

**THE MINUTES OF THE 688TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 DECEMBER 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:12 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)	X		
John Mattioni, Esq.	X*		Arrived at 9:21
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
H. Ahada Stanford, Ph.D. (Commerce Department)	X		
Meredith Trego (Department of Planning & Development)	X		
Betty Turner, MA, Vice Chair	X		
Kimberly Washington, Esq.	X		

The following staff members were present:

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

The following persons were present:

- Ethel Waters, Office of Senator Anthony H. Williams
- Kerry Woodward, Boys Latin School
- Joseph Catuzzi, St. Joseph's Preparatory School
- Rick Scanlan, St. Joseph's Preparatory School
- Christian Kaulius, Society Hill Synagogue
- Jeremey LeCompte, Harmon Deutsch Ohler Architecture

Tom McCreesh, Temple University
John Higgins, Temple University
Patrick Grossi, Preservation Alliance for Greater Philadelphia
Colleen Smith, Boys Latin School
Carolyn Swisher
Reverend Eric Doben
Joel Darras, Ascent
Plato Marinakos, Plato Studio
Paul Steinke, Preservation Alliance for Greater Philadelphia
David S. Traub, Save Our Sites
Nancy Pontone, Tudor East Falls
Celeste Morello
J.M. Duffin
Willis Berry
Dylan Abram
Wane E. Lewis
Becky Sell, Ascent
Adrian Trevisan
J. Newberg, Society Hill Synagogue
Elizabeth Stegner, University City Historical Society
Mark Cohen, Save Our Sites
Judith Robinson
Leonard Chester, Boys Latin School
Trudy Allen, Boys Latin School
Nancy Wernby, Save Our Sites
Alfred Dragani, DMAS

ADOPTION OF MINUTES, 687TH STATED MEETING, 8 NOVEMBER 2019

START TIME IN AUDIO RECORDING: 00:01:45

DISCUSSION:

- Mr. Thomas asked the Commissioners for any additions or corrections to the minutes of the preceding meeting, the 687th Stated Meeting, held 8 November 2019. Ms. Cooperman suggested some revisions for the minute related to 230, 232, and 234-36 S. 4th Street.

PUBLIC COMMENT: None

ACTION: Ms. Trego moved to approve the minutes of the 687th Stated Meeting of the Philadelphia Historical Commission, held 8 November 2019, with the suggested revisions. Mr. McCoubrey seconded the motion, which passed unanimously.

ITEM: Adoption of Minutes, 687th Stated Meeting					
MOTION: Approval, with revisions					
MOVED BY: Trego					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni					X
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	12				1

CONTINUANCE REQUESTS

ADDRESS: 7709 CHEROKEE ST; 540 W MORELAND AVE; 545 W MERMAID LN

Name of Resource: Keewaydin

Proposed Action: Designation

Property Owner: Robin Sommers (7709 Cherokee St); Ganos LLC (540 W. Moreland Ave); Donald J. Ratchford and Nancy A. Dickson (545 W. Mermaid Ln)

Nominator: Chestnut Hill Conservancy

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

OVERVIEW: This nomination proposes to designate the properties at 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane and list them on the Philadelphia Register of Historic Places. The three properties historically comprised the main buildings of the Keewaydin estate. The nomination contends that the buildings satisfy Criteria for Designation C, D, E, and J. Under Criteria C and D, the nomination argues that Keewaydin stands as a characteristic example of the Dutch Colonial Revival style, which operated as a particular mode within the broader Colonial Revival movement. Under Criterion E, the nomination contends that the estate was designed by notable Philadelphia architect George T. Pearson. Under Criterion J, the nomination argues that the estate was constructed for Edward W. Clark Jr. and his wife Lydia Jane (Newhall) Clark, a distinguished Philadelphia family and fixture of Chestnut Hill society.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane satisfy Criteria for Designation C, D, E, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nomination of 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane and remand it to the January 2020 meeting of the Committee on Historic Designation.

START TIME IN AUDIO RECORDING: 00:08:10

DISCUSSION:

- Mr. Thomas asked the Commissioners for comments on the proposed continuance of the review of the nomination of Keewaydin. None were offered.

PUBLIC COMMENT: None

ACTION: Mr. Hartner moved to continue the review of the nomination for 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane and remand it to the 15 January 2020 meeting of the Committee on Historic Designation. Ms. Edwards seconded the motion, which passed unanimously.

ITEM: Continuance of review of nomination for 7709 Cherokee Street, 540 W. Moreland Avenue, and 545 W. Mermaid Lane					
MOTION: Approval					
MOVED BY: Hartner					
SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 145 SUMAC ST

Proposed Action: Designation

Property Owner: Heather Baumgardner and Robert J Marcin

Nominator: Philadelphia Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 145 Sumac Street and list it on the Philadelphia Register of Historic Places. The Historical Commission first considered the historic designation of 145 Sumac Street in 2015. At its 10 July 2015 meeting, the Commission tabled the review of the nomination at the request of the property owner and author of the nomination, to allow for both parties to come to an agreement on the redevelopment of the property. The property has remained under the Commission's jurisdiction during this tabling period. During the tabling period, the property was rehabilitated. Since being tabled, the nomination has been updated by the Historical Commission's staff.

The nomination contends that the building, one half of a twin comprising 145 and 147 Sumac Street, satisfies Criteria for Designation A, D, and J. Satisfying Criteria A and J, the nomination argues that the building has significant interest or value as part of the city’s development related to Manayunk textile mills and is associated with an important individual, Manayunk mill owner James Z. Holt, son of Edward Holt, who was among the first Manayunk Mill owners. It was second-generation mill owners, like James Holt and Wilde mill owners, the brothers John and Thomas Wilde, who provided much of the impetus for Wissahickon’s development as the location for elegant park-side homes along the Wissahickon Creek. The building was among the first grand homes built in Wissahickon during this Victorian era period of development, and exemplifies the economic, social, and historical heritage of the community. Satisfying Criterion D, the nomination contends that the building reflects an extraordinary example of Eastlake Victorian styling, with trim ornaments, spindles and door carvings with geometric patterns and incised lines. It is only one of a few remaining examples in Wissahickon, a neighborhood developed when Queen Anne style was in vogue.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 145 Sumac Street satisfies Criteria for Designation A, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nominations of 145 Sumac Street and 147 Sumac Street and remand it to a future meeting of the Committee on Historic Designation.

START TIME IN AUDIO RECORDING: 00:09:25

DISCUSSION:

- Mr. Thomas asked the Commissioners for comments on the proposed continuance of the review of the nomination for 145 Sumac Street. None were offered.

PUBLIC COMMENT: None

ACTION: Mr. Lippert moved to continue the review of the nomination for 145 Sumac Street and remand it to the 15 January 2020 meeting of the Committee on Historic Designation. Ms. Trego seconded the motion, which passed unanimously.

ITEM: Continuance of review of nomination for 145 Sumac Street					
MOTION: Approval					
MOVED BY: Lippert					
SECONDED BY: Trego					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				

Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 147 SUMAC ST

Proposed Action: Designation

Property Owner: Deborah Gribbin-Zameska and James Zameska

Nominator: Philadelphia Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 147 Sumac Street and list it on the Philadelphia Register of Historic Places. The Historical Commission first considered the historic designation of 147 Sumac Street in 2015. At its 10 July 2015 meeting, the Commission tabled the review of the nomination. The property has remained under the Commission’s jurisdiction during this tabling period. Since being tabled, the nomination has been updated by the Historical Commission’s staff.

The nomination contends that the building, one half of a twin comprising 145 and 147 Sumac Street, satisfies Criteria for Designation A, D, and J. Satisfying Criteria A and J, the nomination argues that the building is associated with the life of Maurice F. Wilhere, a Magistrate and prominent figure in the local Democratic Committee in Philadelphia, who lived in the home from 1892 until his death in 1908, and the property exemplifies the economic, social, and historical heritage of the community, as a speculative housing development directed at the wealthier class looking to live in the developing Wissahickon neighborhood. Satisfying Criterion D, the nomination contends that the building reflects an extraordinary example of Eastlake Victorian styling, with trim ornaments, spindles and door carvings with geometric patterns and incised lines. It is only one of a few remaining examples in Wissahickon, a neighborhood developed when Queen Anne style was in vogue.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 147 Sumac Street satisfies Criteria for Designation A, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nominations of 145 Sumac Street and 147 Sumac Street and remand it to a future meeting of the Committee on Historic Designation.

