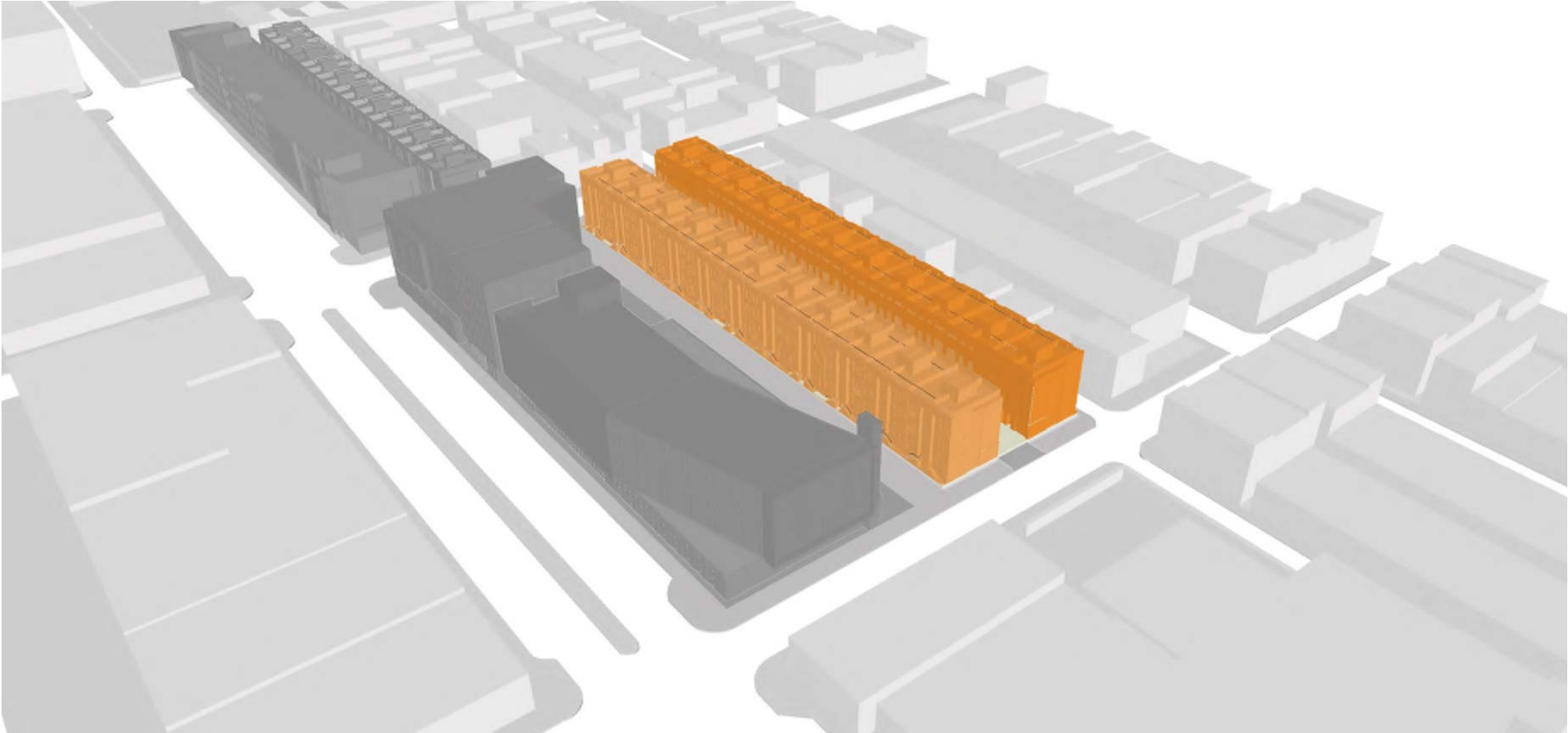


22nd Street

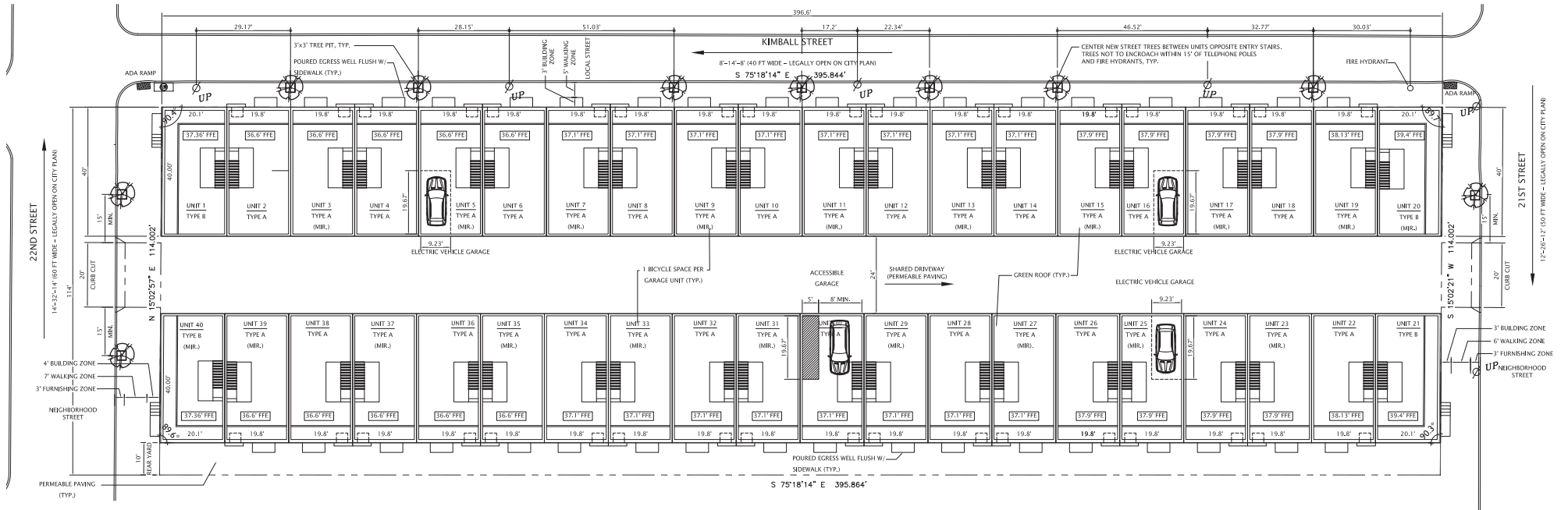


22nd Street

SITE MASSING



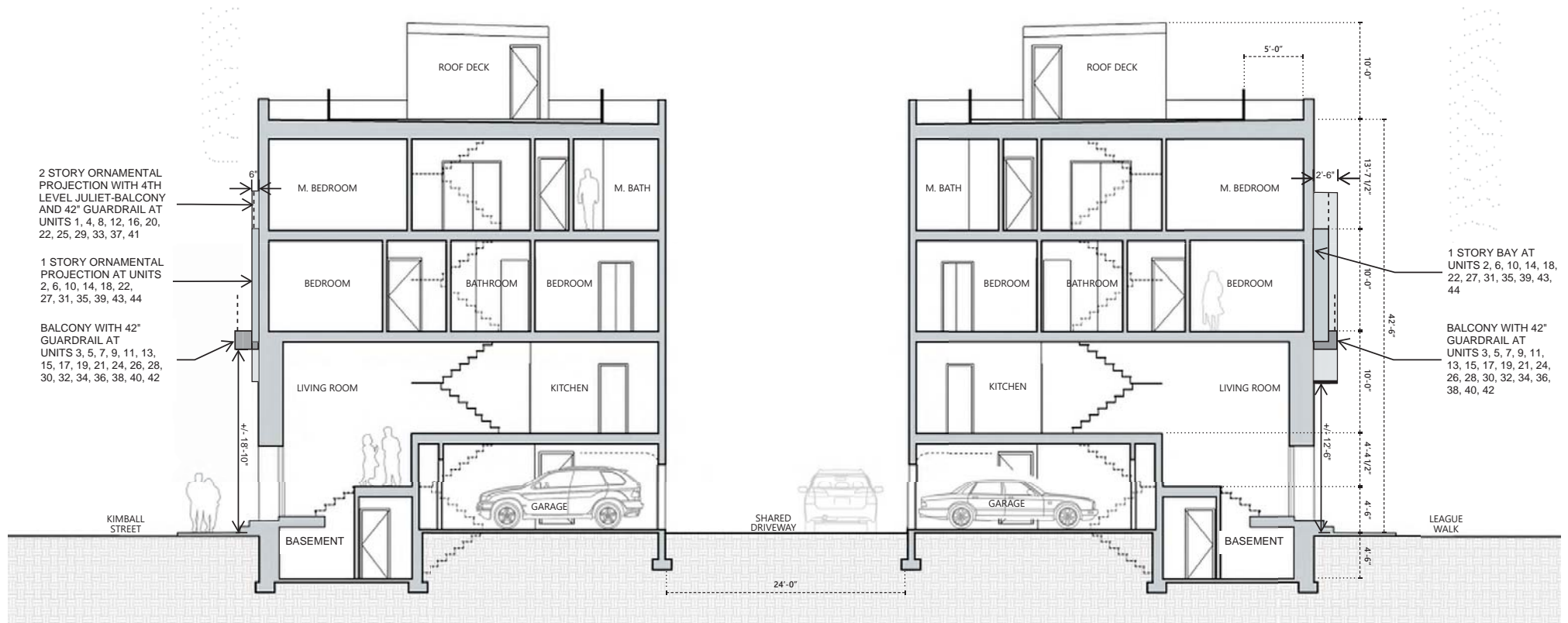
SITE PLAN



2019.08.15

2122 Kimball Street
Formerly 2101 Washington Ave (Parcel A)
Site Plan

BUILDING SECTION



COMPOSITE ELEVATIONS

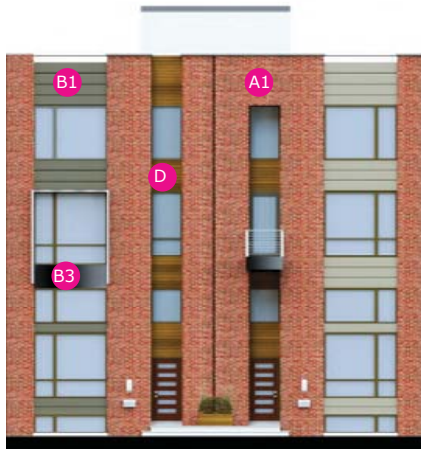


FRONT ELEVATION

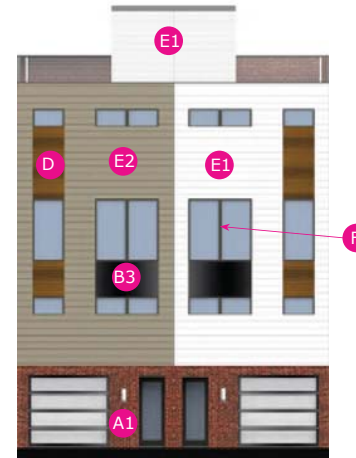


REAR ELEVATION

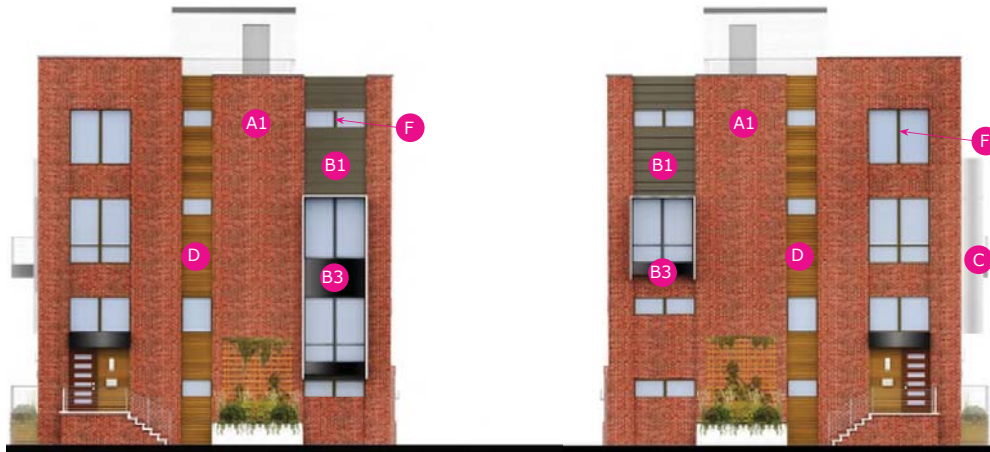
ELEVATIONS



FRONT ELEVATION



REAR ELEVATION












SIDE ELEVATION



END UNIT - REAR ELEVATION

MATERIAL KEY

	A1	GLEN-GERY ANTIQUÉ RED
	B1	ENGLERT METAL PANEL MEDIUM BRONZE 1" CONCEALED FASTENER
	B2	ENGLERT METAL PANEL SIERRA TAN 1" CONCEALED FASTENER
	B3	ENGLERT METAL PANEL MATTE BLACK "H" SERIES
	C	GALVAUME METAL PANEL GREY
	D	LONGBOARD TABLE WALNUT
	E1	JAMES HARDIE ARCTIC WHITE
	E2	JAMES HARDIE LIGHT MIST
	F	ULTREX BRONZE

EXTERIOR PERSPECTIVE



EXTERIOR PERSPECTIVE [BEFORE/AFTER]



EXTERIOR PERSPECTIVE



NOMINATION OF HISTORIC BUILDING , STRUCTURE , SITE , OR OBJECT
PHILADELPHIA REGISTER OF HISTORIC PLACES
PHILADELPHIA HISTORICAL COMMISSION

SUBMIT ALL ATTACHED MATERIALS ON PAPER AND IN ELECTRONIC FORM ON CD (MS WORD FORMAT)

1. ADDRESS OF HISTORIC RESOURCE (must comply with an Office of Property Assessment address)

Street address: 2101 Washington Avenue

Postal code: 19146-2532 Councilmanic District: 2

2. NAME OF HISTORIC RESOURCE

Historic Name: Howell & Brothers Wallpaper Hangings Manufactory

Common Name: Frankford Chocolate Company Building

3. TYPE OF HISTORIC RESOURCE

Building Structure Site Object

4. PROPERTY INFORMATION

Condition: excellent good fair poor ruins

Occupancy: occupied vacant under construction unknown

Current use: Telecommunications and Automobile Parking

5. BOUNDARY DESCRIPTION

See Page 1

6. DESCRIPTION

See Page 2

7. SIGNIFICANCE

See Page 13

Period of Significance (from year to year): from 1865 to 2012

Date(s) of construction and/or alteration: 1865, 1883, 1912, 1964, 1967, 1968, 1975

Architect, engineer, and/or designer: 1865, 83: Unknown 1912: William C Haddock 1964: Unknown 1967, 68: Abraham Levy
1975: Unknown

Builder, contractor, and/or artisan: 1865, 1880: Unknown 1912: William Steele & Sons 1964: Frank Lander 1967, 68: Fleming Co
1975: Brunett & Van Sciver Inc

Original owner: John A Howell

Other significant persons: Zophar Howell, John Wanamaker, Trần Đình Trường

CRITERIA FOR DESIGNATION:

The historic resource satisfies the following criteria for designation (check all that apply):

- (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past; or,
- (b) Is associated with an event of importance to the history of the City, Commonwealth or Nation; or,
- (c) Reflects the environment in an era characterized by a distinctive architectural style; or,
- (d) Embodies distinguishing characteristics of an architectural style or engineering specimen; or,
- (e) Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the City, Commonwealth or Nation; or,
- (f) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or,
- (g) Is part of or related to a square, park or other distinctive area which should be preserved according to an historic, cultural or architectural motif; or,
- (h) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or City; or,
- (i) Has yielded, or may be likely to yield, information important in pre-history or history; or
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

8. MAJOR BIBLIOGRAPHICAL REFERENCES

See Page 25

9. NOMINATOR

Name with Title Dennis Carlisle, Architectural History Writer Email denniscentercity@gmail.com

Organization _____ Date December 12 2017

Street Address 225 South Jessup Street Telephone (215) 805-8620

City, State, and Postal Code Philadelphia, PA 19107

Nominator is is not the property owner.

PHC USE ONLY

Date of Receipt: 12 December 2017

Correct-Complete Incorrect-Incomplete Date: 29 December 2017

Date of Notice Issuance: 2 January 2018

Property Owner at Time of Notice

Name: 2101 Washington Real Estate LP

Address: 110 E. State Street, Suite 17

City: Kennett Square State: PA Postal Code: 19348

Date(s) Reviewed by the Committee on Historic Designation: _____

Date(s) Reviewed by the Historical Commission: _____

Date of Final Action: _____

Designated Rejected

4/11/13

Individual Nomination
of
2101 Washington Avenue
to the
Philadelphia Register
of **Historic Places**



Image by
Google Earth

Prepared by: Dennis Carlisle

5. BOUNDARY DESCRIPTION

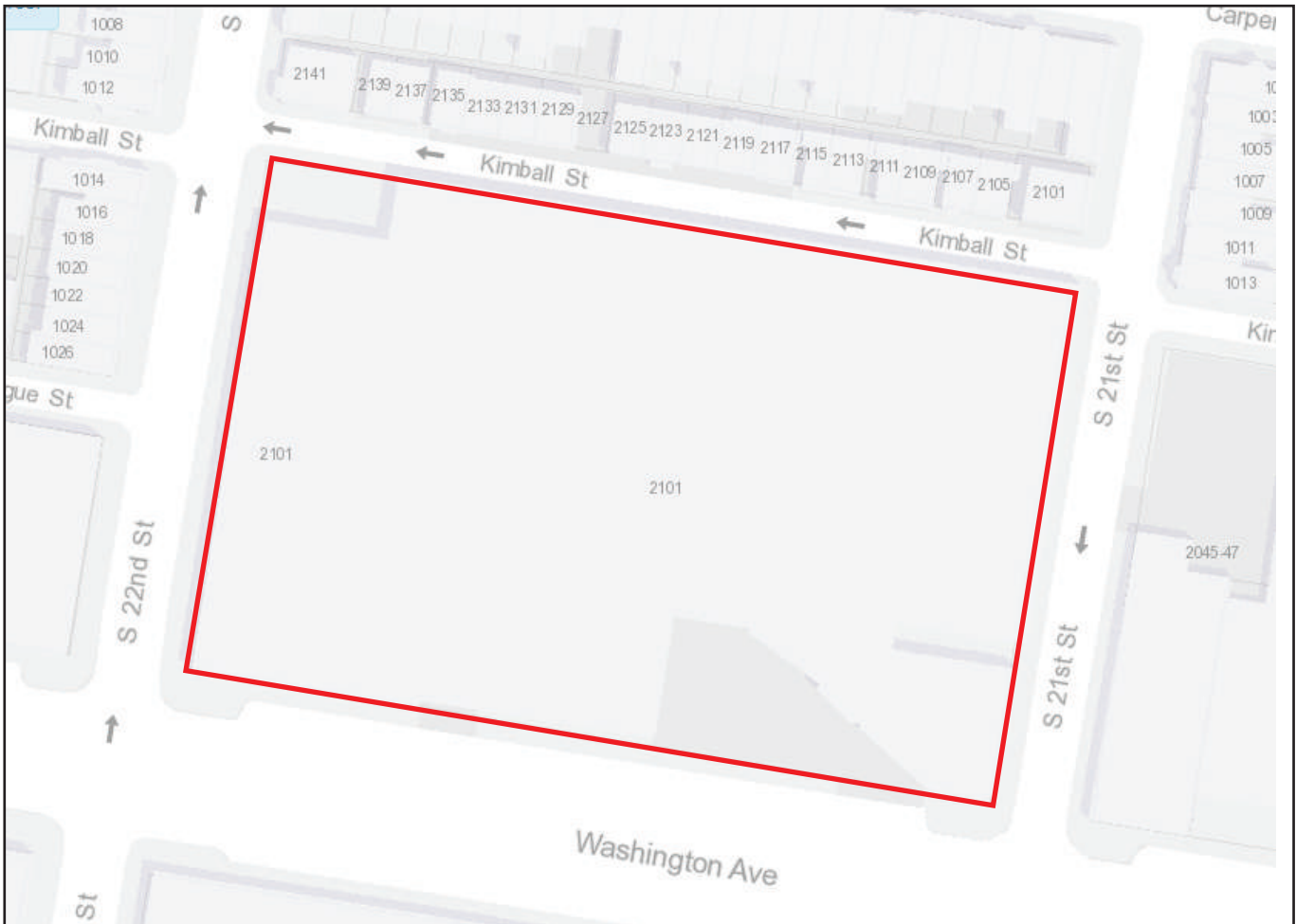


Figure 1: The red line indicates the boundaries of the property. | Image: Phila.gov/map

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, with improvements erected thereon, situate on the South side of Kimball Street, the West side of 21st Street and the East side of 22nd Street in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Kimball Street 396 feet and extending of that width in length or depth Southward between lines at right angles said Kimball Street 30 feet more or less to the North line of premises next described.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, with improvements erected thereon, situate on the north side of Washington Avenue, the West side of 21st Street and the East side of 22nd Street in the 30th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Washington Avenue 396 feet and extending on that width in length or depth Northward between lines at right angles to said Washington Avenue 222 feet 7 inches more or less to the rear line of premises hereinabove described.