START TIME IN AUDIO RECORDING: 00:09:54

DISCUSSION:

- Mr. Thomas asked the Commissioners for comments on the proposed continuance of the review of the nomination for 147 Sumac Street. None were offered.

PUBLIC COMMENT: None

ACTION: Mr. Lippert moved to continue the review of the nomination for 147 Sumac Street and remand it to the 15 January 2020 meeting of the Committee on Historic Designation. Ms. Trego seconded the motion, which passed unanimously.

ITEM: Continuance of review of nomination for 147 Sumac Street
MOTION: Approval
MOVED BY: Lippert
SECONDED BY: Trego

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 5901-13 AND 5915-41 GERMANTOWN AVE & 61-71 AND 73 E HAINES ST

Name of Resource: Germantown High School

Proposed Action: Designation

Property Owner: 5301 Germantown Avenue Investment Partners; 5901 Germantown Ave In.

Nominator: Germantown United CDC, The Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the properties at 5901-13 and 5915-41 Germantown Avenue and 61-71 and 73 E. Haines Street, four individual parcels that comprise the former Germantown High School, and list them on the Philadelphia Register of Historic Places. The nomination contends that the buildings satisfy Criteria for Designation A, C, D, G, H, I, and J. Under Criterion A, the nomination argues that Germantown High School represents a pivotal moment in the history of public education in Philadelphia in response to Pennsylvania’s 1914 passing of the Cox Child Labor Law, which restricted work hours for children and allowed them to enroll in secondary schools. Under Criteria C and D, the nomination contends that the original building is a monumental example of Georgian Revival public school architecture and is reflective of the style of other Philadelphia school buildings constructed in the same period. Under Criterion G, the nomination argues that the open space separating the school buildings from Germantown Avenue was intentionally developed into a park-like setting to serve the high school. Under Criterion H, the nomination argues that the open space embodies “an important visual continuum along Germantown Avenue, a singular place that has offered the public a window to architectural and landscape beauty and grandeur since the 1850s.” Under Criterion I, the nomination contends that portions of the property that comprise the open space along Germantown Avenue potentially contain archaeological resources related to seventeenth-, eighteenth-, and early nineteenth-century structures. Under Criterion J, the nomination asserts that Germantown High School was inextricably tied to the Germantown community and its students were reflective of the local population and lingering inequalities.

STAFF RECOMMENDATION: The staff finds that the nomination's argument for Criterion H, that the original school building, 1959-60 addition, and grounds form a familiar and established visual feature from Germantown Avenue, does not accurately reflect the original design intent. The staff contends that the open space along Germantown Avenue creates a buffer and serves to disguise the mass of the original school building from Germantown Avenue, though the building does present an established and familiar visual feature from E. Haines Street. The staff further finds that the nomination fails to formulate a cogent argument for Criterion J; therefore, the staff recommends that the series of later additions be deemed non-contributing, since they are only addressed under Criterion J. The staff recommends that the nomination demonstrates that the original building and open space of Germantown High School, located at 5901-13 and 5915-41 Germantown Avenue, and not the E. Haines Street properties, satisfy Criteria for Designation A, C, D, G, and I.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nomination of 5901-13 and 5915-41 Germantown Avenue and 61-71 and 73 E. Haines Street and remand it to the February 2020 meeting of the Committee on Historic Designation.

START TIME IN AUDIO RECORDING: 00:10:40

DISCUSSION:

- Mr. Thomas asked the Commissioners for comments on the proposed continuance of the review of the nomination for Germantown High School. None were offered.

PUBLIC COMMENT: None

ACTION: Ms. Trego moved to continue the review of the nomination for 5901-13 and 5915-41 Germantown Avenue and 61-71 and 73 E. Haines Street and remand it to the 14 February 2020 meeting of the Committee on Historic Designation. Mr. McCoubrey seconded the motion, which passed unanimously.

ITEM: Continuance of review of nomination for 5901-13 and 5915-41 Germantown Avenue and 61-71 and 73 E. Haines Street
MOTION: Approval
MOVED BY: Trego
SECONDED BY: McCoubrey

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

THE REPORT OF THE ARCHITECTURAL COMMITTEE, 17 NOVEMBER 2019

Dan McCoubrey, Chair

CONSENT AGENDA

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:11:10

DISCUSSION:

- Mr. Thomas asked the Commissioners for comments on the Consent Agenda. None were offered.

PUBLIC COMMENT: None.

ACTION: Mr. McCoubrey moved to adopt the recommendations of the Architectural Committee for the applications for 418 Spruce Street, 2035 Delancey Place, 2200 Delancey Place, 1613 W. Girard Avenue, and 231 Reed Street. Ms. Turner seconded the motion, which passed unanimously.

ITEM: CONSENT AGENDA					
MOTION: Adopt the Consent Agenda					
MOVED BY: McCoubrey					
SECONDED BY: Turner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

AGENDA

ADDRESS: 418 SPRUCE ST

Proposal: Renovate rowhouse; construct addition

Review Requested: Final Approval

Owner: Society Hill Synagogue

Applicant: Christian Kaulius, Brawer & Hauptman Architects

History: c. 1829-30; Society Hill Synagogue/Spruce Street Baptist Church; Thomas U. Walter; 1851, new façade; 1968, restored by Henry J. Magaziner; 1985, rear addition

Individual Designation: 4/30/1957

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

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

BACKGROUND:

This application proposes the conversion of an eighteenth-century rowhouse to include classrooms, a nursery school, and restrooms. The rowhouse will connect to the Society Hill Synagogue building to the east through a proposed two-story link. No changes are proposed to the visible exterior of the rowhouse with the exception of the roof, which will be re-roofed with asphalt shingles. Existing windows and doors will remain. A narrow alley separates the rowhouse and synagogue.

The two-story link will have a simple glass exterior with clear finish aluminum mullions. The link will serve as a two-story lobby at both levels, house an elevator, and provide accessibility for the restrooms in the townhouse. No changes will be made to the visible exterior of the synagogue. On the interior of the link, limited alterations will be made to the synagogue’s west wall.

Exterior signage is proposed to include pin-mounted letters on a stone veneer adjacent to the link’s entrance.

A similar project for 418 Spruce Street was approved in concept by the Historical Commission at the 13 July 2007 meeting. That proposal was more extensive and required the demolition of the townhouse's rear ell, piazza, and rear wall of the main block. A three-story addition was proposed to the south and east of the remaining section of the rowhouse, infilling the alley and linking to the west façade of the synagogue. As the proposed scope of work in this application has significantly less impact on the building than the 2007 proposal, the applicant is requesting final approval.

SCOPE OF WORK

- Construct two-story glazed connector link between synagogue and rowhouse.
- Demolish masonry wall between synagogue and rowhouse.
- Renovate interior with no work to front facades.

STANDARDS FOR REVIEW:

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

- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The demolition required to complete this project will have limited impact to the distinctive features and finishes of the synagogue's west wall. Based on drawings submitted, historic windows and window openings will be maintained.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The height of the glass and aluminum link is shorter than the synagogue and rowhouse.
 - The front elevation of the proposed link is set back from the front elevations of the synagogue and rowhouse.
 - The proposed materials differentiate the two-story link from the historic masonry of the two buildings.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The proposed link has a limited impact to the overall historic form and integrity of the synagogue and rowhouse. If this connector was removed in the future, the historic form and integrity of the buildings could be restored.

STAFF RECOMMENDATION: Approval pursuant to Standards 5, 9, and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that exterior lights are not obtrusive; mechanical units are inconspicuous and acoustically shielded; the rainwater conductor is redesigned; the glass is clear; and points of intrusion into the historic buildings are minimized, with the staff to review details, pursuant to Standards 5, 9, and 10.

ACTION: See Consent Agenda.

ADDRESS: 2035 DELANCEY PL

Proposal: Construct rooftop deck, pilot house, and exterior stair

Review Requested: Final Approval

Owner: Richard G. Phillips, Jr.

Applicant: Kyle Lissack, Pinemar Inc.

History: c. 1865

Individual Designation: 1/6/1972

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

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

BACKGROUND:

This application proposes to build a rooftop deck at 2035 Delancey Place, a five-story rowhouse located in the Rittenhouse Fidler Historic District. The deck will be constructed over the existing low-pitch roof and will be set back from the front elevation approximately eight feet. The deck will be accessed by a pilot house and spiral stair.

An existing elevator shaft will be extended to enable access to the roof deck. Owing to the added height of the 10-foot pilot house, the rear brick chimney will be extended up above the pilot house to meet building code. The rear elevation is visible from Cypress Street, a service alley.

SCOPE OF WORK

- Construct rooftop deck and pilot house
- Extend elevator shaft to deck level
- Extend existing brick chimney
- Add spiral stair to allow egress between third floor and roof deck

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
 - The rear roofline is proposed to be raised and the height of the mansard roof changed. This eliminates the historic roofline and alters the proportions of the mansard roof.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - Construction of the roof deck and extension of the elevator shaft should not alter historic roofline. The new construction must be differentiated in material from the slate of the mansard.
- *Standard 10: New additions or adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be impaired.*
 - The proposed deck does not permanently alter the roof's historic roof and the proposed new construction could be removed in the future.

STAFF RECOMMENDATION: Approval pursuant to Standards 2, 9, and 10 with the following changes to the proposed application:

- Existing roofline at the top of mansard remains in place.
- A different cladding material, such as stucco, is used for the extension of the elevator shaft and pilot house.
- A black metal picket railing is used in place of the glass railing.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the application except the glass railing, provided the roofline of the mansard is preserved; the elevator shaft and pilot house are clad in different materials; and the deck railing is not visible from the public right-of-way; with the staff to review details; pursuant to Standards 2, 9, and 10.

ACTION: See Consent Agenda.

ADDRESS: 1416 DIAMOND ST

Proposal: Demolish front façade, the only remaining portion of the building

Review Requested: Final Approval

Owner: Temple University Commonwealth System of Higher Education

Applicant: John Higgins, Higgins Consulting Service

History: 1886, John M. Sharp, builder

Individual Designation: None

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

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

BACKGROUND:

The building at 1416 Diamond Street was originally one of five three-story houses with brownstone façades comprising a row. Currently, only the front façade of the building is standing. Everything behind the front façade has been demolished. The rear of the building was demolished with a permit in 1996. The original application for that permit requested permission to demolish the entire building. However, the Historical Commission only approved the demolition of the rear ell. The 1996 building permit indicated that the south wall would be rebuilt with cinder block and that no alterations would be made to the front façade. Aerial photographs show that the main block of the building was sealed until about 2010, when it appears that the rear wall and rear roof of the main block partially collapsed. Subsequently, the remainder of the building except the front façade was demolished. The Department of Licenses & Inspections declared the facade imminently dangerous on 30 August 2019. The applicant is now applying to demolish the front façade owing to its dangerous condition. The property owner is Temple University, which claims that, as a state entity, it is not subject to local building permit requirements.

SCOPE OF WORK

- Demolition of front masonry facade.

STANDARDS FOR REVIEW:

Section 14-1005(6)(d) of the historic preservation ordinance, the prohibition against demolition:

- *No building permit shall be issued for the demolition of a historic building, structure, site, or object, or of a building, structure, site, or object located within a historic district that contributes, in the Historical Commission's opinion, to the character of the district, unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building, structure, site,*

or object cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted, the owner must demonstrate that the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed.

- The application implies that the issuance of the building permit is necessary in the public interest to abate the imminently dangerous condition. However, the application does not address the feasibility of abating the dangerous condition by repair. Temple University has owned the property since 1970 and has, apparently, failed to maintain the building in good repair, as required by the preservation ordinance.

STAFF RECOMMENDATION: Denial, pursuant to Section 14-1005(6)(d).

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Section 14-1005(6)(d).

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:14:16

PRESENTERS:

- Ms. Schmitt presented the application to the Historical Commission.
- Joel Darras of Ascent Restoration and Tom McCreesh of Temple University represented the application.

DISCUSSION:

- Mr. Darras stated that his company had been retained to conduct two investigations of the subject property which they did in September 2019 and October 2019. Mr. Darras said that their analyses concluded that the remaining materials were too deteriorated to be restored.
- Mr. Darras added that the existing brick was not capable of supporting a new brownstone veneer.
- Mr. Thomas asked the applicants what the plan was for the property.
 - Mr. McCreesh responded that Temple University did not currently have any plans to build on the property.
- Mr. Thomas said that when a similar situation had occurred in a different historic district, the property owner had been granted permission to demolish the building, but only once the historic structure had been thoroughly documented.
- Ms. Edwards requested clarification about the owner's claim that they were required to secure permits from the Commonwealth of Pennsylvania but not from the City of Philadelphia.
 - Mr. McCreesh responded that the Commonwealth of Pennsylvania took over Temple University in 2008. He explained that upon becoming an entity of the Commonwealth, the Commonwealth gained jurisdiction over all construction projects.
 - Mr. McCreesh stated that Temple University must apply to the Commonwealth for all construction-related permits.
 - Ms. Edwards asked if Temple University-owned properties are subject to the Historical Commission's review.
 - Mr. McCreesh replied that the subject building was located within a local historic district. Therefore, the university is required to obtain the Historical Commission's approval for construction projects at the property.

- He stated that Temple University was not seeking any relief from the local designation of the property, but rather permission to demolish it because it is dangerous.
- Mr. McCreesh said that Temple University would agree to having the extant fabric laser scanned. He added that if and when the owner decided to rebuild on the lot, the building would replicate the historic structure that had been there.
 - Mr. Darras commented that though laser scanning was an effective tool, the extent of brownstone that had been lost at the front façade left too little material to scan. He suggested that one of the more intact, adjacent buildings built at the same time as the subject property would be a better example to scan.
 - Mr. Thomas replied that the responsible thing would be to document both the subject property and a more intact adjacent structure.
 - Mr. McCoubrey asked what the timeframe for such an approval would be. He asked what would happen if Temple University decided to sell the property.
 - Mr. Thomas responded that the approval would travel with the property, not with the owner.
 - Mr. McCoubrey commented that the Architectural Committee considered this situation to constitute demolition by neglect. He remarked that Temple University had owned the property since the 1970s, during which time there had been one failed attempt after another to stabilize the structure.
 - Mr. McCoubrey stated that the remaining fabric was in an advanced state of deterioration after such a long period of exposure to the elements. He stated that he believes that the façade needs to be demolished.
 - Ms. Cooperman said that the Commissioners should discuss how to mandate the reconstruction of the building.
 - Mr. Thomas replied that, regardless of the owner, any future applicant would have to contend with the fact that this was a contributing structure in the Diamond Street Historic District by replicating the façade.
 - Mr. McCreesh confirmed that a copy of all documentation gathered during the laser scanning process would be turned over to the Historical Commission.
 - Mr. Mattioni asked the applicants when they would begin the documentation process and expressed concern that the owner had not shown itself to be a good steward of the property.
 - Mr. Thomas said his expectation was that the documentation would be completed by the end of the month.
 - Mr. McCreesh informed the Historical Commission members that this situation had caused Temple University to take a very close look at their real estate portfolio, especially their buildings listed on the Philadelphia Register of Historic Places, to avoid anything like this happening again.
 - Mr. Lippert asked whether the existing front stoop could be retained and protected. Ms. Cooperman wondered the same about the window trim.
 - Mr. McCabe commented that there had been discussion as to whether a two-year timeframe for the reconstruction should be mandated to Temple University or any subsequent owner.
 - Mr. McCreesh responded that he could not agree to such a condition but could relay it to the university's administration.
 - Mr. McCreesh said that they would be willing to try and salvage existing elements of the building so they could be reincorporated into a new structure.