BEING 2101 Washington Avenue

6. DESCRIPTION

The original form of 2101 Washington Avenue was constructed in 1865 and has many still-extant additions over the period between 1883 and 1975. Additions that were demolished and replaced are not listed.

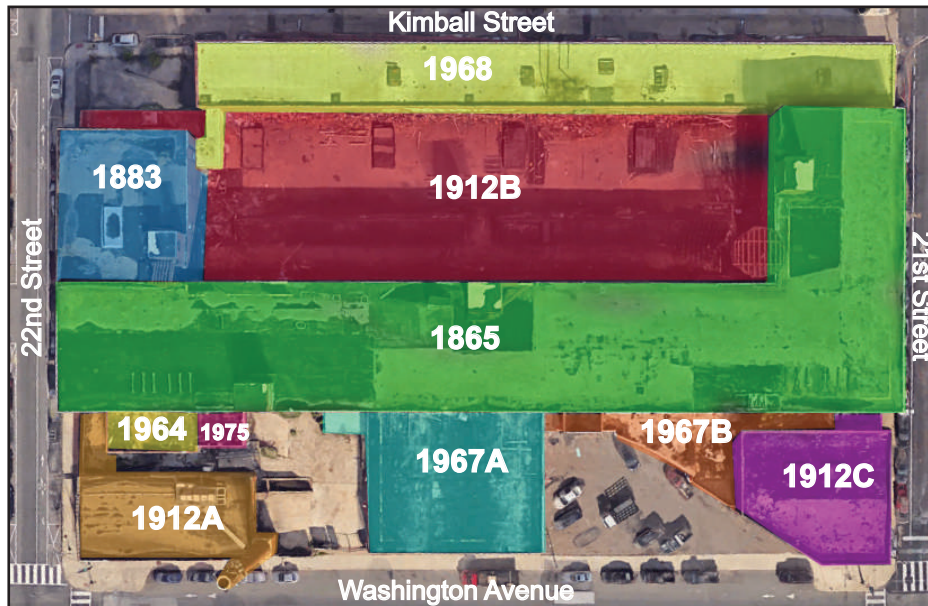


Figure 2: Overhead view identifying all sections by year of construction. | Original image: Google Earth

Initial Construction (1865):

The 1865-built section consists of a 396-foot-wide, 4-story building of heavy timber construction with a brick facade with 43 bays of windows. It is set back from Washington Avenue, but its east and west elevations both reach the east and west property lines. The structure was originally L-shaped, with the shorter section of the “L” extending northward on the 21st Street side of the building. The western elevation (Figure 5) of the building was originally 60 feet wide with 6 bays and the eastern elevation (Figure 4) was 143 feet wide with 14 bays. Each window opening on the facade has a short arch of brick on top. There is a raised column of bricks between every other bay of windows on both the east and west elevations. The east elevation has a large metal garage door. There is a corbelled brick cornice just below the roof line on almost all sides. The basement is raised, with windows at ground level. An arch of bricks surrounds a doorway on the east facade. All original windows and doors are filled with brick and/or paneling. Pilot houses of two elevators can be found extending beyond the roof line, visible when facing the south elevation. A fire escape is visible on the east elevation. A painted sign, partially faded, reading “FRANKFORD CHOCOLATE CO.” is visible on the south elevation (Figure 3). The roof of the building has a very low pitch that is only noticeable on the west elevation.



Figure 3: South Elevation of the 1865 section with Frankford Chocolate Co. Signage. | Photo: Dennis Carlisle



Figure 4: East elevation of the 1865 section. | Photo: Dennis Carlisle



Figure 5: West elevation of the 1865 section. | Photo: Dennis Carlisle

1883 Addition:

The 1883 addition (Figure 6) consists of a 60' x 72' heavy timber structure with a brick facade on the 22nd Street side of the property extending northward 72 feet from the north elevation of the original 1865 building along the west property line with four bays of windows. The facade is similar to the original building with short brick arches over the window openings and a corbelled brick cornice, but on the west elevation the raised brick columns are between each bay instead of every two bays. The north elevation has three bays of windows with no brick columns in between. A fire escape is visible on the west elevation.



Figure 6: West and south elevations of the 1883 addition. | Photo: Dennis Carlisle

1912 Addition A:

1912 Addition A is a one-story re-inforced concrete structure with a brick facade at the southwest corner of the property line. The south elevation has seven bays of window openings. The openings are filled with cinder blocks and include one more small window opening and a vent (Figure 9). A thin segment connecting to the south elevation of the 1865 section, facing 22nd street, has four more window openings of the same size, filled with cinder blocks, with the exception of one that has been made into a doorway. The connecting segment has a chain linked fence on its roof. Three much larger window openings are visible on the west elevation, approximately 4/5ths filled with cinder blocks (Figure 7). Three more windows are on the east elevation, filled with glass blocks. There is also a concrete ramp leading below grade (Figure 8). All window openings have a concrete lintel. The east and west elevations have a low pitched roof with terra cotta coping. A 110-foot cylindrical brick smokestack rises from the southeast corner of this addition. Telecommunications equipment is visible on the roof of this section and near the top of the smokestack. All elevations have a corbelled brick cornice.



Figure 7: West elevation of the 1917 addition. | Photo: Dennis Carlisle



Figure 8: East elevation of the 1917 addition. | Photo: Dennis Carlisle

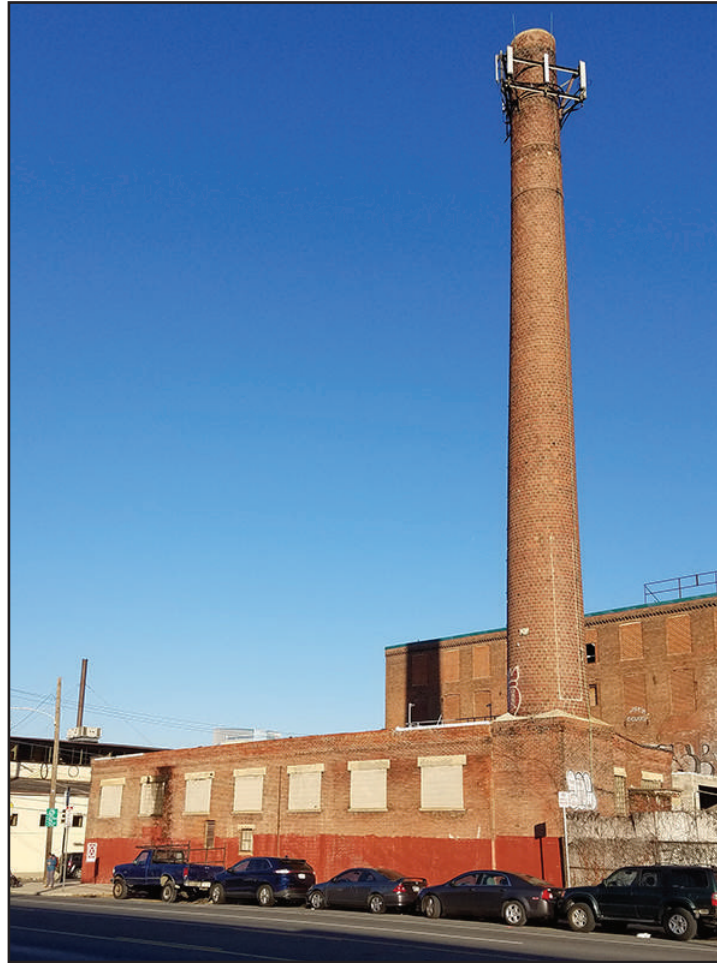


Figure 9: South elevation of 1912 Addition A with smokestack. | Photo: Dennis Carlisle

1912 Addition B:

1912 Addition B is a one-story concrete structure with a brick facade built in the space between the northern wing of the 1865 section and the 1883 section. It is obscured from view by those sections and the 1968 Addition with the exception of the enclosed driveway and metal garage door that extends from its northwest corner to the 22nd Street property line (Figure 10). This extended piece has an air-handling machine on its roof. A concrete lintel can be found above the garage door. On the north elevation, concrete columns are visible on the facade along with a door and two square openings filled with concrete.



Figure 10: The only segment of 1912 Addition B visible from street level. | Photo: Dennis Carlisle

1912 Addition C:

1912 addition C is a heavy timber structure with a brick facade at the southeast corner of the property line. It is two stories with a chamfered southwest corner. Large windows, filled with brick, can be found along the east, west, south, and southwest facades (Figures 11, 12, 13). Four of these bricked large window openings on the second floor have smaller aluminum windows. On the first floor facade, 15 windows and 1 door are installed in the brick-filled window openings. A small section of this addition connects it with the 1865 section along the eastern property line. This part of the 1912 addition has two small window openings with an arch of bricks above each one on its eastern elevation (figure 8). The openings are filled with brick and glass blocks. The 1912 addition has a corbeled brick cornice with terra cotta coping (figure 14). All window openings have a concrete lintel with the exception of the two small windows of the connecting segment.



Figure 11: Southwest and west elevations of 1912 Addition C. | Photo: Dennis Carlisle



Figure 12: South elevation of 1912 Addition C | Photo: Dennis Carlisle



Figure 13: East elevation of 1912 addition C. | Photo: Dennis Carlisle



Figure 14: Detail of brick corbeling and terra cotta coping. | Photo: Dennis Carlisle

1964 Addition:

The 1964 addition is a one-story steel structure with a cinder block facade that extends south from the west side of the 1865 section and abuts the east elevation of the connecting segment of 1912 Addition A. It has terra cotta coping. A portion of the west elevation of this addition is visible from 22nd Street (Figure 15).



Figure 15: West elevation of the 1964 addition. | Photo: Dennis Carlisle

1967 Additions:

A) 1967 Addition A is a one-story steel structure with a windowless cinder block facade on its east and west elevations (Figures 17 and 18). It extends south from the center of the 1865 section to the Washington Avenue property line (Figure 16). Four metal garage doors face Washington Avenue. A concrete loading dock extends out of the northwest corner of this addition.

B) 1967 Addition B, abuts the west elevation of 1912 Addition C and tapers in a staggered fashion toward 1967 Addition A (Figure 19). This section is one story with a cinder block facade, two doors, three small windows and one garage door. It has a small segment that fills the space in between the 1912 Addition C and the 1865 section. The open area in front of this addition is paved with asphalt up to the Washington Avenue property line.



Figure 16: South elevation of 1967 Addition A. | Photo: Dennis Carlisle



Figure 17: East elevation of 1967 Addition A with a portion of 1967 Addition B | Photo: Dennis Carlisle



Figure 18: West elevation of 1967 Addition A. | Photo: Dennis Carlisle



Figure 19: South elevation of 1967 Addition B. | Photo: Dennis Carlisle

1968 Addition:

The 1968 addition is a one-story steel structure with a cinder block facade that abuts the 1865 section and 1912 Addition B on the northernmost elevations of each. It extends from the northeast corner of the property line at 21st and Kimball Streets and extends 336 feet westward along the northern property line (Figure 20). It has nine small window openings on its north elevation facing Kimball Street that have been sealed with paneling. One large opening near the center of the north elevation is sealed with paneling. There is a metal garage door on the east elevation. Two air conditioning units protrude from the north elevation. A small connecting segment protrudes from the northwest corner of this addition and goes over the 1912 Addition B to connect to the 1883 Addition (Figure 21). There is a small door on the west elevation. Part of the property between this addition and 1912 Addition B is paved with asphalt and concrete, partially enclosed in a chain linked fence (Figures 10 and 24).



Figure 20: East and north elevations of the 1968 addition. | Photo: Dennis Carlisle



Figure 21: West and north elevations of the 1968 addition. | Photo: Dennis Carlisle

1975 Addition:

The 1975 addition is a cinder block structure that abuts the east elevation of the 1964 Addition and the south elevation of the 1865 section. It appears to be without an eastern wall (Figure 22). The open area between this addition, 1912 Addition A, and 1967 Addition A is paved with concrete and enclosed by a chain linked fence at the Washington Avenue property line (Figures 2, 8, 9, 18, 22).



Figure 22: South elevation of the 1975 addition. | Photo: Dennis Carlisle

7. SIGNIFICANCE

The former Howell & Brothers Wallpaper Hangings Manufactory at 2101 Washington Avenue is a significant historic resource that merits designation by the Philadelphia Historic Commission and inclusion on the Philadelphia Register of Historic Places. The property satisfies Criteria for Designation (a) and (j) of Section 14-1004 of the Philadelphia Code. The former Howell & Brothers Wallpaper Hangings Manufactory meets the following criteria:

- (a) Has significant character, interest or value as part of the development, heritage or cultural characteristics of the City, Commonwealth or Nation or is associated with the life of a person significant in the past;
- (j) Exemplifies the cultural, political, economic, social or historical heritage of the community.

Compliance with Criteria A and J (see Historic Context for more details and sources):

2101 Washington Avenue represents the heritage of Philadelphia as a manufacturing center in the 19th Century and helped catalyze the growth of the Washington Avenue industrial corridor.

The Howell & Brothers factory was at one point the largest wallpaper factory in the United States. This important firm led the 19th Century wallpaper industry in innovation and quality--it was the first American wallpaper firm to produce machine-made wallpapers and the only Philadelphia firm that was a founding member of the "Wallpaper Pool" in the 1880s. The company won awards for its work, both domestically and internationally, throughout most of the period that the business operated (*[a] interest or value as part of the development of the Nation, [j] exemplifies the economic heritage of the community*).

Its location on the Washington Avenue industrial corridor along the former Philadelphia, Wilmington, and Baltimore Railroad (later called the Washington Avenue Branch) reminds us of that avenue's industrial past. The property is among the oldest and most intact 19th Century industrial buildings along its length. (*[a] interest or value as part of the development of the City, [j] exemplifies the historical heritage of the community*). When the initial section was built in 1865, it was considered the largest manufactory of its kind (*[a] interest or value as part of the development of the Nation*).

The property's significance, however, goes beyond its 19th Century life. The facility's longest use came from John Wanamaker's company. John Wanamaker used the complex as a furniture warehouse to support his iconic store at 13th and Market, which held within it, according to his company's literature, the largest furniture store in the world. During the time 2101 Washington Avenue had this use, the property was improved with some of its most significant architectural elements.

As one of the most significant Philadelphians in the city's history, John Wanamaker's connection to 2101 Washington Avenue gives it an additional importance beyond its significant 19th Century history (*[a] associated with the life of a person significant in the past*).

The facility's use in the late 20th Century as a chocolate factory illustrates its utility. While numerous factories shut down during this period in the city's history, 2101 Washington managed to remain in industrial use until the start of the 21st Century, well after the freight railroad line along Washington Avenue was shut down. Its late 20th Century additions add to the property's unique configuration. During its tenure as the Frankford Chocolate and Candy Company, 2101 Washington Avenue was one of the largest producers of chocolate Easter bunnies (*[a] interest or value as part of the cultural characteristics of the Nation*).

In the Philadelphia of the 21st Century, real estate development has exploded to levels unseen in this city in decades. Numerous historical buildings are being demolished or heavily altered for new developments. It is imperative that 2101 Washington Avenue be protected from demolition and given an extra layer of protection in the face of major alteration by placement on the Philadelphia Register of Historic Places.