- Mr. Darras interjected that the cornice and elements of the stoop could likely be salvaged, but the window components were too far deteriorated to save.
- Mr. Thomas remarked that they were concerned about this specific building but also the impact that its demolition would have on the larger historic district.
- Mr. Farnham commented that the members of the Historical Commission might want to consider Section 14-1007 of the City's Historic Preservation Ordinance which stipulates, "any person who alters or demolishes a building...in violation of the provisions of this Chapter 14-1000 or in violation of any conditions or requirements specified in a building permit issued by the Historical Commission shall be required to restore the building...to its appearance prior to the violation." Mr. Farnham stated that it could be argued that the property is in violation of the maintenance requirement, which stipulates that the exterior of every historic building "shall be kept in good repair as shall the interior portions of such buildings...neglect of which may cause or tend to cause the historic portion to deteriorate, decay, become damaged, or otherwise fall into a state of disrepair." Mr. Farnham added that it almost seemed as though the Historical Commission had no discretion in this situation because compliance by the property owner was required.
 - Mr. Reuter agreed that the ordinance could be interpreted in such a way. He added that there may be some flexibility with imposing a specific time limit. Mr. Reuter clarified that if the Historical Commission did mandate the reconstruction of the historic structure within a certain period of time, the owner's failure to do that was very unlikely to result in the City of Philadelphia intervening by reconstructing the façade.
- Mr. Thomas said that demolition by neglect should be factored into the Historical Commission's decision to impose a time limit on the reconstruction. He commented that the character of the historic district is destroyed with every day that the lot remains vacant.
- Mr. Thomas summarized that he thought that a motion needed to address recording the existing fabric and consideration of imposing a time limit should the owner be required to rebuild the historic structure. He noted that the Historical Commission could consider requiring that the façade of the historic structure be reproduced rather than an entire building.
 - Mr. Mattioni expressed concern that the discussion was becoming too complicated. He stated that the Historical Commission should be able to assume that Temple University would be willing to comply with the conditions of a decision. Mr. Mattioni suggested that they could approve the demolition, for example, on the condition that Temple University completed the documentation of the existing structure within 30 days, so that they were prepared to build an accurate reconstruction of the façade. He then remarked that the condition to reconstruct the façade and could be conditioned upon a separate timeframe.
- Ms. Cooperman indicated that she was ready to make a motion to approve the demolition with the condition that the existing façade be recorded by the most appropriate means necessary in order to allow for the accurate reconstruction of that façade, and that the recordation take place within 30 days and the reconstruction of the façade take place within two years. She added that every effort should be made to salvage decorative trim, the front steps, the existing cornice and other metal work, all to be reinstalled in the new façade. Ms. Cooperman stated that a copy of the recordation should be supplied to the Historical Commission.

- Mr. Thomas asked if the two-year time limit that Ms. Cooperman suggested was for the completion of rebuilding the entire building or just the façade. He noted that allowing the lot to stand vacant for up to two years would have a negative impact on the historic district. He suggested that the timeframe to reconstruct the façade should be shortened to six months.
- Ms. Trego asked the members of the Historical Commission if it would not be more beneficial to see an entire building reconstructed rather than just conditioning the demolition on the reconstruction of the façade only.
- Ms. Cooperman suggested that they shorten the timeline within which to reconstruct the façade and then grant more time to complete the reconstruction of the façade.
- Mr. Thomas replied that he did not believe that their motion had to go beyond the façade.
- Ms. Cooperman asked for clarification as to what the ordinance states regarding reconstruction.
 - Mr. Farnham responds that the ordinance uses the word, “appearance.”
 - Mr. Thomas opined that this sounded like it was referring to the façade of the structure.
 - Ms. Cooperman replied that she would amend her motion to a six-month timeframe for the reconstruction of the façade. She added that the salvaged materials were to be stored in a safe and secure location until they could be reincorporated into the façade.
- Mr. McCoubrey cautioned that a six-month timeframe would result in a façade only, which he did not believe was what the Historical Commission should encourage. Ms. Trego agreed, noting that an entire building was more likely to be completed if the owner was given more time. She added that area residents would likely not want a vacant lot to be sitting behind a façade for a long period of time.
- Mr. Thomas said that their concern was with what was visible from the right of way, and this parcel sat between two structures. Ms. Trego asked what was behind the subject property.
 - The applicant responded that there was a gated alley behind the subject property.
- Ms. Trego remarked that it would be much more difficult to construct an entire building once the new façade was in place. She added that she believed there was value in a functioning building at this lot more so than a vacant lot with a façade.
- Mr. Thomas and Mr. Mattioni suggested that by giving the applicant six months to reconstruct the façade, it was incentivizing them to move forward with rebuilding the entire structure.
- Mr. Mattioni commented that he doubted that the Historical Commission had the authority to compel the property owner to reconstruct an entire building. However, it may have the authority to compel them to reconstruct the appearance of the historic front façade.
- Mr. Thomas pointed out that if there was currently no plan to reconstruct the entire building, the Historical Commission could at least prevent the lot from sitting vacant by conditioning the approval of the demolition upon the reconstruction of the façade.
- Mr. Hartner asked what would happen if Temple University decided to sell the building in the last minute.
 - Mr. Thomas responded that it would be similar to the property on Chestnut Street where the building burned down, leaving an empty lot. Mr. Thomas explained that whoever buys that property is aware that they are required to construct a building similar in appearance to the one that burned down.

- Mr. McCreesh stated that it was not possible to have the façade reconstructed within a six-month timeframe.
 - Mr. Thomas clarified that Temple University would have to begin construction of the front façade within the six-month timeframe. He requested that they be given one year to begin the reconstruction process.
- Mr. McCoubrey asked whether the applicant had to file for a building permit within six months or begin construction within six months.
 - Mr. McCreesh reminded the Historical Commission that Temple University was obligated to file for permits with the Commonwealth of Pennsylvania. He offered to provide the Historical Commission with a copy of this application when it was filed.
- Ms. Trego echoed previous concerns about the length of time it could take for an applicant to complete the approval process for zoning and any other applicable reviews. Six months is not sufficient to obtain funding, design a façade, obtain the requisite permits, and construct the façade.

PUBLIC COMMENT:

- Judith Robinson, a representative of the 32nd Ward RCO, opposed demolition.
- Paul Steinke of the Preservation Alliance opposed demolition.
- David Traub of Save Our Sites opposed demolition.
- An unidentified member of the public who stated that he was affiliated with Save Our Sites asked why it was necessary to spend time on documenting the existing fabric instead of just moving forward with the reconstruction.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Temple University has owned the property since the 1970s, during which time they allowed it to fall into an advanced state of disrepair.
- The deteriorated and dilapidated conditions of this contributing structure within the Diamond Street Historic District resulted from demolition by neglect.

The Historical Commission concluded that:

- The Historical Commission can require an accurate reconstruction of the façade, pursuant to Section 14-1007(3) of the historic preservation ordinance.
- Thirty days is sufficient time for the owner to produce detailed documentation to allow for an accurate reconstruction of the front façade.
- Sixty days is sufficient time for the owner to file for permits to accurately reconstruct the front façade based on the documentation of the existing fabric that is a condition of the demolition.
- The demolition of the existing façade could be approved on the condition that the front façade was accurately reconstructed in a timely manner.

ACTION: Ms. Cooperman moved to approve the application, provided that the existing façade is recorded within 30 days and the documentation is provided to the Historical Commission; the trim, stoop, metalwork, and cornice are salvaged and safely stored for reinstallation; and the building permits are filed to reconstruct the façade to its historic appearance within six months, pursuant to Section 14-1007(3) of the historic preservation ordinance. Mr. Mattioni seconded the motion, which passed unanimously.

ITEM: 1416 Diamond Street
MOTION: Approval, with conditions
MOVED BY: Cooperman
SECONDED BY: Mattioni

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 2200 DELANCEY PL

Proposal: Construct rear deck; install windows and doors at rear bay

Review Requested: Final Approval

Owner: Jay and Stella Ludwig

Applicant: Alfred Dragani, Dragani Martone Studio LLP

History: c. 1877

Individual Designation: 9/12/1974

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

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

BACKGROUND:

The four-story building at 2200 Delancey Place is situated at the corner of 22nd Street and Delancey Place. The building has been modified over time, with a number of alterations to the two-story rear bay, including the infilling of openings and stuccoing of the façade. A brick, one-story carport was constructed in the rear yard around 1979. The application proposes to reopen the first-floor openings in the stuccoed rear bay and install casement windows and a door, and to construct a deck on top of the carport, which is currently open to the sky.