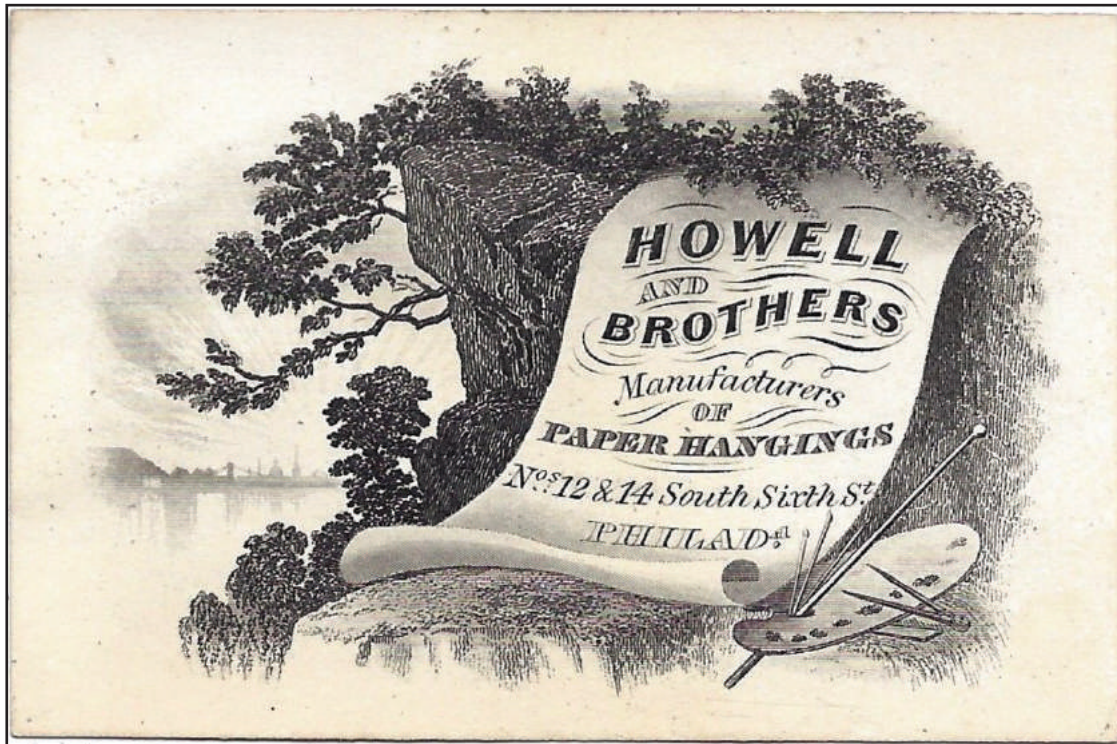


Figure 23: Howell & Brothers Trade Card, Circa 1870s. | Source: Collection of Bolling & Co, www.bollingco.com

Historic Context:

Early wallpaper manufacturing in the United States and the origins of Howell & Brothers

Wallpaper was not generally used as a decorative element for interiors in North America until the mid 18th Century. During that period, individuals would specially order “paper hangings” from dealers in London or Paris. By 1745, a Charles Hargrave began offering imported wallpapers as part of his retail trade in Philadelphia. The first known American manufacturer of wallpapers was John Rugar of New York City, but his business failed. He was succeeded by other manufacturers in Boston and Philadelphia but they too found failure. In 1790, a pair of Frenchman known as Boulu and Charden began the first successful wallpaper manufactory in America, followed by the firm of one William Poyntell. The third major wallpaper manufacturing firm was the father-and-son team of John and John Brazier Howell, who came to Albany, New York from England in 1793. The Howells had experience in wallpaper manufacturing in England and reproduced the same methods in a few rooms of their Albany home.¹

The Howells continued operating their company in Albany, eventually partnering with a Lemuel Steel to become Howell & Co. Steel would go on to purchase the Albany concern when John B. Howell and his family moved their wallpaper company to New York City, then Baltimore. The Howells set up a permanent wallpaper manufacturing and sales presence in Philadelphia between 1813 and 1820.²

By the 1830s, John B. Howell’s five sons, George, Zophar C., John A., William, and Darius had become involved with the company, listing their place of business as “Howell & Brothers, paper hangers, 70 Chestnut.” in 1835.³ Zophar C. Howell became primary proprietor of the company in 1830.⁴

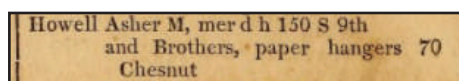


Figure 24: Howell & Brothers listing from 1835. | Source: *Desilver’s Philadelphia Directory and Stranger’s Guide for 1835 & 1836*

¹ Ackerman, Phyllis. *Wallpaper: Its History, Design, and Use* (London: William Heinemann Ltd., 1923), 68-69

² Depew, Chauncy M. *One Hundred Years of American Commerce*, (New York: D.O. Hayes & Co, 1895), 505-507

³ Desilver, Robert. *Desilver’s Philadelphia Directory and Stranger’s Guide for 1835 & 1836* (Philadelphia: Robert Desilver, 1835), 94

⁴ *Historical and Commercial Philadelphia* (Philadelphia: A.F. Parsons, 1892), 112

In 1844, Howell & Brothers were the first American wallpaper manufacturers to import a steam-powered machine for printing wallpaper, enabling them to manufacture a much lower-priced product and in much greater abundance.² By 1847, Howell & Brothers found massive success, winning five awards for the excellence of their products and moving to a new headquarters at 116 Chestnut Street. At this point they offered paper hangings in the style of “borders, fire board prints... decoration fresco paper for parlors. The latest and most approved styles of architectural designs: Columns with Capitols, Pilasters and Panneling statues, Pedestals... double window curtain paper”. Their advertisements claimed that they were the only factory in the country which produce most of these papers.⁵The company had retail stores in New York City⁶and Baltimore.⁷

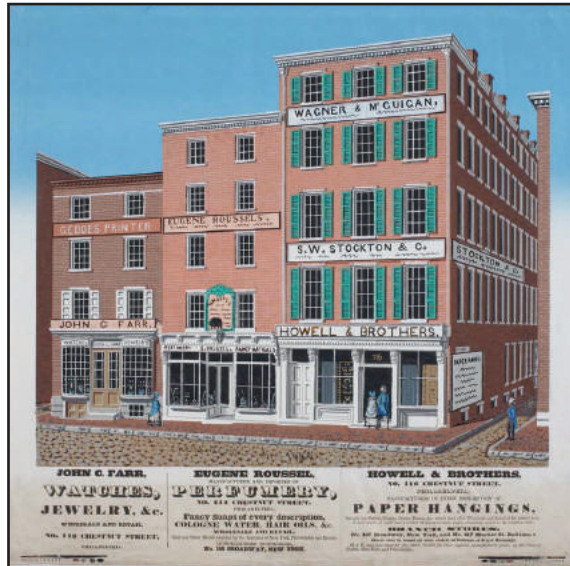


Figure 25: 1846 Lithograph illustrating Howell & Brothers location at 116 Chestnut (now 300 block)
Source: Philadelphia on Stone Exhibition, Library Company of Philadelphia

By the 1850s, the Howell & Brothers operation had grown very large. A new and separate location was needed for a factory that would be able to meet the growing company’s needs. A large four-story factory on a 396’ x 80’ footprint was constructed at 19th and Spruce Streets along with a smaller supplementary factory on the 1100 block of Catharine Street. By 1860, the company was producing 5,000 tons of wallpaper per year and included velvet-, gold-, and satin-surfaced wallpapers. The new factory employed 200.⁸ The address of the company’s Philadelphia retail operation changed from 142 to 622 Chestnut Street.¹⁰ In 1864, Howell & Brothers moved to a large retail building at the corner of 9th and Chestnut Streets¹¹ that would burn down in 1869.¹²



Figure 26: Circa 1850s illustration of the 19th and Spruce factory from a bill of sale. |
Source: Collection of Bolling & Company, www.bollingco.com

5 Howell & Brothers Advertisement. *Pennsylvania Telegraph* [Harrisburg] 18 May 1847

6 Howell & Brothers Advertisement. *Evening Post* [New York] 19 June 1846

7 Sheldon & Co.'s *Business Or Advertising Directory, Containing the Cards, Circulars, and Advertisements of the Principal Firms of the Cities of New-York, Boston, Philadelphia, Baltimore, Etc.* (Boston: John F. Trow, 1845), 32

8 Bishop, John Leander, et al. *A History of American Manufactures from 1608 to 1860, Comprising Annals of the Industry of the United States in Machinery, Manufactures and Useful Arts, with a Notice of the Important Inventions, Tariffs, and the Results of Each Decennial Census.* 3rd ed., vol. 3, (E. Young, 1868), 72

9 Howell & Brothers Advertisement. *Lancaster Intelligencer*, 2 Dec. 1851

10 McElroy, A. *McElroy's Philadelphia City Directory for 1859.* (Philadelphia: 1859)

11 Howell & Brothers Advertisement, *Philadelphia Inquirer*, 21 January 1864

12 "Calamity on Chestnut Street" *Daily Evening Bulletin* [Philadelphia, PA] 14 Jan. 1869

2101 Washington Avenue in the 19th Century: Howell & Brothers Manufactory on Washington Avenue

In 1865, presumably due to rising land values near Rittenhouse Square and to better accommodate deliveries, Howell & Brothers built a new facility on a large property at 21st Street and Washington Avenue along the Philadelphia, Wilmington, and Baltimore Railroad corridor.¹³ The original parcel of land was the combination of two irregular-shaped contiguous parcels that were roughly bound by Washington Avenue, 21st Street, 22nd Street, and Carpenter Street, with the exception of an irregular strip of land along the south side Carpenter Street and a rectangular parcel at the northeast corner of 22nd Street and Washington Avenue, which is probably the reason that the factory building was set back from the street.¹⁴ That corner parcel was acquired by the Howells in 1867.¹⁵ In addition to the L-shaped building that still stands (see Description), there was also a one-story, 74' x 54' "wash room" building at the southeast corner of the property along with a one-story, 40' x 64' boiler house with a smoke stack and a two-story, 19' x 82' stable in the area now occupied by the 1916 addition¹⁶ (figure 28).

The new factory was described by Edwin T. Freeley in the 1867 edition of *Philadelphia and Its Manufactures*:

"...believed to be the most extensive in the United States and certainly one of the largest in the world. It is located on Washington avenue between Twenty-first and Twenty-second streets and covers an area of two acres. The main building is an immense brick structure four hundred feet long, and five stories in height with a basement. Extending at right angles with the main building are two wings that an average depth of two hundred feet [the wash room mentioned above is here counted as a wing]. On the first floor are nine machines that have the capacity of printing twenty thousand yards of Paper in a day. Three of these machines will print twelve colors at a time. Adjacent to the printing room is a large room, sixty by one hundred feet, in which the colors are mixed. There are no less than fifty large mills employed in this department in preparing colors. On the second and third floors the clay is ground and prepared, which is used to cover the blank paper and forms a basis on which the colors rest. In the fourth story are the Bronzing and Varnishing departments and also rooms for the Designers and Engravers of blocks. Each design for a separate color, is first cut on a block of pear tree wood and the outlay for this purpose in a leading establishment like this, where new designs are constantly being made, is very large. The facility with which Wall Paper is manufactured by the modern processes is most remarkable. Hundreds of rolls of blank paper can be printed in a variety of colors, dried, reeled, and be ready for market in a few hours. In Messrs. Howell's factory, forty tons of paper are consumed weekly, and about fifty millions of yards of Paper Hangings are produced annually, or a quantity, in miles, greater than the circumference of the globe."¹⁷

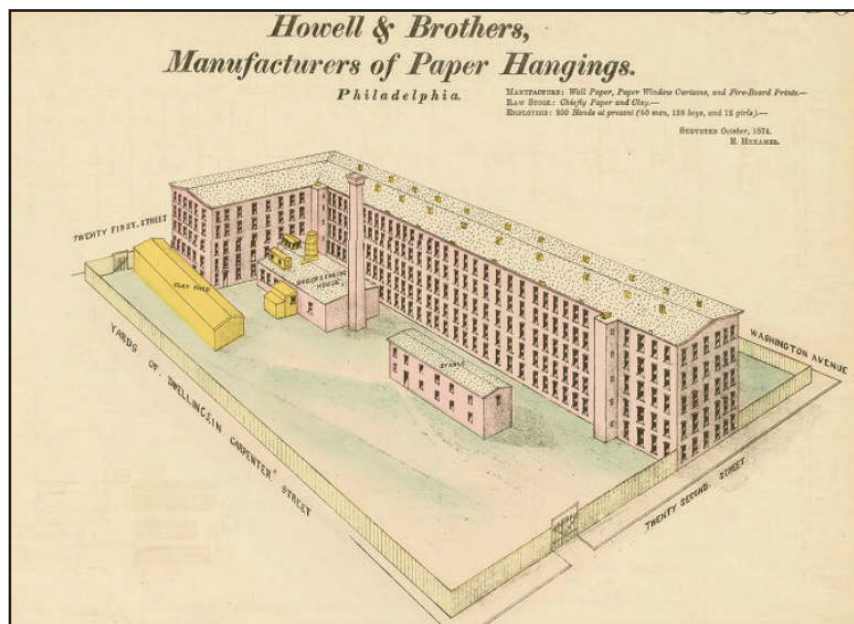


Figure 27: 1874 Orthogonal View of the Howell & Brothers Paper Hangings Manufactory, looking southeast.

Source: *Hexamer General Surveys*, Volume 9, Plate 807

13 "Building Improvements" *Daily Evening Bulletin* [Philadelphia, PA], 7 Nov. 1865

14 Deed from John A. Howell to George Howell, et. al., 10 October 1865 (filed 20 December 1865) Philadelphia, Pennsylvania, Plan Book 7-S, Page 8, City Archives of Philadelphia

15 Registry Plans A,B,G. Philadelphia, Pennsylvania, Deed Book 7-S-8, Department of Records, City of Philadelphia

16 Ernest Hexamer, "Howell & Brothers, Manufacturers of Paper Hangings, Philadelphia" *Hexamer General Survey*, Volume 1, Plate 26 (Philadelphia, 1866).

17 Freeley, Edwin T. *Philadelphia and its Manufactures* (Edward Young: Philadelphia, 1867), 608

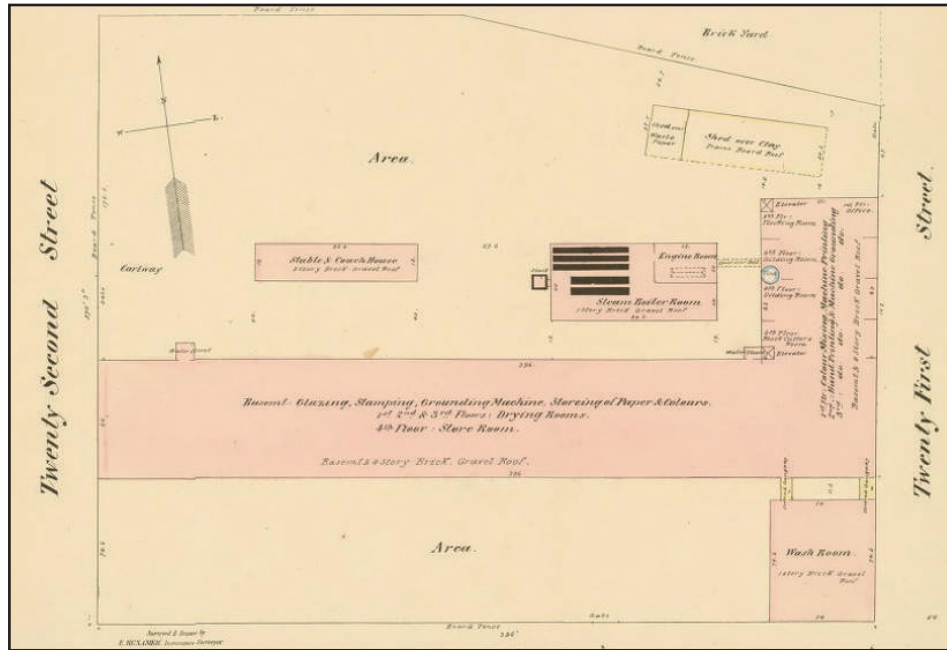


Figure 28: 1866 survey of the Howell & Brothers Paper Hangings Manufactory
 Source: Hexamer General Surveys, Volume 1, Plate 26

Howell & Brothers continued to gain notoriety for the quality of their work through the 1860s and 70s. Their wallpaper was used in the newly-constructed Academy of Music,¹⁸ the company was the only wallpaper maker to receive an honorable mention at the International Exposition in Paris,¹⁷ and they exhibited their machinery and processes at the Centennial International Exposition of 1876.¹⁹

In 1883, a 90' x 396' portion on the northern edge of the Howell & Brothers Washington Avenue property was subdivided off and split into forty-four 18' x 30' properties on either side of a new segment of Kimball Street. They were sold to a Francis Prevost, who three days later sold them to builder Robert Kaighn,¹⁵ who built two-story houses on either side.²⁰ Zophar C. Howell purchased two of the houses in December 1884.¹⁵ Only five still stand.



Figure 29: The five remaining Robert Kaighn-built homes on the 2100 block of Kimball Street | Photo: Dennis Carlisle

18 "The Academy of Music" *Daily Evening Bulletin* [Philadelphia, PA] 17 Sep. 1866
 19 "Centennial Exposition Memoranda", *Potter's American Monthly* Vol. 8, no. 57 (September 1876), 233
 20 *American Architect and Building News* Jul-Dec 1883. Vol. 14, no. 399, (Boston: James R. Osgood and Company, 1883), 44

The same year, an addition was added to the 1865 factory(see Description). The addition was used to store completed wallpaper rolls and produce pattern books.²¹

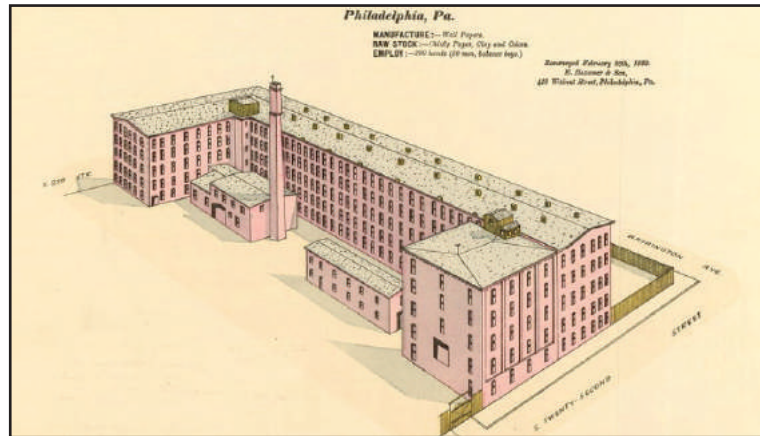


Figure 30: 1889 Orthogonal View of the Howell & Brothers Paper Hangings Manufactory, looking southeast. | Source: Hexamer General Surveys, Volume 23, Plate 2229

The Wallpaper Pool and the end of Howell & Brothers

By the late 1870s, smaller wallpaper manufacturing operations around the country had the means to produce a lower quality product at a lower price, threatening the profits of the larger concerns and bringing down the quality standards of the entire industry. The largest manufacturers attempted to undersell each other, but the situation was not sustainable. In 1880, thirteen of the largest wallpaper concerns in New York, New Jersey, and Philadelphia led by James S. Warren of the New York City-based wallpaper firm Warren, Fuller, & Co, arranged what became colloquially referred to as the “Wallpaper Pool”. The pool, calling itself American Wallpaper Manufacturers Association, set prices between members according to a schedule that was determined on September 15th of every year. Members shared profits every month based on certain conditions. Howell & Brothers was the only Philadelphia firm that was a member of the pool, though a handful of smaller Philadelphia wallpaper concerns were associate members that participated in the regulated pricing but not the profit-sharing and other benefits of full members.²²

The Wallpaper Pool was successful at first, but some manufacturers started to surreptitiously breach the conditions of the agreement. Some undersold the set prices and others falsified their reports to the Association. In 1885, Howell & Brothers was accused of altering the appearance of lower quality wallpapers to resemble higher quality papers.²⁴ The Wallpaper Pool was also setting prices much higher than the industry could bear, which was blamed for the violations of the agreement. Fines were imposed on violators but not enforced. The Wallpaper Pool dissolved in 1887 and prices tumbled. In 1892, the largest manufacturers, which included Howell & Brothers, consolidated into a trust called the National Wallpaper Company. The Howell Brothers sold the company to the trust but retained ownership and control of the Washington Avenue property.²³

The National Wallpaper Company closed some of the smaller factories in its network and started to sell to retailers directly, cutting out the middlemen. This action led to the terminated workers and salesmen to form their own wallpaper manufacturing operations that competed with the National Wallpaper Company. The new factories were favored by the general public and formed their own trust called the Continental Wallpaper Company in 1898. Despite this consolidation, competition from independent manufacturers was strong enough to lead to the dissolution of both trusts in 1900.²³

The firm dissolved under the name Howell & Brothers, Ltd in 1902. It is still listed in operation upon Zophar C. Howell's death in October of that year,²⁵ but the November 1902 announcement of the addition of a foundry to the property (now demolished) indicates that by that point, the American Can Company was engaged to lease the facility.²⁶

21 Ernest Hexamer, "Howell & Brothers, Paper Hangings Manufactory" Hexamer General Surveys, Volume 23, Plates 2228,2229 (Philadelphia, 1889).

22 "The Wallpaper Pool" *The New York Times*. 7 May 1882

23 *Report of the Industrial Commission*. Vol. 13, (Washington: US Government Printing Office, 1901), 282-285

24 "A Troubled Pool" *Philadelphia Inquirer* 15 June 1886

25 "Death of Zophar Howell: Veteran in Wallpaper" *The Paper Mill and Wood Pulp News* [New York] 11 Oct. 1902

26 "Property Owners Are Spending Many Millions For New Buildings" *Philadelphia Inquirer* 30 Nov. 1902

2101 Washington Avenue in the 20th Century: Tin Cans, Wanamaker, and the Chocolate Factory

The American Can Company was founded in 1901 by the consolidation of 60 independent manufacturers.²⁷ The rapidly-expanding company made use of the former Howell factory for approximately nine years before building their own plant at Beach and Palmer Streets in the Fishtown section of Philadelphia in 1911.²⁸ The Howell Family continued to retain ownership of the property until 1909, when it was sold to real estate investor John H. Carr.²⁹ Earlier the same year, Carr also purchased the 22 houses on the south side of Kimball Street adjacent to the former Howell property.¹⁵

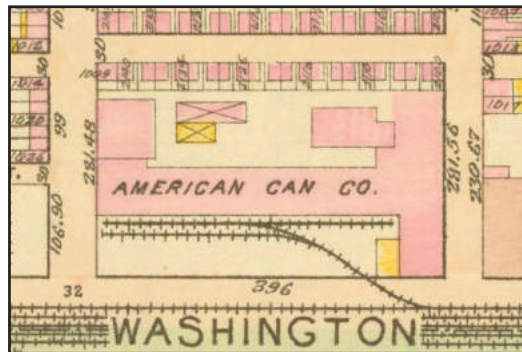


Figure 31: American Can Company at 2101 Washington Avenue in a 1910 property map. |Source: Atlas of the City of Philadelphia, 1910. (G.W. & Bromley Company, Philadelphia, 1910)

After the American Can Company moved in 1912, John H. Carr leased the property to John Wanamaker. Carr had an existing relationship with Wanamaker, having assigned a lease of a New York City property to him in 1903.³⁰ Wanamaker, the famous Philadelphia merchant, had just opened his flagship 13th and Market store on December 30, 1911. The Wanamaker Furniture Store within the large department store occupied the 5th, 6th, and 7th floors by 1926 and was marketed as the largest of its kind in the world.³¹ The former Howell & Brothers became the furniture warehouse and distribution point for the furniture store.³² The proximity to the railroad on Washington Avenue was probably the reason Wanamaker was motivated to locate his furniture warehouse here-- Wanamaker emphasized the importance of his delivery department.³³

The Wm. Steele & Sons Company has begun operations on a power house, 86 x75 ft. one story, and a warehouse, 273 x 148 ft., one story, for John Wanamaker, Twenty-first to Twenty-second street on Washington avenue. The necessary equipment for the power house is to be purchased by the Wanamaker engineers.

Figure 32: Report of construction on 1912 Additions A and B. | Source: The Iron Age, Volume 89

Wanamaker immediately began improvements on the property, first by simultaneously building the Powerhouse and Shipping Department additions (1912 Additions A and B in the Description),³⁴ then the Wood Sawing addition on the southeast corner of the parcel in 1912 (1912 Addition C in the Description).³⁵ William C. Haddock, the former Director of Public Works for the City of Philadelphia and Wanamaker's Superintendent of Construction on the Wanamaker Building,³⁶ served as architect and William Steele & Sons was builder.³⁷

27 Ziegler, Raymond J. *Business Policies and Decision Making*. (New York: Meredith Publishing, 1966), 183

28 *American Machinist*. Vol. 34, 2 Mar. 1911 (New York: Hill, 1911), 424

29 Deed of Sale from the Howell Corporation to John H. Carr, 1 Dec. 1909 (filed 7 Dec. 1909) Philadelphia, Pennsylvania, Plan Book 7-S, Page 8, Philadelphia City Archives

30 *Real Estate Record and Builders' Guide*. Vol. 71, 9 May 1903 (New York: F. W. Dodge Corporation, 1903), 937

31 *A Friendly Guide to Philadelphia and the Wanamaker Store* (Philadelphia, John Wanamaker, 1926), 52-53

32 *Insurance Maps of Philadelphia, Pennsylvania*. Vol. 6 (Sanborn Map Company, 1918), 518

33 Appel, Joseph H. *The Business Biography Of John Wanamaker Founder And Builder America's Merchant Pioneer From 1861 To 1922*. (New York: The MacMillan Company, 1930), 189

34 *The Iron Age*, Vol. 89, (New York: David Williams Company, 1912), 1070

35 *Official Hand Book, City Hall, Philadelphia* (Philadelphia: City Publishing Company, 1901), 25

36 *Merchants Record and Show Window*. Vol. 22-23, (Chicago: Merchant's Record Company, 1908), 39

37 Application for the Erection of New Buildings, Permit #8207, Plan #1888, 18 Oct. 1912, Philadelphia, Pennsylvania, Philadelphia City Archives

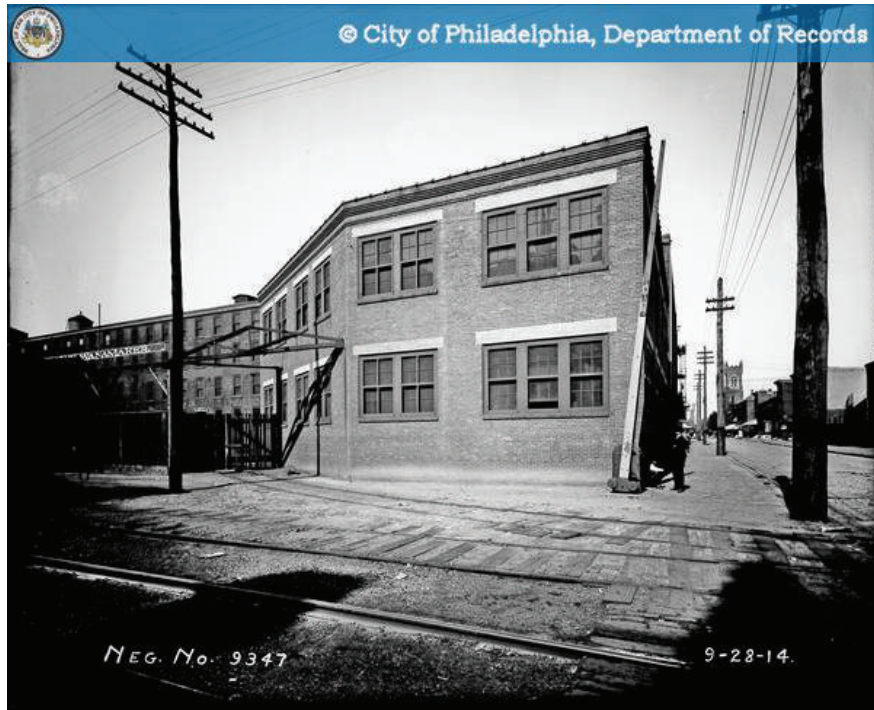


Figure 33: 1914 Photograph of the northwest corner of 21st Street and Washington Avenue. | Source: PhillyHistory.org, a project of the City of Philadelphia Department of Records

Wanamaker purchased the former Howell & Brothers property and the row of houses on the south side of the 2100 block of Kimball Street in 1914.³⁸ Among many upgrades to the facility, the warehouse was connected to the Pneumatic Tube Service network in the city, just as the Wanamaker Building was.³⁹

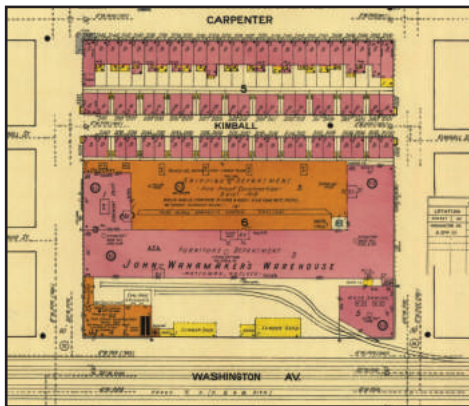


Figure 34: 1918 Sanborn Fire Insurance Map
Source: Insurance Maps of Pennsylvania, Volume 6



Figure 35: Circa 1930 Aerial Photo | Photo: Dallin Aerial Survey Company. Map Collection, Free Library of Philadelphia

The property continued as a Wanamaker's warehouse and distribution point until 1963, when the facility was acquired by the Philadelphia Industrial Development Corporation (PIDC).⁴⁰ The Frankford Candy & Chocolate Company came to occupy the building later that year and used it as their factory and headquarters. Founded in 1947, the Frankford Candy and Chocolate Company (now called Frankford Candy) began as a seasonal producer of chocolate Easter bunnies and Santa Claus figures for sale in local confectionary stores. Eventually, the company expanded production to candies and other treats for sale year-round. While at 2101 Washington, Frankford Candy and Chocolate became one of the top producers of chocolate Easter Bunnies.⁴¹ In addition to production, Frankford Candy & Chocolate also distributed chocolate products from Canada.⁴²

38 Deed of Sale from John H. Carr to John Wanamaker, 10 Nov. 1914 (filed 11 Nov. 1914) Philadelphia, Pennsylvania, Plan Book 7-S Page 8, City Archives of Philadelphia

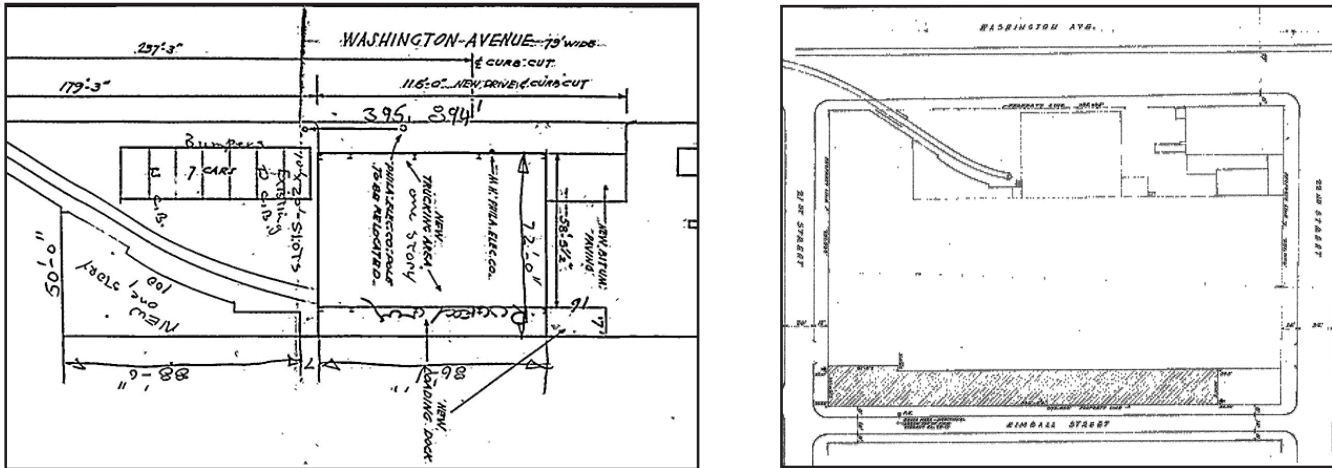
39 *Pneumatic Tube-service: Hearing Before the Committee on Post Offices and Post Roads, United States Senate, Sixty-fourth Congress, Second Session, on H.R. 19410; an Act Making Appropriations for the Service of the Post Office Department for the Fiscal Year Ending June 30, 1918* (Washington: U.S. Government Printing Office, 1917), 400

40 Deed of Sale from John Wanamaker, a Philadelphia Corporation to the Philadelphia Industrial Development Corporation (filed 31 Oct. 1963) Philadelphia, Pennsylvania, Deed Book C.A.D 44, page 187, Philadelphia Department of Records

41 "The Frankford Story." Frankford Candy, 13 Feb. 2017, www.frankfordcandy.com/frankford-story.

42 "Candy recalled" *The Citizen Advertiser* [Auburn, NY] 8 March 1974

Upon occupying 2101 Washington Avenue, Frankford Candy & Chocolate Company altered it for their needs and built a small addition in 1964,⁴³ two additions on the Washington Avenue side of the property in 1967,⁴⁴ and replaced the Kimball Street houses on the north end of the property with a large addition in 1968.⁴⁵ Soon after the company acquired the property in 1975 under the name 2101 Realty Corp,⁴⁶ another very small addition was added⁴⁷ and the windows on the upper floors of the original Howell Brothers sections of the complex were enclosed in bricks⁴⁸ (see Description).



Figures 36 and 37: Plans submitted by architect Abraham Levy with building permit applications for the 1967 and 1968 additions. Source: Zoning Archive, City of Philadelphia. Phila.gov/zoningarchive.

In 1997, Frankford Candy added cellular phone transmission equipment to the 1912 smokestack.⁴⁹ The company officially moved to their current location at 9300 Ashton Road in 2005. In 2007, the property was sold to Trần Đình Trường under the name Alphonse Hotel Corporation.⁵⁰

2101 Washington Avenue in the 21st Century: Attempts at Redevelopment in a new Philadelphia

Trần Đình Trường was owner of the largest shipping concern in South Vietnam in the 1970s. After the Fall of Saigon, he claims to have helped over 3,000 civilians escape Vietnam using his company's trucks and ships. Afterward, he came to America and purchased several hotels in New York City and became a controversial figure through his lack of stewardship for the properties he owned. Later in life, he was known for his large donations to philanthropic and disaster relief efforts.⁵¹



Figure 38: Rendering for Residential-Commercial conversion of 2101 Washington Avenue proposed by Trần Đình Trường. | Source: Campbell Thomas & Co Architects & Planners via thisoldcity.com

43 Application for Zoning Permit and/or Use Registration Permit, Application #37421H, 7 July 1964, Philadelphia, Pennsylvania, Department of Licenses and Inspections
 44 Application for Zoning Permit and/or Use Registration Permit, Application #76768H, 23 Aug. 1967, Philadelphia, Pennsylvania, Department of Licenses and Inspections
 45 Application for Zoning Permit and/or Use Registration Permit, Application #85542H, 15 May 1968, Philadelphia, Pennsylvania, Department of Licenses and Inspections
 46 Deed of Sale from Philadelphia Industrial Development Corporation to 2101 Realty Corp, 10 Mar. 1975 (filed 5 June 1975) Philadelphia, Pennsylvania Deed Book D.C.C. 874, Page 450, Philadelphia Department of Records.
 47 Application for Zoning Permit and/or Use Registration Permit, Application #46744, 8 Aug. 1975, Philadelphia, Pennsylvania, Department of Licenses and Inspections
 48 Application for Zoning Permit and/or Use Registration Permit, Application #42085, 1 May 1975, Philadelphia, Pennsylvania, Department of Licenses and Inspections
 49 Application for Zoning Permit and/or Use Registration Permit, Application #961004006, 10 Oct. 1996, Philadelphia, Pennsylvania, Department of Licenses and Inspections
 50 Deed of Sale from 2101 Realty Corp to Alphonse Hotel Corporation, 7 Feb. 2007 (filed 13 Feb. 2007) Philadelphia, Pennsylvania, Document ID 51631102, Philadelphia Department of Records
 51 "Mr. Tran's Messy Life and Legacy" *The New York Times*, 24 July 2014.

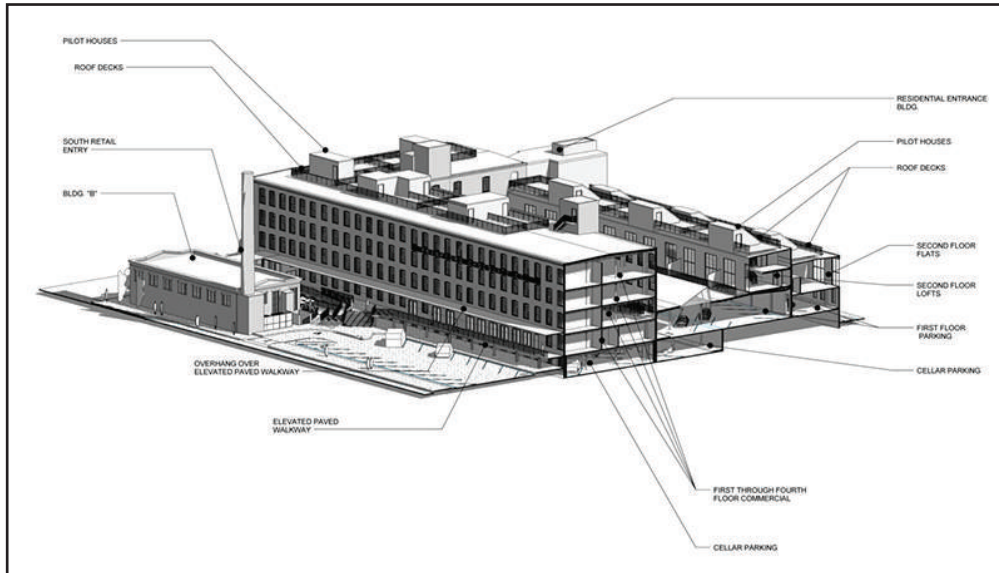


Figure 39: Cross-section of proposed Residential-Commercial conversion of 2101 Washington Avenue proposed by Trần Đình Trường. | Source: Campbell Thomas & Co Architects &* Planners via thisoldcity.com

Trường's plan for the property was a partial demolition of several of the one-story sections of the building and conversion into a mixed-use residential-commercial complex called the New Vietnamese Center. The plan was rejected by the Zoning Board of Adjustments but a scaled-down version of the plan was approved just two months⁵¹ before Trường died on May 6, 2012.⁵² The only alterations to the property executed during his ownership of the property were upgrades to the cellular transmission equipment⁵³ and large banners that hung from the facade, the tattered remains of which are still visible today (figure 40).



Figure 40: One of the banners placed on the facade of 2101 Washington Avenue as it appeared in 2010. | Photo: Peter Woodall via hiddencityphila.org

In 2015, an entity called 2101 Washington Real Estate, LP purchased the property⁵⁴ and has since proposed demolition of the one-story rear sections of the complex, a mixed-use residential-commercial conversion of the remaining structures, and the construction of townhouses on the site.⁵⁵

52 "Frankford Chocolate Factory at 21st and Washington Ave. is finally for sale." *The Passyunk Post* [Philadelphia] 12 Nov. 2012

53 Zoning/Use Permit #116488, 6 Dec. 2007, Philadelphia, Pennsylvania, Department of Licenses and Inspections.

54 Deed of Sale from Alphonse Hotel Corporation to 2101 Washington Real Estate, LP, 3 Nov. 2015 (filed 12 Nov. 2015) Philadelphia, Pennsylvania, Document ID 52987745, Philadelphia Department of Records.

55 "Apartments, Townhouses proposed for Frankford Chocolate Factory" *Curbed Philly*. 15 Nov 2015 <https://philly.curbed.com/2017/11/15/16654498/frankford-chocolate-factory-philadelphia-redevelopment>

Historic Context: Washington Avenue Industrial Corridor, a Brief History

In 1838, the nascent Philadelphia, Wilmington, and Baltimore Railroad Company (PWB) asked the Pennsylvania Legislature to widen Prime Street, south of pre-consolidation Philadelphia, to 100 feet to accommodate a double railroad track that would terminate at Broad Street. The company was at that time constructing the Newkirk Viaduct, a bridge over the Schuylkill River at Gray's Ferry that would allow trains to enter and exit Philadelphia. Both were completed and began operation on December 25th, 1838.⁵⁶

Between 1838 and 1852, horses pulled the train cars from the Newkirk Viaduct to Broad and Prime Streets. Once the Southern and Western Railroad Station was completed at Broad and Prime, the trains were powered by steam and could connect with the Southwark Railroad, which ran down the east side of Prime Street to the Delaware River. In addition to becoming a major transportation hub for passengers traveling all points south from Philadelphia, freight could also be shipped on the line as well. In 1866, construction of the Susquehanna Bridge over the Susquehanna River at Havre De Grace was completed. This enabled shipping to be uninterrupted to Baltimore and connected points.⁵⁶ This led larger industrial and warehousing concerns to target the Washington Avenue (renamed in 1858⁵⁷) Corridor. Among the first of these was Howell & Brothers, Manufacturers of Paper Hangings (figure 41).



Figure 41: 1867 map showing Howell & Brothers as the only development on Washington Avenue west of Broad Street. | Source: Map of the Whole Incorporated City of Philadelphia, 1867. (R.L. Barnes, Philadelphia, 1867).