SCOPE OF WORK:

- Construct rear deck with ipe railings over existing carport.
- Install wood windows and doors at rear bay.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be*

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- The deck would be located over a non-original carport. Though Ipe railings are proposed for privacy, the deck would not obscure original features of the building. The rear bay has been significantly altered over time, and this application proposes to reopen several infilled openings below existing transom windows at the first story. A large wood casement window would also be installed at the center of the bay. The application complies with this standard.

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

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

- the vertical deck posts should be fabricated in or clad with ipe, not pressure-treated lumber;
- the new openings in the rear bay should match the height of the existing transoms; and
- details needed to convey the design intent of the deck system should be provided to the Historical Commission.

ACTION: See Consent Agenda.

ADDRESS: 1432 DIAMOND ST

Proposal: Rebuild demolished rear ell with addition

Review Requested: Final Approval

Owner: Lopsonzski 1432 W Diamond

Applicant: Shae Morong, Plato Studio Architect LLC

History: 1886; John M. Sharp, builder

Individual Designation: None

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

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

BACKGROUND:

The building at 1432 Diamond Street comprises one half of a twin and is part of three identical twins on the south side of Diamond Street. The side and rear elevations are highly visible from N. 15th Street, owing to an adjacent vacant lot to the west where another twin historically stood. In June 2019, the staff of the Historical Commission approved a building permit for interior alterations. Work to the building began once the permit was issued in early July. During the interior work, part of the side façade of the rear ell collapsed. In August 2019, the Department of Licenses & Inspections declared the building imminently dangerous and abated the dangerous condition by demolishing the rear ell. At this time, only a one-story portion of the ell's rear wall remains standing, and the rear of the main block where the ell was attached is open to the elements.

SCOPE OF WORK:

- Construct three-story brick addition in place of demolished rear ell.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - Although the proposed three-story rear ell would be clad in brick to match the now-demolished structure, the new ell would include a significant addition at the rear that would extend the building beyond its neighbors. The proposed ell would also not replicate the original bay of the rear wall, an extant feature of all other buildings in the row. The application does not comply with this standard.

STAFF RECOMMENDATION: Denial of the application as proposed, but approval of the reconstruction of a rear ell that more accurately replicates the appearance and dimensions of the historic ell, with the staff to review details, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the application as proposed, but approval of the reconstruction of a rear ell that more accurately replicates the appearance and dimensions of the historic ell, with the staff to review details, pursuant to Standard 9, with the following suggestions:

- a structural engineer should inspect the building to ensure that the main block is structurally sound; and
- the building should be weatherized immediately.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:05:05

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- Architect Plato Marinakos represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- According to the Department of Licenses and Inspections, the building plans submitted for the July 2019 permit were inaccurate and did not reflect the extent of work undertaken at the site.
 - The height of the basement was misrepresented in the submitted plans, and the basement was then excavated to achieve the height shown. Excavation was not part of the permitted work.
 - One emergency egress was indicated in the plans, but two window wells were installed.
- The application proposes to restore the brickwork and windows to match the original structure, but includes plans to significantly extend the length of the original ell.

The Historical Commission concluded that:

- The collapse of the historic rear ell was caused by poor construction methods and work that exceeded the July 2019 permit issued by the Department of Licenses and Inspections.
- The owner should engage an engineer to inspect the building for structural stability and submit the engineer's report to the Historical Commission and should stabilize, seal, and weatherize the main block of the building within 30 days.

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

ITEM: 1432 Diamond Street					
MOTION: Denial					
MOVED BY: Cooperman					
SECONDED BY: Hartner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 1613 W GIRARD AVE

Proposal: Construct rear addition

Review Requested: Final Approval

Owner: MN Realty LLC

Applicant: Gregory Schaub, Quaker City Consulting LLC

History: 1850

Individual Designation: 5/28/1968

District Designation: None

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

BACKGROUND:

The current applicant obtained a building permit for interior work to this rowhouse in August 2018. While undertaking that work, a portion of a chimney was removed and a section of the side wall of the rear ell collapsed. The Department of Licenses & Inspections declared the rear ell Imminently Dangerous. The Historical Commission's staff approved the demolition of the rear ell, provided it was reconstructed to its historic form within 12 months. The applicant now proposes to remove the requirement to reconstruct and proposes instead to construct an addition that does not match the original. The rear ell of the building is visible from a public service alley. The proposed addition would be clad with siding rather than brick. It would be somewhat taller than the original and would not have a slope to the roof of the rear ell like the original. It would have two windows per floor of the rear façade rather than the one of the original. On the front façade, the proposal calls for installation of windows and a door. The proposed one-over-one aluminum clad windows do not replicate the original two-over-two wood windows. The proposed door matches the existing door but does not match the original door.

SCOPE OF WORK:

- Rebuild demolished rear ell with addition.
- Install new windows and door at front façade.

STANDARDS FOR REVIEW:

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

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- The proposed addition does not match the original in form and materials.
- The proposed door and windows does not match the originals in form and materials.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial as proposed, but approval of a revised application as outlined, with the staff to review details, pursuant to Standard 6.

ACTION: See Consent Agenda.

ADDRESS: 231 REED ST

Proposal: Construct addition

Review Requested: Review In Concept

Owner: Christopher Columbus Charter School

Applicant: Robert O'Donnell, O'Donnell Stacey

History: 1893; Sacred Heart of Jesus Parochial School; William P. Regan, architect

Individual Designation: 1/1/3000

District Designation: None

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

BACKGROUND:

This in-concept application proposes to construct an addition to the former Sacred Heart of Jesus Parochial School. The property has been nominated for designation and is under consideration for listing on the Philadelphia Register of Historic Places. The review of the nomination is scheduled for the 13 November 2019 Committee on Historic Designation meeting, and the 13 December 2019 Historical Commission meeting. The applicant seeks an in-concept review by the Architectural Committee and Historical Commission so that the property owner, Christopher Columbus Charter School, will have reasonable expectations regarding its expansion plans, should the Historical Commission designate the property. The plans for the addition were developed in 2013, and the charter school has been awaiting approval of the Philadelphia School District to proceed with the school.

SCOPE OF WORK

- Construct addition at side and rear of building.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed addition is connected to the historic building at the side and rear via a glass connector, allowing for retention and visibility from the public right-of-way of the original exterior walls. The new addition is differentiated from the old and is compatible with the historic materials, features, size, scale and proportion, and massing.

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

STAFF RECOMMENDATION: Approval in-concept, pursuant to Standards 9, 10, and the extensive plans for the development of the property already in place at the time the Historical Commission sent the notice of the nomination.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in-concept, pursuant to Standards 9 and 10.

ACTION: See Consent Agenda.

THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 13 NOVEMBER 2019

Emily Cooperman, Chair

ADDRESS: 8819 RIDGE AVE, 700-06 AND 708-16 CALEDONIA ST

Proposed Action: Rescission

Property Owner: Barwel Development LLC

History: 1859; Absalom Loyle House; demolished 2019 owing to imminently dangerous condition

Individual Designation: None

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

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

OVERVIEW: This application proposes to rescind the designations of 8819 Ridge Avenue, 700-06 Caledonia Street, and 708-16 Caledonia Street. The property at 8819 Ridge Avenue was designated and listed on the Philadelphia Register of Historic Places in 2018 as part of the Ridge Avenue Roxborough Historic District. At the time of designation in 2018, a detached, three-story house, shed, and garage stood on the site. At its meeting on 9 November 2018, the Historical Commission approved a complete demolition application as necessary in the public interest to abate the imminently dangerous condition, pursuant to Section 14-1005(6)(d) of the Philadelphia code. The Caledonia Street addresses were the result of a subdivision of the lot at 8819 Ridge Avenue and contain no historic resources. In 2019, the historically designated resource at 8819 Ridge Avenue was demolished.