The Pennsylvania Railroad Company gained control of the PWB in 1881 and transferred the passenger station to Broad Street Station in January 1882. The line along Washington Avenue now became entirely dedicated to freight.⁵⁶ Over the next few decades, large industrial concerns sprang up along all parts of Washington Avenue between the Washington Avenue wharf on the Delaware River and Gray's Ferry Avenue, making it an important spine of industry for the city (figure 39).

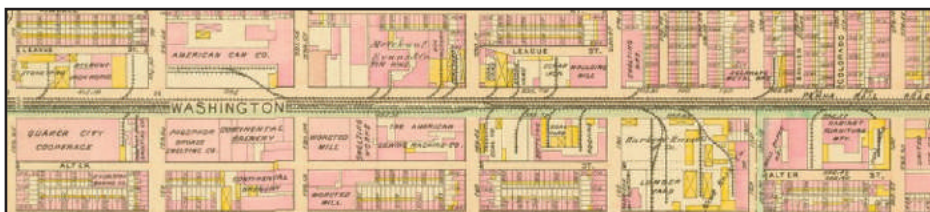


Figure 42: This 1910 Map shows the railroad sidings connecting industrial and warehousing concerns to the freight line on Washington Avenue. Source: Atlas of the City of Philadelphia, 1910. (G.W. & Bromley Company, Philadelphia, 1910)

The industrial corridor along Washington Avenue remained active through the middle of the 20th Century. When manufacturing in the city and country declined in the 1970s and 80s, Washington Avenue lost most of its industry,⁵⁸ though some outliers like the Frankford Chocolate and Candy Company continued operating here to the end of the century.⁴¹ The Washington Avenue Branch, as the freight line came to be known, was shut down in 1985 under the control of Conrail.⁵⁹

In the 21st Century, the Washington Avenue corridor came into use by building supplies distributors and auto-centric retail shopping strips/pad sites. New development and renewed residential interest in areas north and south of the corridor have drawn new interest in its redevelopment.⁵⁸

⁵⁶ Wilson, William Bender. History of the Pennsylvania Railroad Company: With Plan of Organization, Portraits of Officials and Biographical Sketches. (Philadelphia, Henry T. Coates & Company, 1895), 299-331

⁵⁷ Ordinances of the City of Philadelphia, 1858. (Philadelphia, Bicking & Guilbert, 1858), 257

⁵⁸ "The Battle for the Soul of Washington Avenue" Philadelphia Magazine. 16 Aug. 2015 <http://www.phillymag.com/citified/2015/08/16/washington-avenue/>

⁵⁹ Traffic World, Vol. 204. (Chicago, Traffic Service Corporation, 1985), 115

Conclusion

2101 Washington Avenue satisfies criterion (a) for designation and inclusion on the Philadelphia Register of Historic Places. As one of the earliest industrial facilities to take advantage of the Philadelphia, Wilmington, and Baltimore Railroad freight line along Washington Avenue, it has value as part of the development of the City. By being the third successful wallpaper manufacturer in our country's history, by being the first American wallpaper manufacturer to utilize machine-made wallpapers, and by being at one point the largest wallpaper factory in the country, 2101 Washington Avenue has interest and value as part of the development and heritage of the Nation. By being associated with John Wanamaker, one of the most important Philadelphians in the city's history, 2101 Washington Avenue is associated with the life of a person significant in the past. Due to being one of the largest producers of chocolate Easter bunnies in the world when occupied by the Frankford Chocolate and Candy Company, it has value as part of the development of the cultural characteristics of the Nation.

2101 Washington Avenue also satisfies criterion (j) for designation and inclusion on the Philadelphia Register of Historic Places. Due to its catalyzation of growth along the Washington Avenue industrial corridor, it exemplifies the historical heritage of the community. Due to its representation of Philadelphia both domestically and internationally as a major manufacturing center, it exemplifies the economic heritage of the community.

For these reasons, 2101 Washington Avenue should be included on the Philadelphia Register of Historic Places.



Figure 43: Frieze (USA), 1892; Manufactured by Howell and Brothers ; machine-printed; 181.5 x 50 cm (71 7/16 x 19 11/16 in.); Gift of Victorian Collectibles; 1979-91-70 | Source: Collection of Cooper-Hewitt, Smithsonian Design Museum

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<http://books.google.com/>

Hathitrust Digital Library

<https://www.hathitrust.org/>

Internet Archive

<https://archive.org/>

Maps

City of Philadelphia Map

<https://phila.gov/map>

Google Maps/Google Earth

maps.google.com

Greater Philadelphia GeoHistory Network

<http://philageohistory.org/geohistory/>

Map Collection, Free Library of Philadelphia

<https://libwww.freelibrary.org/digital/collection/maps>

Sanborn Fire Insurance Maps, Penn State University Libraries

<https://libraries.psu.edu/about/collections/sanborn-fire-insurance-maps>

Philadelphia City Records

PhilaDox EWeb: Search Index and Images on documents recorded since January 1, 1974

<http://epay.phila-records.com/phillyepay/web/>

Philadox Historical Index

<http://philadox.phila.gov/phillyhistoricalindex/index.html>

Zoning Archive

<https://www.phila.gov/zoningarchive/>

Photographs and Images (not taken from other online resources)

Bolling & Co, the art of antique wallpaper

<http://bollingco.com>

Cooper Hewitt, Smithsonian Design Museum

<https://www.cooperhewitt.org/>

The Hidden City Daily

<http://hiddencityphila.org>

Digital Collections, Library Company of Philadelphia

<https://digital.librarycompany.org>

Philly History, a project of the Philadelphia Department of Records

<http://phillyhistory.org>

Online Resources Continued

Newspapers

Chronicling America: Historic American Newspapers
<https://chroniclingamerica.loc.gov/>

New York Times Article Archive
<http://www.nytimes.com/ref/membercenter/nytarchive.html>

Old Fulton, New York Postcards: Search over 40,743,000 Historical Newspaper Pages from the USA & Canada
<http://fultonhistory.com>

PA Newspaper Archive: Significant historical Pennsylvania newspapers
<http://panewsarchive.psu.edu/>

Uncategorized

Curbed Philly
philly.curbed.com

Frankford Candy
<http://frankfordcandy.com>

The Passyunk Post
<http://www.passyunkpost.com/>

Philadelphia Magazine
<http://phillymag.com>

This Old City
<http://thisoldcity.com>

Repository Visited

Philadelphia City Archives
3101 Market St # 150, Philadelphia, PA 19104

**THE MINUTES OF THE 667TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 MARCH 2018
ROOM 18-029, 1515 ARCH STREET
BOB THOMAS, CHAIR**

PRESENT

Robert Thomas, AIA, Chair
Emily Cooperman, Ph.D.
Mike Fink, Department of Licenses & Inspections
Steven Hartner, Department of Public Property
Melissa Long, Division of Housing & Community Development
John Mattioni, Esq.
Dan McCoubrey, AIA, LEED AP BD+C
Rachel Royer, LEED AP BD+C
R. David Schaaf, RA, Philadelphia City Planning Commission
H. Ahada Stanford, Commerce Department
Betty Turner, M.A.

Jonathan E. Farnham, Executive Director
Randal Baron, Historic Preservation Planner III
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner I
Megan Schmitt, Historic Preservation Planner I
Leonard Reuter, Esq., City Law Department

ALSO PRESENT

Patrick Grossi, Preservation Alliance for Greater Philadelphia
Paul Steinke, Preservation Alliance for Greater Philadelphia
Dennis Carlisle, OCF Realty
Julie Berson, Kleinbard LLC
Kevin Orndorf, Orndorf & Associates, Inc.
Ori Feibush, OCF Realty
Greg Vizza, Esq., Blank Rome
Steve Perzan
Chris Reed, Tantilillo Architecture
George Yu
Lotus Yu
Lou Filippone, Graboyes
Jonathan Broh, JKRP Architects
Jennifer Whary, JKRP Architects
Oscar Beisert, The Keeping Society of Philadelphia
J.M. Duffin
Aaron Wunsch, University of Pennsylvania
Pip Campbell
Teresa Walker, GEHA
Sean Whalen, Esq., Vintage Law

ACTION: Ms. Cooperman moved to continue the review of the nomination for 6369 Germantown Avenue and to remand it to the April 2018 meeting of the Committee on Historic Designation. Mr. Schaaf seconded the motion, which passed unanimously.

ADDRESS: 6365-67 GERMANTOWN AVE

Name of Resource: Richard and Sophia Thewlis Bew Store and Residence
Proposed Action: Designation
Property Owner: TVC PA 6365 Germantown Avenue LLC
Nominator: The Keeping Society of Philadelphia
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

DISCUSSION: Mr. Farnham presented the continuance request to the Historical Commission. He observed that the property owner is requesting continuance and remand to a future Committee on Historic Designation meeting. Oscar Beisert stated that, as the nominator, he concurs with the continuance request proffered by the property owner.

ACTION: Ms. Cooperman moved to continue the review of the nomination for 6365-67 Germantown Avenue and to remand it to the April 2018 meeting of the Committee on Historic Designation. Mr. Schaaf seconded the motion, which passed unanimously.

ADDRESS: 208-10 REX AVE

Name of Resource: William L. Hirst/H. Louis Duhring Residence
Proposed Action: Designation
Property Owner: Virginia, William, and Hewson Baltzell
Nominator: Chestnut Hill Conservancy
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

DISCUSSION: Ms. Cooperman recused from the review, owing to her relationship with the Chestnut Hill Conservancy, the nominator. Mr. Farnham presented the continuance request to the Historical Commission. He observed that the property owner is requesting continuance and remand to a future Committee on Historic Designation meeting.

ACTION: Mr. McCoubrey moved to continue the review of the nomination for 208-10 Rex Avenue and to remand it to the April 2018 meeting of the Committee on Historic Designation. Ms. Royer seconded the motion, which passed unanimously.

ADDRESS: 2101 WASHINGTON AVE

Name of Resource: Howell & Brothers Wallpaper Hangings Manufactory
Proposed Action: Designation
Property Owner: 2101 Washington Real Estate
Nominator: Dennis Carlisle
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 2101 Washington as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A and J. The nomination argues that 2101 Washington Avenue is significant under Criterion A in the area of development and culture as the site Howell

& Brothers Wallpaper Hangings Manufactory, which was first constructed on this property in 1865. As one of the most successful wallpaper manufacturers during the second half of the nineteenth century, the company transformed the methods for manufacturing wallpaper in the United States while simultaneously influencing American interior design. Howell & Brothers Wallpaper was the first American wallpaper manufacturer to utilize machine-made wallpapers, and at one point the largest wallpaper factory in the country. The nomination asserts that 2101 Washington Avenue satisfies Criterion J, owing to its influence on the growth of Washington Avenue as an industrial corridor and its representation of Philadelphia as a domestic and international manufacturing center, first as the Howell & Brothers Wallpaper Hangings Manufactory, and followed by the John Wanamaker Department Store Furniture Warehouse and the Frankford Chocolate Company.

DISCUSSION: Mr. Thomas stated that the nominator is requesting withdrawal of the nomination from the designation process and the current owner is requesting a continuance. Mr. Thomas stated that once a property is nominated, the Historical Commission welcomes input from the public, from a property owner, from anyone, but it is the Commission's decision how to move forward.

Sean Whalen of Vintage Law introduced himself as the representative of the equitable owner, OCF Realty. Mr. Whalen then introduced Dennis Carlisle, the nominator of 2101 Washington Avenue. Mr. Whalen stated that they hoped for a withdrawal of the nomination and that Mr. Carlisle can speak to his conversations with staff and why he believes that is warranted. Mr. Whalen stated that he wished to speak and that he believes that anything other than a withdrawal is futile at this point, including that the building had been previously designated imminently dangerous by the Department of Licenses & Inspections as of last July. Mr. Whalen detailed the poor condition of the building and provided copies of the Department of Licenses & Inspections violations to Commission members. A copy of a letter and report from Orndorf & Associates Inc., Structural Engineers dated 9 February 2018 were passed out to Commission members. He noted that different parties, including Historical Commission staff, have been invited to visit the property to observe the condition.

Mr. Carlisle stated that he wished to withdraw the nomination and resubmit with a more focused nomination so that the building can be appropriately re-developed. Mr. Carlisle is now an employee of OCF Realty and is presently working on the 2101 Washington Avenue redevelopment project. Mr. Whalen spoke at length regarding the deteriorated condition of the building. He advocated for the withdrawal due primarily to the building condition and the structural engineer's report. Mr. Whalen also stated that Mr. Carlisle is now working for OCF Realty. Mr. Whalen also noted that the nomination should not be prejudiced due to the withdrawal request.

Ms. Cooperman contended that the Committee on Historic Designation had not had a chance to review the merits of the nomination yet. Mr. Farnham stated that the current property owner attended the 14 February 2018 meeting of the Committee on Historic Designation and requested a continuance. Mr. Farnham continued that he met with the equitable owner, Ori Feibush of OCF Realty, who is under contract to purchase the property. At that meeting, Mr. Feibush extended an offer for staff and others to tour the property and see the condition.

Mr. Mattioni questioned granting a withdrawal without further consideration of the nomination. He noted that the continuance was the most rational thing to do despite the building's condition.

Ms. Cooperman contended they had just received the Orndorf report and had not had time to consider it. Mr. Mattioni also noted that the nomination had only been submitted in December 2017.

Mr. Thomas stated that the nomination was submitted and reviewed by staff and remanded to the Committee on Historic Designation. Mr. Thomas inquired to Ms. Cooperman as to the nature of the questions that led the Committee on Historic Designation to recommend a continuance.

Mr. Cooperman stated that the Committee on Historic Designation responded to the property owner, Jake Ketchum, who stated at the 14 February 2018 meeting that he had just learned of the nomination and wanted some time to consider it. Because of this, the Committee on Historic Designation felt it was appropriate to recommend continuance.

Mr. Thomas contended that he had an issue because he would like to read what was presented but did not feel there was time at the current meeting. He also remarked that it is not unheard of that a nomination is revised.

Mr. Thomas stated that his predilection would be to continue the nomination and that, once the nomination is presented to the Historical Commission, the Historical Commission has a responsibility to the public as well as to the owner to consider things carefully. Mr. Thomas noted that the Commission does not have enough information right now to really understand what is going on with the building. Documents should be posted online so the public can review them.

Mr. Cooperman contended that the Committee on Historic Designation could make an expert recommendation on which portion of the property is appropriate for designation, once the Committee on Historic Designation has time to evaluate all the information submitted.

Mr. Whalen stated that, given the discussion, he suggests a continuance to the next Committee on Historic Designation, without a decision on the withdrawal or prejudice thereto. Mr. Whalen continued that the closing will happen this month and that the Department of Licenses & Inspections and staff will visit the site and all will be fully informed. He noted that this will put the matter back in front of the Historical Commission in May 2018.

Mr. Reuter requested that Mr. Whalen clarify for the record whether he represents OCF Realty. Mr. Whalen responded that he represents OCF Realty, who is the equitable owner. Mr. Reuter inquired if anyone representing the current owner is present. Gregory Vizza from Black Rome LLP stated that he represents the current owner and the owner has no issue with continuance of the nomination.

ACTION: Ms. Cooperman moved to continue the consideration of the designation of 2101 Washington Avenue and remand it to the April 2018 meeting of the Committee on Historic Designation. Mr. Mattioni seconded the motion, which passed unanimously.

**REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION
PHILADELPHIA HISTORICAL COMMISSION**

**18 APRIL 2018, 9:30 A.M.
1515 ARCH STREET, ROOM 18-029
EMILY COOPERMAN, CHAIR**

PRESENT

Emily Cooperman, Ph.D., chair
Janet Klein
Douglas Mooney
R. David Schaaf, RA

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner I
Megan Schmitt, Historic Preservation Planner I

ALSO PRESENT

David Massado
Donna Rilling
Laurel Racza, Painted Bride
H. Rubenstein, Painted Bride
Steven Peitzman, East Falls Historical Society
Bob Lane, Painted Bride Attorney
Kevin Golden, Cozen O'Connor
Patrick Grossi, Preservation Alliance for Greater Philadelphia
Owen Flannery, Etting Street Holdings
Ben Leech
Isaiah Zagar
Emily Smith
Sean P. Whalen
Stacey Holder
Nicholas Baker, Philadelphia Streets Department
Paul Steinke, PAGP
Michael Phillips, Obermayer
David S. Traub, Save Our Sites
Kathy Dowdell
Robert Powers, Powers & Co.
Kevin McMahon, Powers & Co.
Carolyn Sutton, East Falls/East Falls Tudor Homes Historic District

ADDRESS: 2101 WASHINGTON AVE

Name of Resource: Howell & Brothers Wallpaper Hangings Manufactory

Proposed Action: Designation

Property Owner: 2101 Washington Real Estate

Nominator: Dennis Carlisle

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2101 Washington Avenue satisfies Criteria for Designation A and J. The staff recommends that the period of significance end in 2005, when Frankford Chocolate Company relocated and sold the property. The staff also recommends classifying the main structure, additions, and supporting buildings built between 1865 and 1912 as contributing and the later, makeshift additions, post-1912, as non-contributing to the overall significance of the complex.

OVERVIEW: This nomination proposes to designate the property at 2101 Washington as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A and J. The nomination argues that 2101 Washington Avenue is significant under Criterion A in the area of development and culture as the site Howell & Brothers Wallpaper Hangings Manufactory, which was first constructed on this property in 1865. As one of the most successful wallpaper manufacturers during the second half of the nineteenth century, the company transformed the methods for manufacturing wallpaper in the United States while simultaneously influencing American interior design. Howell & Brothers Wallpaper was the first American wallpaper manufacturer to utilize machine-made wallpapers, and at one point the largest wallpaper factory in the country. The nomination asserts that 2101 Washington Avenue satisfies Criterion J, owing to its influence on the growth of Washington Avenue as an industrial corridor and its representation of Philadelphia as a domestic and international manufacturing center, first as the Howell & Brothers Wallpaper Hangings Manufactory, and followed by the John Wanamaker Department Store Furniture Warehouse and the Frankford Chocolate Company.

The staff recently approved a complete demolition permit application based on the Department of Licenses & Inspections' finding that the property is Imminently Dangerous. The staff subsequently approved a partial demolition permit application based on the Department of Licenses & Inspections' finding that the property is Imminently Dangerous, but that a portion of the complex could be preserved. The partial demolition plan will retain the 1916 building at the southwest corner of the site including the smokestack and a portion of the original 1860s building directly behind that building. The demolition is underway.

DISCUSSION: Prior to beginning discussion of 2101 Washington Avenue, Mr. Farnham made a statement to the Committee. He stated that there is a request to withdraw the nomination by the nominator. He added that the Law Department advised the Historical Commission at the March 2018 meeting that the Historical Commission should not be allowing nominators to unilaterally withdraw nominations at their pleasure, but instead that the prerogative belongs to the Historical Commission. Once a notice is sent to the property owner, he continued, the Historical Commission should decide whether to accept a withdrawal from a nominator. He commented that, if there is a request for a withdrawal from a nominator, the Historical Commission may consider it at their next meeting.

Mr. Farnham remarked that yesterday, 17 April 2018, he approved a demolition application for the entire site. He explained that the Department of Licenses & Inspections had deemed the site imminently dangerous and that the demolition had to move forward to ensure public safety. There is a request for a withdrawal of the nomination, he continued, and an outstanding

demolition permit application being reviewed by the Department of Licenses & Inspections, which, if issued, will allow the property owner to demolish all of the structures on the site. Mr. Farnham noted that the property owner may consider retaining some portion of the existing buildings, but he would let the property owner explain his intentions to the Committee if they get to that point in their deliberation.

Mr. Farnham stated that there is question for the Committee of whether to continue with the review of the merits of the nomination or postpone that review until those open issues related to the nomination's withdrawal and the property's demolition are resolved. Mr. Farnham noted that it was up to the Committee to decide how to move forward on the nomination. He commented that the staff is prepared to present an overview of the nomination and the staff recommendation and reiterated that it is the Committee's decision on how to proceed.

Ms. Cooperman inquired if the Committee needed to make a motion to proceed. Mr. Farnham responded that it was not required. He stated that the Committee could make a recommendation on the merits of the nomination or recommend to the Historical Commission to accept the nomination's withdrawal or continue the matter until a point where these questions are answered. Mr. Cooperman thanked Mr. Farnham for this clarification.

Ms. Cooperman stated that, before the Committee opens the floor to the property owner, nominator, or the public, the Committee should discuss the question of how to proceed. She added that with the understanding that the demolition permit has been issued, that the merits of the nomination were still before the Committee. She recalled that at the March 2018 Historical Commission meeting, one of the questions before the Historical Commission was whether or not all the buildings contribute. Ms. Cooperman noted that an opinion on this question had not been formulated and suggested that it might be useful for the Historical Commission to have the Committee's opinion on what portion of the complex might be most significant.

Mr. Farnham stated that he and staff member Allyson Mehley have toured the entire complex and have been in most of the structures on site. He added that he would be happy to provide information garnered from that visit.

Mr. Schaaf commented that it is remarkable how huge the 1865 building is. Contextually, he added, in considering Philadelphia in 1865 with Washington Avenue emerging as a rail corridor, the property at 2101 Washington Avenue is a grand structure. He observed that its length consists of 43 window bays, adding that he cannot name a manufacturing building of that time that would have been as large. He noted the building's accretions shown through the Hexamer survey and other early illustrations of the site. Mr. Schaaf then agreed with the staff's recommendation that the main structure and additions built between 1865 and 1912 would classify as contributing and suggested that after 1912 the accretions do not necessarily contribute to the significance of the building.

Ms. Cooperman noted that the public has not heard the staff recommendation.

Mr. Schaaf stated that this is the type of building the Historic American Engineering Record (HAER) would want to document.

Mr. Mooney and Ms. Klein contended that the nomination should be considered by the Committee.

Ms. Cooperman responded that the Committee is providing guidance to the Historical Commission, so it can form some basis for a decision about designation for any part of the complex that may remain. She asked that the staff read its recommendation and then suggested that the Committee move to public comment.

Ms. Mehley read the overview and staff recommendation.

Ms. Cooperman asked to hear from the nominator and property owner. Attorney Sean Whalen identified himself as the property owner's representative. Mr. Whalen stated that the owner is working closely with the nominator, Dennis Carlisle, and noted that Mr. Carlisle was not in attendance, although his request to withdraw the nomination was already presented by Mr. Farnham. Mr. Whalen noted that Mr. Carlisle will attend the May meeting of the Historical Commission. Mr. Whalen commented that Mr. Farnham and Ms. Mehley toured the property and provided an exemplary explanation of the site's status. Mr. Whalen remarked that he has also toured the building and that it is unfortunate that the 170,000 square foot property is in the position that it is. He then directed the Commission to page 2 of the nomination form to discuss the various pieces of the complex. He stated that the owner is working closely with his architects, the nominator, engineers, and the Department of Licenses & Inspections to save portions of the 1912A building, the smokestack, and a portion of the 1865 building. All other buildings, he continued, will be demolished under the demolition application that was approved on 17 April 2018.

Mr. Whalen distributed copies to Committee members of a rendering showing a portion of the complex proposed to be saved from demolition. The image was also projected on screen for the public. Mr. Whalen reiterated that the owner intends to retain the 1912A building, the smokestack, and the portion of the 1865 building from S. 22nd Street to the pilot house. He indicated that the owner did not intend to retain the middle portion of the building.

Ms. Cooperman interjected that Mr. Whalen's comments were entering into a discussion on physical condition, which the Committee cannot address. She contended that the Committee understands that the Department of Licenses & Inspections had deemed the building structurally unsound. Ms. Cooperman reminded Mr. Whalen that the Committee's purview extends only to the merits of the nomination.

Mr. Whalen responded that the nomination provides a discussion of the significance of the Howell & Brothers Wallpaper Hangings Manufactory and the Wanamaker's warehouse. He questioned whether the very limited portion that is intended to remain would qualify the property for designation under the Criteria for Designation set forth in the nomination. However, he noted that the nomination does not delineate the portions of the property used by Howell & Brothers Wallpaper Hangings Manufactory and the Wanamaker's warehouse. All historically relevant fabric significant under Criteria A and J would be demolished, he asserted. Mr. Whalen reiterated that the property owner is committed to working with the Department of Licenses & Inspections and Commissioner Perri to save the portions of the building discussed earlier and shown in his rendering. He argued that the Committee should recommend that the Historical Commission accept the withdrawal of the nomination by the nominator, whom they are working closely with on this project. If the Committee does not recommend that the nomination be withdrawn, Mr. Whalen suggested that it recommend that the property not warrant designation due to deterioration and demolition of historic fabric.

Ms. Cooperman opened the floor to public comment. Paul Steinke of the Preservation Alliance for Greater Philadelphia stated that the question before the Committee is whether the

nomination meets the Criteria for Designation put forward by the nominator. He continued that the building complex was in use as a factory until 2006 and that was 12 years ago. He commented that it is well known that buildings fall into disrepair when not maintained for such a long period of time. He opined that the building is likely well built, possibly overbuilt, and has been standing since 1865. Maybe 12 years, he opined, has not devastated the building to the extent identified with the imminently dangerous status assigned to it. He added that he has requested that Commissioner Perri allow the Preservation Alliance to retain a structural engineer of its choosing and be permitted to review the property and observe the condition that led to the property's imminently dangerous status. Mr. Steinke remarked that the property was added to the National Register of Historic Places as recently as December 2017, only five months ago. The National Register nomination, he continued, was submitted under the site's previous ownership, when the owner intended to redevelop and maintain almost all historic fabric and adapt the property for use as apartments.

Ms. Cooperman reminded Mr. Steinke that the purview of the Committee is not the structural condition of the building. Mr. Steinke asserted that the former owner's project team included Cecil Baker, Bob Powers, and Tom Lussenhop, who thought the redevelopment scheme was feasible as recently as December 2017. Mr. Steinke then contended that this property stands as the last industrial survivor of this part of Washington Avenue and that it clearly satisfies Criteria A and J. He noted that the nominator, Mr. Carlisle, disclosed his business relationship with the current owner at the March 2018 Historical Commission meeting. Mr. Steinke added that he was unsure whether Mr. Carlisle had a relationship with the owner when the nomination was filed. He asserted that the Committee should be aware of the relationship.

David Traub of Save Our Sites stated that he agreed with Mr. Steinke's comments and expressed his concern over the situation and other similar situations when a building is determined to be imminently dangerous. Mr. Traub contended that in cases such as this, a second opinion by an independent consulting engineer should be sought to examine the property and verify whether the original determination is correct. Mr. Traub noted that, in general, caution should be exercised in making these types of determinations.

Ori Feibush of OCF Realty explained that he is one of three owners of the property. He clarified that the property had not been vacant for 12 years but for 24 years. He asserted that it had been out of service for 24 years and was last used for storage, not manufacturing. Mr. Feibush claimed that the previous owner's proposal to reuse the building was disingenuous at best. He argued that the previous architectural team peddled plans for complete demolition and for the construction of a 26-story tower at the same time as it advocated for saving the building. He claimed that discussions of saving the building were a false pretense to secure the zoning permits needed to build the 26-story tower.

Ms. Cooperman reminded Mr. Feibush that the discourse should stay focused on the merits of the nomination.

Mr. Feibush asserted that he would be happy to provide building access to Mr. Steinke. Mr. Steinke accepted the invitation. Mr. Feibush contended that he has taken dozens of individuals through the building, including individuals from two engineering firms, Pennoni and Orndorf & Associates. He extended an invitation to tour the building to the Committee and anyone else who wishes to see it, with or without an engineer. Mr. Feibush concluded that they have nothing to hide and would welcome having additional individuals tour the building.

Kathy Dowdell encouraged the Committee to continue to review nominations on their merits, independent of extraneous circumstances. Ms. Dowdell expressed her appreciation to the Committee in this case and reminded the Committee and public that imminently dangerous status does not always necessitate demolition. Rather, she continued, it requires the correction of the situation, either by demolition or by repair and adaptive reuse. Ms Dowdell emphasized the importance of the Committee continuing to evaluate nominations on their merits, adding that the real estate market continually changes though the historic merits of a building is fixed.

Kevin McMahon of Powers & Company stated that he wrote the National Register nomination for 2101 Washington Avenue. In reviewing the nomination before the Committee, he noted that it included the same relevant information as the National Register nomination. For that reason, he contended that the nomination is adequate and the property merits listing on the Philadelphia Register of Historic Places.

Mr. Mooney asked when the building was listed on the National Register. Ms. Cooperman responded that it was listed in December 2017.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that 2101 Washington Avenue satisfies Criteria for Designation A and J. The Committee recommends that the period of significance end in 2005, when Frankford Chocolate Company relocated and sold the property. The Committee also recommends classifying the main structure, additions, and supporting buildings built between 1865 and 1912 as contributing and the later, makeshift additions, post-1912, as non-contributing to the overall significance of the complex.

ADDRESS: 1416-32 W GIRARD AVE

Name of District: 1416-32 West Girard Avenue Historic District

Proposed Action: Designation

Nominator: Donna J. Rilling

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

Number of properties: 9

STAFF RECOMMENDATION: The staff recommends that the district at 1416-32 W Girard Avenue satisfies Criteria for Designation A, D, E, and J.

OVERVIEW: This nomination proposes to designate a nine-property historic district at 1416-32 W Girard Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the row, developed in 1882, is significant under Criteria for Designation A, D, E, and J. Under Criterion A, the nomination argues that the district is significant for its association with William Weightman, one of Philadelphia's wealthiest men and one of the nation's largest landholders. Attributed to Willis G. Hale, the architect of some of Philadelphia's most exuberant and unusual buildings, the row reflects the popularity of the Victorian Eclectic, with the architect's liberal borrowing from a variety of popular ornamental features to create a composition uniquely his own, satisfying Criteria D and E. Under Criterion J, the nomination contends that, as some of the grandest remaining examples of speculative housing in Gilded Age North Philadelphia, the buildings represent the brief heyday of this section of North Philadelphia.

DISCUSSION: Ms. DiPasquale presented the nomination to the Committee on Historic Designation. Donna Rilling represented the nomination. Angelia Adzic represented the majority property owner, Londin LLC.

**THE MINUTES OF THE 669TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 MAY 2018
ROOM 18-029, 1515 ARCH STREET
BOB THOMAS, CHAIR**

PRESENT

Robert Thomas, AIA, Chair
Emily Cooperman, Ph.D.
Terry Dillon, Department of Licenses & Inspections
Steven Hartner, Department of Public Property
John Mattioni, Esq.
Dan McCoubrey, AIA, LEED AP BD+C
David Schaaf, Philadelphia City Planning Commission
H. Ahada Stanford, Commerce Department
Betty Turner, M.A.

Jonathan E. Farnham, Executive Director
Randal Baron, Historic Preservation Planner III
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner I
Megan Schmitt, Historic Preservation Planner I
Leonard Reuter, Esq., City Law Department

ALSO PRESENT

Jonathan Stavin, PMC Property Group
David Fineman, Esq.
David S. Traub, Save Our Sites
Antonio Castro
J.M. Duffin
Michael Phillips, Obermayer, Rebmann, Maxwell & Hippel, LLP
Pat Duffy
Kevin McMahon, Powers & Company
Ori Feibush, OCF
Dennis Carlisle, OCF
Brooke Saylor, OCF
Liz Scott, OCF
Nicholas Staller, OCF
Alexander Groomes, OCF
Jonathan Makar, OCF
Elizabeth Melton, OCF
Fred Ritter, OCF
Eric Gerchberg, OCF
Atiya Groomes, OCF
H. Gunther
Elliot Carter
Susan Babbitt

ADDRESS: 2101 WASHINGTON AVE

Name of Resource: Howell & Brothers Wallpaper Hangings Manufactory

Proposed Action: Designation

Property Owner: 2101 Washington Real Estate

Nominator: Dennis Carlisle

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that 2101 Washington Avenue satisfies Criteria for Designation A and J. The Committee recommends that the period of significance end in 2005, when Frankford Chocolate Company relocated and sold the property. The Committee also recommends classifying the main structure, additions, and supporting buildings built between 1865 and 1912 as contributing and the later, makeshift additions, post-1912, as non-contributing to the overall significance of the complex.

OVERVIEW: This nomination proposes to designate the property at 2101 Washington as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A and J. The nomination argues that 2101 Washington Avenue is significant under Criterion A in the area of development and culture as the site Howell & Brothers Wallpaper Hangings Manufactory, which was first constructed on this property in 1865. As one of the most successful wallpaper manufacturers during the second half of the nineteenth century, the company transformed the methods for manufacturing wallpaper in the United States while simultaneously influencing American interior design. Howell & Brothers Wallpaper was the first American wallpaper manufacturer to utilize machine-made wallpapers, and at one point the largest wallpaper factory in the country. The nomination asserts that 2101 Washington Avenue satisfies Criterion J, owing to its influence on the growth of Washington Avenue as an industrial corridor and its representation of Philadelphia as a domestic and international manufacturing center, first as the Howell & Brothers Wallpaper Hangings Manufactory, and followed by the John Wanamaker Department Store Furniture Warehouse and the Frankford Chocolate Company.

The staff recently approved a complete demolition permit application based on the Department of Licenses & Inspections' finding that the property is Imminently Dangerous. The staff subsequently approved a partial demolition permit application based on the Department of Licenses & Inspections' finding that the property is Imminently Dangerous, but that a portion of the complex could be preserved. The partial demolition plan will retain the 1916 building at the southwest corner of the site including the smokestack and a portion of the original 1860s building directly behind that building. The demolition is underway.

DISCUSSION: Mr. Farnham disclosed that he has been represented in a private matter, unrelated to the City or the Historical Commission, by an attorney at the firm that is currently representing the owner of the property at 2101 Washington Avenue.

Mr. Farnham stated that the nomination proposes to nominate the property at 2101 Washington Avenue as historic and list it on the Philadelphia Register of Historic Places. He continued that at the February 2018 meeting of the Committee on Historic Designation, the nominator announced his intention to withdraw the nomination and the property owner at the time, not the current property owner, simultaneously requested that the Committee table the review. Mr. Farnham said the Committee recommended to the Commission to table the review and remanded back at a later date. He stated that at the March meeting, the nomination appeared before the Historical Commission with the Committee's recommendation to table and remand,

and again the nominator expressed the desire to withdraw the nomination. He said the equitable owner at the time, who is now the current owner, requested the Commission table the review and the Commission tabled the review and remanded it back to the Committee on Historic Designation for its April 2018 meeting. Mr. Farnham stated that prior to the meeting on Historic Designation, the Department of Licenses & Inspections determined that the property was imminently dangerous and the property owner submitted an application for complete demolition to the Historical Commission, which the staff approved after conferring with several City agencies. He continued that, soon thereafter, the staff approved a second demolition permit application, in this instance for partial demolition, after the owner agreed to attempt to save a portion of the complex. Mr. Farnham remarked that he believed that the Department of Licenses & Inspections issued that second demolition permit. He described the partial demolition permit plan, which would retain a building at the southwest corner of the site including the smokestack and a small portion of the 1865 building at the western end of the site. He noted that at the April meeting of the Committee on Historic Designation the staff reported to the Committee that the demolition permit had been approved and issued owing to the imminently dangerous classification. He said the staff also reported that the nominator continued to request the withdrawal of the nomination, but the Committee decided to move forward with the review, owing to the fact that the building was still standing. Ultimately, the Committee recommended that 2101 Washington Avenue satisfies Criteria for Designation A and J. Mr. Farnham stated that the demolition to abate the imminently dangerous condition has begun and it is currently underway. He concluded that the nominator's withdrawal request and the nomination itself are on the table for the Commission's consideration today.

Mr. Farnham described a photograph, taken 10 May 2018, projected on the screen as representing the current state of the property. He noted that the building visible at the far left with the smokestack and a portion of the taller building to its right are proposed to be retained. He said that the remainder of the structures on the site will be demolished pursuant to the imminently dangerous citation.

Attorney Sean Whalen introduced himself as representing the property owner. He described the property. He stated that the property owner has been working extensively with the Department of Licenses & Inspections and the Historical Commission's staff. He remarked that, given the publicity around this project, a quick chronology is necessary. Mr. Whalen said 2101 Washington Avenue was first designated unsafe by the Department of Licenses & Inspections in April 2017. In July 2017, it was designated imminently dangerous due to falling bricks and a bulging wall on the 21st Street side of the "L" 1865 building. He noted that that is the original factory and the primary thrust of historic fabric in this nomination. He noted that July 2017 was long before the present property owner became involved with the property and the violations were issued under the prior property owner. Mr. Whalen said that for decades not a single penny was spent to maintain or preserve the entirety of the site. He noted that in December 2017, this property was added to the National Register of Historic Places, premised almost entirely upon the 1865 "L" building which runs from 21st Street to 22nd Street. He stated that in March 2018, Commissioner David Perri and Michael Fink both walked through the property and reaffirmed the imminently dangerous designation themselves and they also confirmed in writing that the current property owner was not responsible for the deterioration of the property that took place under prior ownership. He pointed out that this is not a situation of demolition by neglect. He said that between March and April of 2018, more than 50 to 75 people toured the property, including various stakeholders from the Registered Community Organization, the neighborhood, Department of Licenses & Inspections, staff of the Historical Commission, Others, including the Preservation Alliance, were offered tours. Mr. Whalen continued that in

addition to these walkthroughs, the property owner has documentation that approximately 30 different developers walked through this site prior to their ownership presumably with the intention to purchase this property and develop it. He said that developer walk-throughs had been going on since August 2016, when the release waivers date back to, and all the way through 2017.

Mr. Whalen stated that a lot of the publicity related to the owner's proposed project is completely misstating the condition of the property. He said that he had walked through the property and likened it to walking on a frozen pond, where you are not quite sure if it is frozen. He said there were places he was told not to walk. He added that many photographs have been posted online ostensibly describing the current state of the building, which the property owner knows to be untrue and mischaracterizing. Mr. Whalen stated that the property owner had a short video that was taken before the demolition began to show the actual state of the property. Ori Feibush, the property owner, displayed several videos of the interior to illustrate the condition of the property.

Leonard Reuter, from the City Law Department, stated for the record that he, on behalf of the Department of Licenses & Inspections, had 2101 Washington Avenue in court for the better part of 2017. Mr. Reuter said he had inherited the case from a colleague, who began the case in 2015 or 2016. He said the case related to the conditions of the property, and also during those proceedings, the former owner received a variance from the Fire Board that allowed the fire suppression system to be sealed. Mr. Reuter stated that the standpipe system was inoperable and because there was no intention to reuse the building, but instead to demolish it. The Fire Board allowed the system to be sealed. He stated there was signage put up for first responders that the building is not fire protected. Mr. Reuter said first responders cannot enter the building in the case of a fire, but must let the building burn to the ground because there is no fire suppression system.

Sean Whalen introduced Kevin Orndorf, the engineer for the project. Mr. Orndorf's firm, Orndorf & Associates, produced a structural condition report for 2101 Washington Avenue. Mr. Whalen said that, in addition to the fire suppression system, there are no other working systems on the property. He described the section the property that the owner will attempt to retain, which includes a 1912 building at the southwest corner of the site and a small portion, 10% to 15% of the 1865 building at the western end of the site. He stated that the exact percentage of the 1865 building to be retained is not known at this time, but will be determined by the engineer during the demolition.