The current owner has requested the removal of these properties from the Philadelphia Register of Historic Places, as the resources now cease to satisfy any Criteria for Designation because

the qualities that caused the original entry have been removed through the Historical Commission-approved demolition.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission rescind the designations for 8819 Ridge Avenue, 700-06 Caledonia Street, and 708-16 Caledonia Street, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations, as the resources have ceased to satisfy any Criteria for Designation because the qualities that caused the original entries have been removed through demolition.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the designation of the properties at 8819 Ridge Avenue, 700-06 and 708-16 Caledonia Street be rescinded, pursuant to Section 5.14.b.1.a of the Historical Commission's Rules & Regulations, as the resource has ceased to satisfy any Criteria for Designation because the qualities that caused the original entry has been removed through demolition.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:14:10

PRESENTERS:

- Ms. Chantry presented the rescission request to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- In November 2018, the Historical Commission approved a complete demolition application for the building on the property in question as necessary in the public interest to abate the imminently dangerous condition, pursuant to Section 14-1005(6)(d) of the Philadelphia code. The building in question was determined to be imminently dangerous prior to notice being sent to the property owner regarding the proposed historic designation. Therefore, the property was not neglected while under the Commission's jurisdiction.

The Historical Commission concluded that:

- The resource has ceased to satisfy any Criteria for Designation because the qualities that caused the original entry have been removed through demolition, pursuant to Sections 5.14.b.1.a of the Historical Commission's Rules & Regulations.

ACTION: Ms. Cooperman moved to rescind the designation of the properties at 8819 Ridge Avenue, 700-06 and 708-16 Caledonia Street, pursuant to Sections 5.14.b.1.a of the Historical Commission's Rules & Regulations, as the resource has ceased to satisfy any Criteria for Designation because the qualities that caused the original entry have been removed through demolition. Mr. McCoubrey seconded the motion, which passed unanimously.

ITEM: 8819 Ridge Avenue, 700-06 and 708-16 Caledonia Street
MOTION: Rescind designation
MOVED BY: Cooperman
SECONDED BY: McCoubrey

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 231 REED ST

Name of Resource: Sacred Heart of Jesus Parochial School
Proposed Action: Designation
Property Owner: Christopher Columbus Charter School
Nominator: Celeste Morello
Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 231 Reed Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Sacred Heart of Jesus Parochial School, constructed in 1893, satisfies Criteria for Designation D, H, and J. Under Criterion D, the nomination argues that the building embodies distinguishing characteristics of Romanesque Revival architecture. Under Criterion H, the nomination argues that the imposing school building, cited on a prominent corner of Moyamensing Avenue where most other buildings are smaller-scale, represents an established and familiar visual feature of the neighborhood. Under Criterion J, the nomination contends that the building exemplifies the cultural, political, economic, social, or historical heritage of the community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 231 Reed Street satisfies Criteria for Designation D and H. The staff fails to comprehend the argument for the satisfaction of Criterion J proffered in the nomination.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 231 Reed Street satisfies Criteria for Designation D and H.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:17:45

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.

- Celeste Morello represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The former Sacred Heart of Jesus Parochial School was constructed in 1893 at the intersection of E. Moyamensing Avenue and Reed Street.

The Historical Commission concluded that:

- The building embodies distinguishing characteristics of Romanesque Revival architecture, satisfying Criterion D.
- The imposing school building, cited on a prominent corner of Moyamensing Avenue where most other buildings are smaller-scale, represents an established and familiar visual feature of the neighborhood, satisfying Criterion H.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 231 Reed Street satisfies Criteria for Designation D and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which passed unanimously.

ITEM: 231 Reed Street					
MOTION: Designate, Criteria D and H					
MOVED BY: Cooperman					
SECONDED BY: Turner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

ADDRESS: 20-24 N 40TH ST

Name of Resource: Hotel Powelton; Powelton Cafe

Proposed Action: Designation

Property Owner: Bridge Venture LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 20-24 N. 40th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Hotel Powelton, constructed in 1893, satisfies Criteria for Designation A, C, and J. Under Criterion A, the nomination outlines the building's association with Albert C. Barnes, who operated his laboratory out of the building from the 1900s to the 1920s. Under Criterion C, the nomination argues that the building survives as one of relatively few intact Queen Anne structures in its immediate West Powelton neighborhood. Under Criterion J, the nomination contends that the Powelton Café chapter of the building's history exemplifies the cultural, economic, social and historical heritage of the community, as a leading venue for African American musicians and audiences to gather in the 1940s and 1950s.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 20-24 N. 40th Street satisfies Criteria for Designation A, C, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 20-24 N. 40th Street satisfies Criteria for Designation A, C, and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:20:05

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Patrick Grossi represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building at 20-24 N. 40th Street was constructed in 1893 as the Hotel Powelton.

The Historical Commission concluded that:

- The building was associated with Albert C. Barnes, who operated his laboratory out of the building from the 1900s to the 1920s, satisfying Criterion A.
- The building is a relatively intact example of Queen Anne architecture, satisfying Criterion C.
- The Powelton Café chapter of the building's history exemplifies the cultural, economic, social and historical heritage of the community, as a leading venue for African American musicians and audiences to gather in the 1940s and 1950s, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 20-24 N. 40th Street satisfies Criteria for Designation A, C, and J, and to designate it as historic,

listing it on the Philadelphia Register of Historic Places. Ms. Trego seconded the motion, which passed unanimously.

ITEM: 20-24 N. 40th Street					
MOTION: Designate, Criteria A, C, and J					
MOVED BY: Cooperman					
SECONDED BY: Trego					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	13				

Mr. McCoubrey excused himself from the meeting.

ADDRESS: 339 N 63RD ST

Name of Resource: Our Lady of the Holy Rosary Roman Catholic Church

Proposed Action: Designation

Property Owner: Choice Academics Inc.

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate the church building at 339 N. 63rd Street in West Philadelphia and list it on the Philadelphia Register of Historic Places. Historically known as Our Lady of the Holy Rosary Roman Catholic Church, the building was designed by architect Frank R. Watson and constructed between 1887 and 1890. The nomination contends that the building satisfies Criterion for Designation C. Under Criterion C, the nomination argues that the building reflects the late nineteenth-century period of popularity of the Romanesque Revival style in ecclesiastical architecture. The property at 339 N. 63rd Street includes a former church, school, rectory, and convent buildings. The former church is the focus of this nomination with the other buildings considered non-contributing resources.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 339 N. 63rd Street satisfies Criterion for Designation C.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 339 N. 63rd Street satisfies Criterion for Designation C.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:22:40

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Dr. Noah Tennant, CEO, Kerry Woodward, COO, and Trudy Allen, Principal, all of Boys' Latin School Middle School, represented the property owner.
- Celeste Morello represented the nomination.

PUBLIC COMMENT:

- William Thorkleson, Chair/Board of Trustees Boys' Latin, opposed designation.
- Revered Eric Dobson, Board of Trustees Boys' Latin, opposed designation.
- Linda Coard, community member and neighbor of Boys' Latin, opposed designation.
- Dylan Abram, student at Boys' Latin Middle School, opposed designation.
- Mike Ruffo, head coach of Lacrosse at Boys' Latin, opposed designation.
- Leonard Chester, teacher at Boys' Latin Middle School, opposed designation.
- Paul Steinke, Preservation Alliance of Greater Philadelphia, spoke in favor of designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property owner, Boys' Latin of Philadelphia, operates a public charter high school and middle school in Philadelphia with 800 students ranging from grades 6-12. The school purchased 339 N. 63rd Street, which includes the church and three other building, from the Archdiocese of Philadelphia in 2015.
- The property at 339 N. 63rd Street serves as the Boys' Latin Middle School campus. The school utilizes all four buildings on the property.
- Prior to the Historical Commission notifying Boys' Latin of Philadelphia that it would consider designating the church, Boys' Latin developed a plan to reuse the church building that would not necessarily satisfy historic preservation standards.
- Section 6.9.a.10 of the Historical Commission's Rules & Regulations authorizes "the Commission, its committees, and staff [to] consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development."
- The designation of the church would limit the school's capacity to reuse the church building as a gymnasium and would prevent it from delivering the best possible educational opportunities to its students, who have been historically underserved.
- Despite significant changes over time, the church building continues to reflect its original design and maintain its historic character.

The Historical Commission concluded that:

- The church building reflects the late nineteenth-century period of popularity of the Romanesque Revival style in ecclesiastical architecture, satisfying Criterion C.
- Boys' Latin had made a material commitment to the development of the church building as a gymnasium prior to the issuance of the notice announcing the consideration of the designation of the church building.
- The public's interest in Boys' Latin's capacity to deliver high-quality educational opportunities to an underserved population including reusing the church as a gymnasium significantly exceeds the public's interest in the historic designation and regulation of the church building.

ACTION: Ms. Trego moved that the Historical Commission find that the property at 339 N. 63rd Street is eligible for designation under Criterion C but decline to designate it. Ms. Edwards seconded the motion.

ITEM: 339 N. 63rd Street					
MOTION: Declined to designate					
MOVED BY: Trego					
SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	12				1

Ms. Sanchez excused herself from the meeting.

ADDRESS: 4111 MANTUA AVE

Name of Resource: Keystone Battery A

Proposed Action: Designation

Property Owner: TJ Properties Inc.

Nominator: Philadelphia City Planning Commission

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

OVERVIEW: This nomination proposes to designate the property at 4111 Mantua Avenue, located in the Belmont neighborhood, and list it on the Philadelphia Register of Historic Places. The nomination contends that the building, the former Keystone Battery constructed in 1892, satisfies Criteria for Designation C, D, and J. Under Criterion C and D, the nomination contends that the building is an excellent example of a castellated Gothic—also known as “military Gothic”—style armory. The castellated Gothic style for armories became particularly popular in the 1880s to 1910s and armories built in this style sought to achieve the perfect balance between form, function, and symbol. Under Criterion J, the nomination outlines its history as a social space for guardsmen and later youth of West Philadelphia under the National Youth Administration and Company M of the Pennsylvania Defense Training Corp. Through its lifetime 4111 Mantua Avenue has adapted to its social context and been home to multiple community institutions. Its architecture and function as an armory represent a time of national and local civil unrest and the desire for defense and control. Regulation changes altered the operation and function of the National Guard, and as a result, the defense purpose of the property gave way to civic operations, and eventually private ownership.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4111 Mantua Avenue satisfies Criteria for Designation C, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4111 Mantua Avenue satisfies Criteria for Designation C, D, and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:42:35

PRESENTERS:

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

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building is a conspicuous and significant structure in West Philadelphia.

The Historical Commission concluded that:

- The building's design reflects the castellated Gothic style for armories, which was particularly popular from the 1880s to 1910s. Armories, such as the building at 4111 Mantua Avenue, were built in this style to achieve the perfect balance between form, function, and symbol, therefore satisfying Criterion C.
- The building is an excellent example of a castellated Gothic, also known as "military Gothic," style armory, satisfying Criterion D.
- The building's history as a social space for guardsmen and later youth of West Philadelphia under the National Youth Administration and Company M of the Pennsylvania Defense Training Corp is significant, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 4111 Mantua Avenue satisfies Criteria for Designation C, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Trego seconded the motion, which passed unanimously.

ITEM: 4111 Mantua Avenue
MOTION: Designate, Criteria C, D, and J
MOVED BY: Cooperman
SECONDED BY: Trego

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	11				2

ADDRESS: 5301-15 N FRONT ST

Proposed Action: Designation

Property Owner: Zion Evangelical Lutheran Church of Olney

Nominator: Philadelphia Historical Commission staff for Karen Williams, Zion Evangelical Lutheran Church

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

OVERVIEW: This nomination proposes to designate the property at 5301-15 N. Front Street and list it on the Philadelphia Register of Historic Places. Constructed in 1928 by German-American architects Ritcher & Eiler for a German-American congregation, Zion Lutheran Church exemplifies the cultural, social and historical heritage of the Olney neighborhood of Philadelphia, which developed as a German-American suburb in the first half of the twentieth century and has since become one of the most diverse communities in the city, satisfying Criterion J. The remarkably intact building is also reflective of the simple and precise late-Gothic Revival style popular for ecclesiastical architecture in the early decades of the twentieth century, satisfying Criterion C.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5301-15 N. Front Street satisfies Criteria for Designation C and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5301-15 N. Front Street satisfies Criteria for Designation C and J, and that the period of significance should be changed to end at 1970.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:45:13

PRESENTERS:

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

- No one represented the property owner.
- No one represented the nomination.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building at 5301-15 N. Front Street was constructed in 1928 as the Zion Lutheran Church by German-American architects Ritcher & Eiler.

The Historical Commission concluded that:

- The building, constructed in 1928 by German-American architects Ritcher & Eiler, is reflective of the simple and precise late-Gothic Revival style popular for ecclesiastical architecture in the early decades of the twentieth century, satisfying Criterion C.
- Built for a German-American congregation, the Zion Lutheran Church exemplifies the cultural, social and historical heritage of the Olney neighborhood of Philadelphia, which developed as a German-American suburb in the first half of the twentieth century and has since become one of the most diverse communities in the city, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 5301-15 N. Front Street satisfies Criteria for Designation C and J, with the Period of Significance to end in 1970, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Trego seconded the motion, which passed unanimously.

ITEM: 5301-15 N. Front Street					
MOTION: Designate, Criteria C and J, with revision to Period of Significance					
MOVED BY: Cooperman					
SECONDED BY: Trego					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	11				2

ADDRESS: 3501-25 N 6TH ST

Name of Resource: St. Veronica's Roman Catholic Church Rectory and Chapel-School

Proposed Action: Designation

Property Owner: Archdiocese of Philadelphia

Nominator: Celeste Morello

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

OVERVIEW: These nominations propose to designate the rectory and chapel-school buildings associated with St. Veronica's Roman Catholic Church, both located on the parcel at 3501-25 N. 6th Street, and list them on the Philadelphia Register of Historic Places. The church building was designated in 1972.

The chapel-school building, described in the nomination as Norman-Romanesque, was the first of three designs by renowned architect Edwin F. Durang for the St. Veronica's Roman Catholic Church campus. Constructed between 1892-94, the chapel-school building first served as the site for religious services while the congregation raised money to build their church. Later, the rectory building was constructed between 1896-97, this time in the Second Empire style. They exemplify Durang's breadth of ecclesiastical buildings designed for the Archdiocese of Philadelphia. Owing to their association with Edwin F. Durang, the nominations contend that both the chapel-school building and the rectory building satisfy Criterion E.

Under Criterion C, the nomination for the rectory building argues that Durang frequently used the Second Empire style for residences commissioned by the Archdiocese of Philadelphia. The nomination contends that the Second Empire style "appeared elegant, but did not over shadow the [church attached]."

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the St. Veronica's Roman Catholic Church chapel-school and rectory buildings satisfy Criterion for Designation E. The staff recommends that the rectory building also satisfies Criterion for Designation C.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that St. Veronica Roman Catholic School, located at 3501-25 N. 6th Street, satisfies Criterion for Designation E. The Committee further recommended that the period of significance be revised to reflect the period of construction, from 1892-1894.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:48:20

PRESENTERS:

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

PUBLIC COMMENT:

- David Traub of Save Our Sites supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission concluded that:

- The nomination demonstrates that the St. Veronica's Roman Catholic Church chapel-school satisfies Criterion for Designation E, owing to its association with the renowned architect Edwin F. Durang.

- The nomination demonstrates that the St. Veronica’s Roman Catholic Church rectory buildings satisfies Criterion for Designation E, owing to its association with the renowned architect Edwin F. Durang.
- The nomination demonstrates that the St. Veronica’s Roman Catholic Church rectory also satisfies Criterion for Designation C as a fine example of the Second Empire style.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the chapel-school building located at 3501-25 N. 6th Street satisfies Criterion for Designation E, with the Period of Significance to be limited to 1892-94, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 3501-25 N. 6th Street, Chapel-School					
MOTION: Designate, Criterion E, with revision to Period of Significance					
MOVED BY: Cooperman					
SECONDED BY: Hartner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	11				2

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the rectory building located at 3501-25 N. 6th Street satisfies Criteria for Designation C and E, with the Period of Significance to be limited to 1896-97, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Hartner seconded the motion, which passed unanimously.