Mr. Orndorf stated that he is a structural engineer and had been through the building on numerous occasions, for several hours at a time. He said the 1865 building is all heavy timber decking, tongue and groove, including the roof and all the floors, which are supported on heavy timber beams. He said the structure above the second floor is heavy timber columns, below the second floor is cast iron columns, and many sections of the building throughout are in danger of imminent collapse. Mr. Orndorf stated that he was surprised the snows this past winter did not bring some of the areas down. He noted that he and the property owner have discussed potentially saving portions of the building. He said that anything can be saved with enough money. He said that when you remove a roof at an adjacent exterior wall, you need to brace the wall to remove the roof; if there is no safe floor structure, then the repair becomes much more complicated and expensive. He explained that you have to rebuild from the bottom up to shore correctly, so that you can demolish portions of the building; it is a significant endeavor. He concluded that they have not explored completely how much of the building can be saved.

Mr. Whalen stated that all of the buildings are going to be demolished under the current permit except for the noted 1912 and 1865 areas previously discussed. He noted that the structure in between the 1912 and 1865 building will also be demolished. He also pointed out that the Committee on Historic Designation's review and recommendation at the 18 April 2018 meeting occurred before demolition began. He said the National Register listing and this nomination are almost entirely based on the 1865 building and, although a small portion of the 1865 building has been proposed to be saved, it is unknown at this point how much can be saved. Mr. Whalen stated that the entire site remains deemed imminently dangerous and the property owner continues to work with their engineers and with the Department of Licenses & Inspections to what portions of the structures can be safely saved. In closing, Mr. Whalen stated that, given that the entire site is designated imminently dangerous, it will be virtually 90% demolished by the time all is said and done. He concluded that the property will have lost its capacity to convey its historical significance when the demolition is complete.

Mr. Thomas opens the floor to comments.

Tiffany Green, representing Concerned Citizens of Point Breeze North of Washington Avenue Coalition, introduced herself. She stated she is concerned about the preservation of building. She does not believe the entire building needs to be saved but expressed concern about the timeline of the demolition and project. Ms. Green claimed that the City is pushing the imminently dangerous designation. She noted that groups in the neighborhood had met with the previous owner and they were shown a design that did not include the historic building. She stated that, with the previous owner and the new owner, there does not seem to be an interest or goal in preserving the historic building or an attempt to work with the community on what portions of the building can be saved. She stated that Mr. Farnham has a conflict. Ms. Green wanted to know why an independent report was not requested by the Historical Commission from a party that does not have a relationship with Department of Licenses & Inspections or the current owner. She stated that the sequence of events seems suspect to her. She said that as a member of an Registered Community Organization, she is aware that certain developers only want to do new construction. She stated that the group is requesting that some portion of the building be preserved as they believe it is a South Philadelphia landmark that should be preserved as much as it can. Ms. Green concluded and restated that there needs to be an independent report to determine if this building is in fact imminently dangerous.

Mr. Farnham, in response to Ms. Green's concerns, stated that he does not determine what is and is not imminently dangerous. He stated that the Department of Licenses & Inspections is invested with the legal authority to make the City's decisions about building safety. Mr. Farnham said that when he described the building as imminently dangerous, he was reporting a fact based on the Department of Licenses & Inspections' determination, not a personal view of the building's condition.

Mr. Reuter stated that the condition and imminently dangerous violation for this building predated both the nomination and the letter of notice to the owner announcing the potential designation and listing on the Philadelphia Register of Historic Places, and repeated again it had been listed as unsafe for quite some time. He said that the primary distinction between unsafe and imminently dangerous, is that imminently dangerous under the code is one that poses a life-threatening situation. He said that the determination of imminently dangerous had been made prior to the nomination, particularly the wall abutting the 21st Street side of the building and a portion of the 22nd Street side, which was in imminent danger of collapse. He continued that other portions of the building are also in poor condition. Mr. Reuter stated that the

questions are: How much risk does the City have to incur? And, how much risk do the citizens have to withstand prolonging what was probably inevitable? He said the imminently dangerous citation came from Department of Licenses & Inspections and it was reviewed by Historical Commission staff. Mr. Reuter remarked that he has worked for the City since 1997, and there been well over a dozen fully designated properties that have come down because they were imminently dangerous and on demolition permits approved by the Historical Commission's staff. He said the City's primary responsibility is to the public and the City's duty is to protect the public from unnecessary risk, and this supersedes anything else in the code. Mr. Reuter concluded that the ultimate decision was not made by the Commissioner of the Department of Licenses & Inspections or the Historical Commission, but it was a decision by the City as a whole to allow this demolition to proceed.

Ms. Green thanked Mr. Reuter for his explanation. She restated her concerns about the sequence of events and process surrounding the nomination and designation of imminently dangerous, and repeated her wish for an independent assessment and report of the building. Mr. Mattioni stated that he viewed the report by the Department of Licenses & Inspections of imminent danger as an independent report. He said that they are paid to make those kinds of inspections and determinations and he would not second guess the Department. Mr. Thomas reminded Ms. Green that the Historical Commission is a City agency so any consultant that is hired by the City would not be independent of the City. He said that, for example, if the Preservation Alliance hired a consultant to prepare a report, then that report would be independent.

Ori Feibush, the property owner, introduced himself and offered to answer any questions. He stated that he wished to clarify that they are no longer pursuing the effort to save the smokestack. He said they have had a company taking drone photography weekly and there was substantial shearing a month ago and the shearing has increased, and there has been movement. Mr. Feibush stated they have petitioned the Department of Licenses & Inspections to begin demolition of just the smokestack portion (not the building it sits on) and are working with the project's engineers and the City to save portions of the building that can reasonably be saved.

Paul Steinke of the Preservation Alliance introduced himself. Mr. Steinke thanked Ms. Green for her comments, stating that she covered many of the concerns and issues that the Preservation Alliance has had through this process. Mr. Steinke pointed out that there were proactive efforts made to save this property including a National Register nomination, a local Register nomination, and a developer who had a plan for 150 apartments and townhouses as recently as five months ago. The Preservation Alliance was prepared to engage an independent engineer, but was denied access by the owner of the property, and within days the demolition permits had been issued. He reiterated that there were efforts to be proactive to save this historic building. Mr. Steinke stated that he was not going to second guess the process or the people involved. He pointed out that sitting in front of each of the Commissioners was a nomination of 2101 Washington Avenue for the Philadelphia Register of Historic Places. He remarked that for the last 45 minutes, the Commission and attendees had been having an ex post facto hardship hearing of a nominated building that is about half gone. He stated that he hoped that the Commission could spend five minutes talking about the merits of this building for the Philadelphia Register.

Mr. Steinke requested that the nominator, Dennis Carlisle, to come up and speak about the merits of the nomination. Mr. Steinke also requested that Kevin McMahon of Powers &

Company, who wrote the National Register nomination, to come up to the Commissioner's table to speak as well. He said that Powers & Company was a consultant to the previous owner, along with Cecil Baker, to turn the 1865 building into 150 residential apartments. Mr. Steinke asked Mr. Carlisle to address the Criteria for Designation under which he nominated 2101 Washington Avenue.

Mr. Carlisle introduced himself as the nominator of the property and stated that he works at OCF Realty, Mr. Feibush's real estate company. He explained that he nominated the property because it does meet the two criteria, Criteria for Designation A and J. It was noted that Mr. Carlisle wrote the nomination when the property was fully intact. He was asked if the property still warranted a nomination now that demolition has commenced. Mr. Carlisle stated that it seemed a little silly to nominate a building that is no longer there. He stated that the nomination acknowledges the history of it, and recorded it. Mr. Carlisle continued that, as far as having it designated, it seemed unnecessary. He stated that he understood that by designating, any future construction would have to be cleared through the Historical Commission, and it seemed like a waste of the Commission's time.

Mr. Mattioni asked Mr. Carlisle why it took him until December 2017 to submit the nomination for this property. Mr. Carlisle stated that he had heard that the building was going to be demolished. Mr. Mattioni stated that it was his understanding that the building was historic before Mr. Carlisle submitted the nomination but no one had nominated it. Mr. Carlisle responded that he found out that the plans of the previous developer might not be implemented and therefore nominated it. He stated that at the time of his nomination it had already been declared imminently dangerous but was ignorant to what that really meant. Had he understood the meaning that would have changed the situation and he may not have nominated it. Mr. Mattioni commented that the property has certain attributes that warrant the consideration of this Commission for designation. But if that is true now, it was also true five years ago, two years ago, and one year ago. He noted that there are many buildings in Philadelphia that are worthy of consideration for designation. The Commission should not expend resources on one that is already lost. Mr. Carlisle stated that, as of November 2017, he thought that the previous owner would go through with his plan.

Mr. McMahon, a preservation consultant, introduced himself and stated he wished to correct a statement by Mr. Carlisle. He said that Powers & Company was hired by the previous owner to both write the National Register nomination and to guide the rehabilitation through the historic tax credit certification process. He said that the process had begun long before Mr. Carlisle submitted the nomination. Mr. McMahon said that when the previous owner acquired the building, he was considering demolition but then decided on rehabilitation and hired Powers & Company to complete the historic tax credit application. He continued that at the time that Mr. Carlisle submitted the nomination there was no threat of demolition. He said the tax credit certification process was moving forward until his nomination was submitted.

Mr. Steinke closed his comments, stating that, first, the Committee on Historic Designation believes the nomination merits approval by this Commission; second, in light of Commissioner Perri's efforts to identify the portions of the 1865 structure that are structurally sound and could be rehabilitated, the Commission should not assume that the entire structure will be demolished; and third, because of the current owner's willingness to save a portion of the structure, the Commission should consider a designation. Mr. Steinke stated that he was grateful that Mr. Feibush and OCF Realty do want to preserve a portion of the buildings on the site. The Preservation Alliance believes that it would serve the interests of the neighborhood and the City

to preserve this significant portion that remains of this Civil War era structure. Mr. Steinke asked the Commissioners to vote to approve the nomination and place this property of the Philadelphia Register of Historic Places today.

Mr. McMahon stated that, because of the demolition that has already occurred, the property is no longer eligible for the Federal Historic Tax Credit so the local designation is the only means of protecting what remains at this point.

Mr. Farnham asked Mr. Carlisle if he is still requesting to withdraw the nomination. Mr. Carlisle responded and stated he is still requesting to withdraw his nomination.

Mr. Feibush clarified that the portion that is proposed to be saved was driven by OCF Realty decision-making, not because Commissioner Perri of the Department of Licenses & Inspections deemed it structurally sound. Mr. Feibush stated that his engineers have advised him behind closed doors not to save any of the buildings, owing to their dangerous condition. He continued that the previous owner decided at some point to switch from a plan to preserve 100% of the property to demolish 100% of the property. Mr. Feibush noted that Cecil Baker, the architect of record for the earlier project, completed exhaustive drawings dated November 2017, titled complete demolition plan. He claimed that Mr. Baker's efforts reflect the deteriorated condition of the building. He stated that his company is eager to save a portion of the building, but no owner before him spent money trying to protect the neighborhood from the deterioration. Mr. Feibush pointed out that the previous owner did not have a zoning approval to complete the plan. He also noted that the previous owner did not do anything during its three-year ownership to provide life and safety protections to the neighborhood. He said that he met with a previous developer, Palace Developers, who had tried to plan for rehabilitation, but could not determine an economically feasible plan to make it work.

Mr. Feibush stated that he is being asked to save a deteriorated building when he is not responsible for the deterioration. He stated that his company has received a great deal of bad press, but none of it was based in the reality. He stated that no previous owner, including the most recent owner who is being lauded for his plan to adaptively reuse the building, chose to invest one dollar in the building to save it. He noted that the previous owner elected not to follow through with the rehabilitation. He stated that he is trying to save a portion of the complex and is being asked to accept a designation that will do nothing. He stated he is a sincere player trying to save a portion of the complex. Mr. Feibush expanded on his other recent preservation efforts in the city. He then restated the safety risks posed by 2101 Washington Avenue to pedestrians and neighbors. He outlined again previous statements about his intentions with the property and the activity surrounding it.

Mr. Traub of Save Our Sites, stated that, until recently, the neighborhood around this complex was "not desirable." Now that it is being gentrified, it is more "desirable." Several in the audience objected to Mr. Traub's loaded assertion.

Mr. Feibush noted that there were many other demolition permits filed during the last 60 days in the city, but everyone is focused on this specific property.

Ms. Green again stated her concerns about aggressive development of the area and her organization's efforts to engage with developers. She repeated her desire to see preservation at this property.

Mr. Steinke contended that the negative response to the demolition and redevelopment of this property is in no way motivated by animosity toward Mr. Feibush or his company. He stated that Mr. Feibush has a reputable company that builds homes for people. He stated that he admires his work as a builder and his work is needed in Philadelphia. He said that the difference was that this property was nominated to the National Register of Historic Places, it was nominated to the Philadelphia Register of Historic Places, and it was the subject of a publicly disclosed redevelopment plan that would have preserved it as recently as December 2017. Mr. Steinke said that those facts set it apart from other buildings we are losing in the city.

Mr. Thomas stated that, if a portion of this building is saved and the remainder of the property is interpreted, that would be positive. He said that, if a portion of the 1865 building and a portion of the other building are rehabilitated by Mr. Feibush, the remaining portions could be considered by the Historical Commission for designation. He continued that the other portion of the property that would be redeveloped with new construction would not be included within the designation boundary. Mr. Thomas said that this may give Mr. Feibush what he is looking for and the community what they are looking for.

Ms. Cooperman pointed out that a proposed designation is on the table. She also recognized the active demolition permits and that the property has been deemed imminently dangerous for some time. She continued that no one knows how much of this building will be around in a week or a month and no one knows how much of this building will remain standing after the demolition permit has run its course. She said the Commission is in a situation where they do not have enough information to decide because the Commission does not know what will survive. Ms. Cooperman said that, speaking as the chair of the Committee on Historical Designation, at the time the Committee reviewed the nomination, the property met Criteria A and J. She concluded that the Commission still does not have enough information.

Mr. Thomas suggested designating the parts that remain standing. Ms. Cooperman responded no one knows what will remain standing. She noted that the property may end up being an empty lot. Mr. McCoubrey inquired if any stabilization of the portions proposed to be saved had taken place. Mr. Feibush responded that hand demolition is occurring on the portions proposed for retention and rehabilitation.

Kevin Orndorf stated that there are significant portions of the 22nd Street side of the building that will need to be braced, but those designs have not yet been undertaken. Once the deteriorated framing is removed, the remaining building will need to be braced. There is significantly more danger to the contractors working on site than to the general public, although there is still some danger to the general public. The logistics of trying to save the building are not going to be easy.

Ms. Cooperman suggested the option of tabling the nomination. Mr. Steinke suggested that the Historical Commission should designate the portion of the property that has been proposed for preservation and rehabilitation by Mr. Feibush. Mr. Thomas stated he believes that a portion should be designated. How much of the building will remain is unknown, but a designation boundary can be redrawn if it changes. Mr. Mattioni stated that he does not know how they can define a boundary right now, with the demolition underway and its ultimate extent unknown. Designating now would place too much of a burden on the Historical Commission and its staff. It would also place too much of a burden on the owner. Tabling the nomination is a rational alternative, he suggested. Mr. Reuter, Mr. Whalen, and the Commission members discussed the logistics and legality of designating a portion of the building.

Mr. Mattioni stated that he was prepared to make a motion. Ms. Stanford requested an explanation of the ramifications of tabling the nomination. Ms. Cooperman responded that the Commission would table the nomination because it does not have enough information to make a decision at this time. The Commissioners noted they do not know what will be left on site after demolition is complete. The Commissioners noted that they will still retain jurisdiction over the property while the nomination is tabled. Once demolition is complete, it will then be clear what remains and is stabilized. Ms. Cooperman reminded all Commissioners that the demolition permit is valid and the owner can proceed as he wishes. She noted that tabling the nomination is indefinite.

Ms. Turner inquired if the Commission was going to address the request to withdraw. Mr. Reuter noted they can consider the request to withdraw, since it is not automatically granted at staff level as it previously was.

Mr. Farnham stated that the Commission should identify a trigger that would end the tabling and place the nomination on an agenda for consideration. The Commission will know when the demolition is complete when the Department of Licenses & Inspections has closed out the demolition permit out.

Ms. Green stated her concerns again and expressed a concern about safety near the building.

Eric Brugger, a resident of 2000 block Kimball Street, stated that he appreciates the measures that the current owner recently undertook to protect the safety of those near the building. He observed that public safety has been lost in the conversation and asserted that it should be the primary consideration.

Mr. Whalen stated the owner would be penalized if the Commission tabled the nomination. The Commissioners responded that, because the complex has been deemed imminently dangerous, the owner can demolish all the buildings, even those that have been proposed for retention. Tabling is not motivated by a desire to punish Mr. Feibush; it is motivated by a desire of the Commission to do the best they can in a difficult situation. Mr. Thomas stated that the Commission is not concluding now that it is going to designate the entire property. He stated that he trusts that the efforts to protect the portion of the 1865 building and other building are being done in good faith.

ACTION: Mr. Mattioni moved to table the review of the nomination until the demolition currently underway is completed and the Department of Licenses & Inspections closes out the demolition permit (#868420). Ms. Cooperman seconded the motion, which passed by a vote of 7 to 2. Ms. Stanford and Mr. Dillon dissented.

ACTION: Ms. Cooperman moved to deny the nominator's request to withdraw the nomination. Ms. Turner seconded the motion, which passed unanimously.

**THE MINUTES OF THE 674TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 OCTOBER 2018
ROOM 18-029, 1515 ARCH STREET
BOB THOMAS, CHAIR**

PRESENT

Robert Thomas, AIA, Chair
Emily Cooperman, Ph.D.
Kelly Edwards, MUP
Michael Fink, Department of Licenses & Inspections
Steven Hartner, Department of Public Property
Melissa Long, Division of Housing and Community Development
John Mattioni, Esq.
Dan McCoubrey, AIA, LEED AP BD+C
H. Ahada Stanford, Ph.D., Commerce Department
Betty Turner, MA
Kimberly Washington, Esq.

Jonathan E. Farnham, Executive Director
Randal Baron, Historic Preservation Planner III
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner I
Megan Schmitt, Historic Preservation Planner I

ALSO PRESENT

Bruce Bisbano, Bisbano + Associates
Anton Michels, German Society
Rich Giordano, Upper Roxborough Civic Association
Barbara Delany
Allison Weiss, SoLo/Germantown Civic Association
Adam Hurt, SgRA
David S. Traub, Save Our Sites
Julia M. Marchetti, Preservation Alliance for Greater Philadelphia
Doug Mooney, Philadelphia Archaeological Forum
J.M. Duffin
Sean Whalen, Esq., Vintage Law
Ori Feibush, OCF Realty
Kevin R. Orndorf, PE, Orndorf & Associates, Inc.
Lori Salganicoff, Chestnut Hill Conservancy
Richard DeMarco, Esq., Lauletta Birnbaum LLC
Gene Gilbert
Oscar Beisert
Elizabeth Nestor
Doug Seiler, Seiler + Drury Architecture
Michael Phillips, Obermayer Rebmann Maxwell & Hippel

AGENDA

ADDRESS: 2101 WASHINGTON AVE

Proposal: Remove smokestack

Review Requested: Final Approval

Owner: 2101 Washington Avenue LLC

Applicant: Atiya Groomes, OCF Realty

History: 1865; Howell & Brother Wallpaper Hangings Manufactory; additions, 1883, 1912

Individual Designation: Under Consideration

District Designation: None

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial because the smokestack “does represent historic fabric and is significant,” pursuant to Standard 6.