ITEM: 3501-25 N. 6th Street - Rectory					
MOTION: Designate, Criteria C and E, with revision to Period of Significance					
MOVED BY: Cooperman					
SECONDED BY: Hartner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	11				2

Mr. Lippert excused himself from the meeting.

ADDRESS: 1535 W GIRARD AVE

Name of Resource: Charles T. Yerkes House

Proposed Action: Designation

Property Owner: Willis W. Berry, Jr.

Nominator: Philadelphia Historical Commission staff

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

OVERVIEW: This nomination proposes to designate the property at 1535 W. Girard Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the property, constructed between 1864 and 1865, is significant under Criteria for Designation A, D, and J. Under Criterion A, the nomination argues that the property is significant for its association with Charles Tyson Yerkes Jr., one of shrewdest businessmen and most influential mass-transit financiers of the late nineteenth century. While Quaker-born Yerkes got his start in business in Philadelphia, his influence extended beyond the city, and even the nation, as he would go on to give Chicago its “L,” and London its “Tube” systems. Through his questionable morals and unfettered ambition, Yerkes exemplified the Gilded Age robber baron to such an extent that he was immortalized, shortly after his death, in Theodore Dreiser’s *Financier* trilogy of the early twentieth century. The nomination argues that the free-standing townhouse, located along Girard Avenue, just west of Broad Street was designed in a high-style Italianate or Italian Renaissance style, satisfying Criterion D, and also exemplifies the development of West Girard Avenue as it transitioned from a rural area to a streetcar suburb and ultimately a fashionable thoroughfare for the nouveau riche elite in the second half of the nineteenth century, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1535 W. Girard Avenue satisfies Criteria for Designation A, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property located at 1535 W. Girard Avenue satisfies Criteria for Designation A, D, and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 02:57:22

PRESENTERS:

- Ms. Schmitt presented the application to the Historical Commission.
- Owner Willis Berry Jr. represented the property owner.

PUBLIC COMMENT:

- Al Fisher, an associate of Mr. Berry’s, opposed the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Charles T. Yerkes Jr. is of local, national, and international historical significance.
- Despite changes to the front façade, the building is sufficiently intact to read as an important example of Italianate or Italian Renaissance style.

The Historical Commission concluded that:

- The nomination demonstrates that the property satisfies Criterion A, owing to the building’s association with Charles T. Yerkes, a shrewd businessman and influential mass-transit financier whose influence extended beyond the city, and even the nation, as he gave Chicago its “L,” and London its “Tube” systems.
- The nomination demonstrates that the property satisfies Criterion D, owing to the building’s Italianate or Italian Renaissance style.
- The nomination demonstrates that the property satisfies Criterion J by demonstrating that the building exemplifies the development of West Girard Avenue as it transitioned from a rural area to a streetcar suburb and ultimately to a fashionable thoroughfare for the nouveau riche elite.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1535 W. Girard Avenue satisfies Criteria for Designation A, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which passed unanimously. Mses. Long, Stanford, Turner, and Washington abstained.

ITEM: 1535 W. Girard Avenue					
MOTION: Designate, Criteria A, D, and J					
MOVED BY: Cooperman					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Long (DHCD)			X		
Mattioni	X				

McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)			X		
Trego (DPD)	X				
Turner, Vice Chair			X		
Washington			X		
Total	6		4		3

ADDRESS: 5700-04 GERMANTOWN AVE

Name of Resource: Langstroth Hall; Vernon Hall

Proposed Action: Designation

Property Owner: Robert A Canter

Nominator: Adrian Trevisan

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

OVERVIEW: This nomination proposes to designate the property at 5700-04 Germantown Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A, E, H, and J. Under Criteria A, H, and J, the nomination contends that the prominent intersection of Germantown and Cheltenham Avenues has been at the commercial center of Germantown since its creation, and the building was constructed at the intersection to take advantage of the location’s commercial and social potential. The use of the building was adapted over time to satisfy changing commercial needs. As Langstroth Hall (1859-1872), it was a type of general store catering to many small merchants on the ground floor, and various social activities above. Visions of operatic grandeur fueled by questionable financial transactions transformed it into Vernon Hall (1872-1899), followed by a period as mainstay of the Germantown commercial district under the name of The Vernon Building (1899-1925). Under Criterion E, the nomination contends that the 1920’s economic boom provided new owners with the means to commission prominent Philadelphia architect Frank E. Hahn, who is responsible for the current Art Deco façade.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5700-04 Germantown Avenue satisfies Criteria for Designation E and J, but not A and H. The staff suggests that arguments made in the nomination for satisfaction of Criterion A better satisfy Criterion J, and that a corner commercial building does not automatically rise to the level of required significance as an established and familiar visual feature of the neighborhood, community, or City.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property located at 5700-04 Germantown Avenue satisfies Criteria for Designation E and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 03:16:03

PRESENTERS:

- Ms. Keller presented the application to the Historical Commission.
- No one represented the property owner.
- Adrian Trevisan represented the nomination.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building has been adaptively reused over time, though its exterior form has remained intact.

The Historical Commission concluded that:

- The building was designed by prominent Philadelphia architect Frank E. Hahn, satisfying Criterion E.
- The building has significance to the community for its continued use and reflection of the changing demographics of the neighborhood, satisfying Criterion J.
- The building has local significance, but is not significant to the city, state, or nation. The nomination does not satisfy Criterion A.
- The building is situated on a corner but does not have the prominence of a landmark. The nomination does not satisfy Criterion H.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 5700-04 Germantown Avenue satisfies Criteria for Designation E and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed unanimously.

ITEM: 5700-04 Germantown Avenue					
MOTION: Designate, Criteria E and J					
MOVED BY: Cooperman					
SECONDED BY: Turner					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	10				3

OLD BUSINESS

ADDRESS: 1734-54 W THOMPSON ST

Name of Resource: Church of the Gesu

Proposed Action: Designation

Property Owner: Saint Joseph's Preparatory

Nominator: Celeste Morello

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

START TIME OF DISCUSSION IN AUDIO RECORDING: 03:20:48

PRESENTERS:

- Ms. Schmitt presented the nomination to the Historical Commission.
- Attorney Joseph Catuzzi and St. Joseph's Prep CFO Rick Scanlan represented the property owner. Mr. Catuzzi noted that the property owner opposed the designation and requested that the boundaries of the nomination be clarified.
- Celeste Morello represented the nomination.

PUBLIC COMMENT:

- David Traub of Save Our Sites supported the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The subject building was a fascinating example of the "colonization" of styles.
- The original Church of the Gesu in Rome is a part of a much larger complex surrounded by attached buildings, similar to the subject building.
- The building was an important and prominent landmark in the neighborhood.

The Historical Commission concluded that:

- Owing to its association with the prolific architect Edwin F. Durang, the building at 1734-54 W. Thompson Street satisfies Criteria A and E.
- The building exemplifies the High Victorian Baroque style of architecture, satisfying Criterion D.
- The building is an important and prominent landmark within its context, satisfying Criterion H.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the church building at 1734-54 W. Thompson Street satisfies Criteria for Designation A, D, E, and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places with the boundary as presented. Ms. Trego seconded the motion, which passed unanimously.

ITEM: 1734-54 W Thompson St					
MOTION: Designate, Criteria A, D, E, and H					
MOVED BY: Cooperman					
SECONDED BY: Trego					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	10				3

ADJOURNMENT

START TIME OF DISCUSSION IN AUDIO RECORDING: 03:34:41

ACTION: At 12:58 p.m., Ms. Cooperman moved to adjourn. Mr. Mattioni seconded the motion, which passed unanimously.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Cooperman					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)					X
Long (DHCD)	X				
Mattioni	X				
McCoubrey					X
Sánchez (Council)					X
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair	X				
Washington	X				
Total	10				3

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission are presented in action format. Additional information is available in the audio recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission's website, www.phila.gov/historical.