OVERVIEW: This application proposes to remove a smokestack at 2101 Washington Avenue. The property was considered for designation earlier this year, but the designation process has not yet been completed. While the nomination was being reviewed, the City found that the property posed a threat to public safety and that demolition was necessary to abate the dangerous condition. Owing to that finding, the Historical Commission’s staff approved a complete demolition permit application after consulting with the Law Department and the Department of Licenses & Inspections. The staff subsequently approved a partial demolition permit application based on the Department of Licenses & Inspections’ determination that a portion of the complex did not need to be demolished immediately, but might be able to be stabilized. The partial demolition plan proposed to retain the early twentieth-century building at the southwest corner of the site including the smokestack and a portion of the original 1860s building directly behind that building. No permit was issued for the complete demolition, but a permit was issued for the partial demolition and all of the structures slated for demolition under that permit have subsequently been removed. At its May 2018 meeting, while the demolition was underway, the Historical Commission voted to table the review of the nomination until the partial demolition was completed and the Department of Licenses & Inspections closed out the demolition permit (#868420). The Historical Commission elected to wait and see what, if any, of the buildings survived before deciding on the designation. That demolition permit remains open.

The current application proposes to remove the smokestack at the southwest corner of the site, which was slated for retention under the partial demolition permit, but approved for demolition under the full demolition application. The current application includes photographs of the smokestack taken with a drone. It also includes an engineering report on the entire complex, which was previously submitted to the Historical Commission during the nomination review. The smokestack is addressed on pages 14 to 18 of the report. The report notes problems with the smokestack such as mortar loss, joint separation, and shear cracks. The report does not claim that the smokestack must be removed on public safety grounds. However, in the conclusion of the report on page 18, the engineer “recommends the full demolition of the smokestack structure.”

Rehabilitation Standard 2 advises that “the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” The Historical Commission and Architectural Committee must determine what, if anything, constitutes “the historic character of a property” in

light of the demolition of most of the structures at the site and then determine whether the smokestack contributes to any historic character that survives.

DISCUSSION: Mr. Farnham presented the application to the Historical Commission. Attorney Sean Whalen, developer Ori Feibush, and engineer Kevin Orndorf represented the application.

Mr. Whalen noted that his client has obtained a supplemental engineer's report since the Architectural Committee meeting. He added that Mr. Orndorf would testify about his conclusions in that report.

Mr. Whalen stated that the Historical Commission has already approved an application for the complete demolition of the entire complex including the smokestack. He explained that, in a show of good faith and as good actors with the City, they tried to see if there might be some portion of the complex that they could save. He stated that they still intend to preserve what they can. The partial demolition permit remains open and there will likely be additional demolition under that permit. He reported that at the time that they obtained the demolition permit there was almost certainty that the smokestack would need to be removed because it is dangerous. He stated that the smokestack has never been pointed, or repaired, or capped in any way. Mr. Whalen noted that the telecommunications brackets at the top of the smokestack may be holding the structure together. He reported that the property, in its entirety, is considered imminently dangerous by the Department of Licenses & Inspections. He commented that 80% or 85% of the complex, which occupies an entire block, has been demolished. He contended that so little of the complex survives that it cannot sustain a historic designation. He acknowledged that the designation question is not before the Historical Commission today.

Mr. Whalen observed that the latest engineer's report clearly states that the smokestack is imminently dangerous. He noted that the Architectural Committee had suggested that it would be as easy to repair the smokestack as it would be to demolish it. He disagreed and stated that Mr. Orndorf would testify about the repair and demolition options. He reported that the smokestack is so dangerous that no one can get far enough inside it to determine the interior condition of the structure. The engineer can only estimate the interior condition from the exterior. The structure is too dangerous to evaluate fully or to repair. And the cost to repair would be astronomical.

Mr. Orndorf testified that he had provided an engineer's report on the smokestack, which supplements his report on the entire complex. He acknowledged that the Department of Licenses & Inspections had cited the entire complex as imminently dangerous. He added that he agreed with that declaration that the complex is imminently dangerous. Mr. Orndorf testified that the smokestack itself is imminently dangerous. He stated that it is suffering from an extreme loss of mortar and is in very bad shape. He pointed to a vertical crack shown in Photograph 5 that is about 19 feet long. He stated that there are parallel cracks throughout the stack. Photograph 6 shows a steel reinforcing band with a large crack below. He noted that the weight of the stack above is carried by deteriorated sections of the stack. Once the stack has lost its mortar joints, it has lost its ability to withstand wind loads and seismic loads. Photographs 7, 8, and 9 show the conditions at the top of the stack, where there are vertical cracks and large losses of mortar. Photograph 10A shows the worst case; there is no mortar, and light can be seen coming through the exterior wall of the stack. Bricks are peeling. The rungs of the interior ladder are failing, making it difficult to repair. There is plant growth out of the stack. Mr. Orndorf concluded that, in his opinion, the smokestack is imminently dangerous.

Mr. Whalen stated that their greatest concern is that the smokestack is located right along Washington Avenue. If the smokestack fails, it will fall into the public right-of-way. He concluded that the threat it poses to Washington Avenue raises a grave concern for the property owner.

Mr. Thomas asked the applicants why the sidewalk and travel lanes on Washington Avenue are not fenced or otherwise blocked off. He added that he uses the bike lane on Washington Avenue. Mr. Feibush responded that the smokestack is 120 feet tall. It is taller than Washington Avenue is wide. He stated that he has been warning the City and the Historical Commission about this danger for many months. He observed that it would be feasible to close Washington Avenue. He noted that they closed 21st Street, 22nd Street, and sidewalks and bike lanes on Washington Avenue for short periods of time during some phases of the demolition of the buildings at the site, but they cannot close Washington Avenue indefinitely. He stated that he wants to be prudent, but there is no easy way to protect the public from this smokestack short of demolishing it. It cannot be scaffolded. He said that he is eager to begin to hand-demolish the smokestack in a safe manner. He concluded that, without demolishing the smokestack, he does not know how to protect the public on the street. Mr. Thomas stated that this situation “looks exactly like 22nd and Market,” where six people died in 2013 when an unstable building collapsed onto another building. Mr. Thomas stated that, as a registered architect in Pennsylvania, he has an obligation to speak out if this smokestack is in the poor condition that the applicants claim. Mr. Feibush stated that he has submitted reports on the property to the Department of Licenses & Inspections, but he is not sure whether the latest report on the smokestack has been submitted yet. Mr. Thomas noted that the report is dated 2 October 2018, 10 days ago. Mr. Feibush responded that the same photographs were presented to the City more than one-half year ago. He added that he reported these conditions to the Historical Commission when he appeared earlier in the year. Mr. Thomas responded that “we are all looking to avoid any kind of disaster.”

Mr. Thomas asked Mr. McCoubrey to summarize the thoughts of the Architectural Committee on the matter. Mr. McCoubrey explained that the Architectural Committee did not have the benefit of the most recent engineer’s report, which was submitted after the Committee met. The earlier report stated that the smokestack was in bad condition, but it did not claim that it was imminently dangerous. It suggested that the smokestack could be repaired. He stated that the Committee found that the smokestack was an important component of the site. He reported that the Committee concluded that it did not sufficient information to come to a conclusion about the feasibility of its repair. Given that the engineer’s report did not conclude that the smokestack was imminently dangerous or that it was beyond repair, the Committee recommended denial. Mr. Whalen agreed that the earlier engineer’s report did not conclude that the smokestack was imminently dangerous. He added that his client considered the questions raised by the Architectural Committee and decided that they could best be answered with a supplemental engineer’s report.

Ms. Edwards asked about the telecommunications equipment on the tower. She noted that the telecommunications company must have determined that the smokestack was structurally sound before installing the equipment. Mr. Feibush stated that the telecommunications equipment was installed in the 1980s and were disconnected more than a decade ago. He displayed a photograph that showed that the cables to the antennas had been cut.

Mr. Fink observed that the mortar loss and other deterioration appear to be limited to the top 12 feet or so of the smokestack. Mr. Orndorf responded that that seems to be the case on the

exterior, but the extent of the deterioration in the interior cannot be determined. He posited that the damage on the exterior is probably limited to the top 20 or 30 feet. Mr. Fink stated that some of the mortar looks to be in good condition, although there is a vertical crack. He noted that, from his experience, such vertical cracks are fairly common. Mr. Fink stated that when smokestacks and chimneys lose mortar they begin to tilt. He asked Mr. Orndorf if he perceived any titling of the smokestack. He asked if it is out of plumb. Mr. Orndorf stated that he did not know if the smokestack was tilting. He reiterated that the mortar is deteriorated at the top 20 or 30 feet. It was again noted that the smokestack is 120 feet tall. Mr. Thomas asked if it would be feasible to remove the damaged section at the top and leave the remainder. Mr. Whalen stated that it would be possible to demolish the smokestack from the top, working down until the deteriorated sections had been removed, course by course, but it would not be prudent. Mr. Whalen noted that this smokestack was not capped; most of the smokestacks that have survived have been capped. He asked how long they should wait before the smokestack collapses into Washington Avenue. Mr. Orndorf asked the Commissioners to bear in mind that smokestacks like this one are unreinforced structures. They were designed for wind loads, but not for seismic loads. Even if one were to remove the top of the stack it still would not comply with the building code related to seismic loads. It would not be safe.

Mr. Whalen stated that his client intends to keep the building to which the smokestack is attached. He explained that some of the remaining large building will be demolished as they work to stabilize it.

Mr. Mattioni asked how the building at the base of the smokestack would be preserved while the stack was being demolished. Mr. Feibush explained that they would shut down Washington Avenue during the demolition of the smokestack. The smokestack would be demolished by hand, by workers raised in a basket by a crane. They would remove the antennas first. Once it was demolished to about 30 feet, the remainder could be demolished mechanically. Using this method, the building would not suffer any damage. Mr. Mattioni asked if they could evaluate the condition of the smokestack as they proceeded with the demolition and stop demolishing when they found it to be in good condition. Mr. Orndorf stated that he did not know the extent of the deterioration. He also noted again that it is an unreinforced structure and none of it satisfies the building code for seismic loads. Mr. Whalen asked how a demolition of only the deteriorated section would be permitted. He asked if the Department of Licenses & Inspections would determine what was and was not structurally sound. He asked Mr. Mattioni how such a project should be managed. Mr. Mattioni responded that he was asking about the feasibility within the context of the nature of the problem. Mr. Fink stated that the permitting and inspecting of a partial demolition of the smokestack would not be difficult. Mr. Thomas stated that he worked on a project in the Parkside neighborhood that required demolition, the extent of which was not fixed when the work began, yet the project was successful.

Mr. Feibush stated that there is an identical smokestack a few blocks east at the Marine Club. He noted that it is strapped to an eight-story building. He stated that he had never considering saving this smokestack because he did not think that it would be feasible to save it. He again stated that he would save the associated building. Mr. McCoubrey asked why the smokestack is colored green in the aerial photograph that Mr. Feibush created for presentation to the Historical Commission, when the green was intended to highlight the parts of the building that would be retained. Mr. Feibush responded that the Department of Licenses & Inspections determined that the entire complex is imminently dangerous and it was concluded that, because the deterioration occurred before his ownership, he would not be held responsible for the state of the building. He explained that after the complete demolition permit application was approved,

there was “a lot of public discourse” and the partial demolition plan was developed. He stated that he agreed to “arbitrary lines” showing the areas that would be retained and demolished. He added that he has been saying for more six months that the smokestack cannot be saved and that he has not pursued any efforts to save it. He asserted that it is a “false equivalency” to claim that demolishing a smokestack by hand and repointing the interior of it are the same. It is neither fair nor practical to expect anyone to put her life at risk to preserve something that is not unique or historically valuable.

Mr. Mattioni noted that the staff’s recommendation asserts that the smokestack no longer has any historic value because most of the complex has been demolished and has lost all historic character. He read the staff recommendation, which cites Standard 2. Mr. McCoubrey responded that the Architectural Committee disagreed with the staff and asserted that the smokestack is an important historic element. Mr. Mattioni suggested that the Historical Commission should take the staff’s recommendation into account. Mr. Whalen stated that he was surprised when the staff informed him that it would not approval the smokestack demolition application administratively, but would refer it to the Architectural Committee and Historical Commission. He stated that they are before the Commission today with this application because they want to comply with the process. He stated that the smokestack is an imminently dangerous structure that must be demolished. Mr. Thomas stated that there are methods for repointing the interiors of chimneys and stacks without entering them. It can be accomplished with balloon that forces mortar into the joints.

Ms. Cooperman opined that the smokestack is a character-defining feature of the property and its immediate surroundings. Mr. Thomas stated that the Historical Commission needs a path to safety and preservation. Ms. Cooperman asked if the Department of Licenses & Inspections would issue an opinion on the engineer’s conclusion that the smokestack is imminently dangerous. Mr. Fink stated that he just returned from a two-week vacation and has not spoken with his colleagues at the Department of Licenses & Inspections about this matter. He stated that the photographs show that at least the top 10 feet of the stack needs immediate repair. He observed that, based on the photographs, not a visit to the site, the lower portion of the stack seems to be in fairly good condition. Ms. Cooperman agreed with Mr. Fink’s analysis. Mr. Thomas noted that the report is dated 2 October 2018. He asked when the City received it. Mr. Farnham stated that the Historical Commission received it on Tuesday, 9 October 2018. He reported that he emailed it to the Commissioners included Messrs. Fink and Dillon at the Department of Licenses & Inspections that afternoon, 9 October 2018. Mr. Orndorf stated that the date on the report is not correct. A draft was dated 2 October, but the report was not finalized until 9 October 2018. Mr. Whalen stated that his client has been in contact with the Department of Licenses & Inspections. Mr. Thomas asked him if he had received a response from the Department of Licenses & Inspections on the latest engineer’s report. Mr. Whalen stated that he had not received a response. Mr. Reuter interjected that the Historical Commission should not expect a response from the Department of Licenses & Inspections because the Department has already declared the entire site to be imminently dangerous. He added that this site was declared imminently dangerous before the nomination proposing designation was submitted. He explained that high ranking officials of the Department of Licenses & Inspections toured the site last spring and then consulted with the Historical Commission’s staff and the Law Department before the City determined that it was necessary in the public interest to allow the demolition to proceed for the entire site. The complex was so dangerous that it had to be demolished. The public safety concern outweighed the unknown historic value of the site, which had started but not completed the designation process. The property owner then decided to see if some of the complex could be preserved and pulled back

from a total demolition. However, the entire site remains imminently dangerous. Mr. Reuter stated again that the site is nominated, but not yet designated. He stated that, in this particular case, the only matter before the Historical Commission and the only thing within the Commission's jurisdiction is whether or not to approve the permit application for the removal of the smokestack. The Historical Commission cannot force the owner to do anything because it is not designated. The Commission can only approve or deny the permit application. When properties are under consideration for designation, the Historical Commission can review permit applications, but nothing else. Mr. Reuter stated that the real issue is whether or not it is necessary in the public interest to demolish the smokestack. The Commission must weigh the public safety concerns with the historic preservation value of the smokestack. He stated that the Department of Licenses & Inspections has already determined that this site is life threatening; it is imminently dangerous. He suggested that the Historical Commission weigh the public's interest in safety against its interest in historic preservation. He suggested that the Commissioners determine the relative value of the smokestack as a historic resource and noted that Independence Hall stands at one end of the spectrum.

Ms. Cooperman asked for more information regarding existing permitting for the property. Mr. Whalen explained that his client filed a complete demolition permit application for the entire complex. The Historical Commission's staff approved that application after consulting with the Department of Licenses & Inspections and Law Department. However, after discussions between the developer and the Department of Licenses & Inspections, the developer unilaterally decided to scale back the demolition permit from complete demolition to partial demolition; the section that the developer proposed to attempt to save was colored in green on the aerial photograph. Mr. Whalen again noted that the entire site is considered imminently dangerous. He stated that his client scaled back his permit application from complete to partial demolition, but always intended to demolish the smokestack. He stated that his client scaled back the demolition permit application as a show of good faith to keep working with the City because we recognized the significance of this parcel, not only historically but to the residential character of the neighborhood. He added that his client is working with every major stakeholder with regard to the project for this site. He observed that the planning is not happening in a vacuum. He stated that he attempted to amend the partial demolition permit to include the smokestack, but the City would not allow it. Therefore, he submitted a new permit application for its demolition.

Mr. Mattioni stated that, in light of Mr. Reuter's explanation of the circumstances of this case and in light of the danger that this smokestack may pose to the public right-of-way, he stated that he was prepared to make a motion.

Paul Steinke of the Preservation Alliance for Greater Philadelphia stated that public safety is a paramount concern; however, he urged the Historical Commission to deny this application, owing to a lack of information. He advised the Historical Commission to decline to make a decision on this application until the nomination question has been decided. He stated that there is no question that this smokestack is a character-defining feature of the site. He noted that, until recently, this was the only intact industrial site on the Washington Avenue industrial corridor. Mr. Steinke noted that Mr. Orndorf prepared both engineer's reports, one for the entire site and one for the smokestack alone. He claimed that the fact that the City is requiring a separate permit application for the smokestack means that it was not covered by the first demolition permit application. Mr. Steinke advised the Historical Commission to deny the application unless and until the Department of Licenses & Inspections agrees with the second engineer's report that the smokestack poses a danger. He asserted that the Department might not agree with the engineer's report. He pointed to the building at 1512 N. Broad Street, which

suffered a fire and was declared unsafe but not imminently dangerous. He noted that the Department agreed with the earlier Orndorf engineer's report, but we do not yet know what the Department thinks about the latest report. The Department may disagree. He asked the Historical Commission to wait and base its decision on the Department's decision. He stated that an earthquake is unlikely in the next 30 days. He asserted that a qualified masonry contractor could make temporary repairs as necessary. He concluded that the danger may be abated by demolishing a part, not all, of the smokestack. He reported that the Preservation Alliance holds an easement on such a smokestack. He stated that it is not uncommon to see partial smokestacks in Philadelphia.

Mr. Fink stated that the Department of Licenses & Inspections has made a final determination on this property; it is imminently dangerous. It is neither the practice nor the responsibility of the Department of Licenses & Inspections to evaluate pieces of a building or complex of buildings that have been deemed imminently dangerous and determine whether those individual pieces are or are not imminently dangerous. He stated that his Department issued a permit for the demolition of portions of the building with the hope that the dangerous condition could be abated without complete demolition, but the Department will not make a determination on the individual pieces. The entire property is imminently dangerous.

Mr. Thomas stated that the staff concluded that the site had lost its historic character with the demolition that has already occurred and, in light of that, the smokestack has no significance. The Architectural Committee disagreed. Mr. Thomas stated that the Historical Commission must be very careful not to take any action that might endanger the public. He acknowledged that the Historical Commission is not the Department of Licenses & Inspections and cannot evaluate structural integrity. He also acknowledged that the Department of Licenses & Inspections will not evaluate individual components of the larger complex, but instead considers the entire complex imminently dangerous. He added that it is the owner's responsibility with his consultants like Mr. Orndorf, the engineer, to determine within the complex those elements that do and do not pose a hazard to the public.

Mr. McCoubrey reminded his colleagues that the property is not yet designated. Ms. Long stated that, in light of Mr. Fink's statement that the entire complex is deemed imminently dangerous, she would second the motion that Mr. Mattioni had indicated he would offer.

ACTION: Mr. Mattioni moved to approve the application. Ms. Long seconded the motion, which passed by a vote of 8 to 3. Commissioners Cooperman, McCoubrey, and Thomas dissented.