

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

**15 JANUARY 2020, 9:30 A.M.
1515 ARCH STREET, ROOM 18-029
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:32 a.m. The following Committee members joined her:

Committee Member	Present	Absent	Comment
Emily Cooperman, Ph.D., chair	X		
Suzanna Barucco	X		
Jeff Cohen, Ph.D.		X	
Bruce Laverty	X		
Elizabeth Milroy, Ph.D.		X	
Douglas Mooney	X		

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner I
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Megan Schmitt, Historic Preservation Planner II

The following persons were present:

- Safiyya Shabazz, MD
- Katherine Missimer, Esq., Klehr Harrison Harvey Branzburg LLP
- Nadine Yackle, Klehr Harrison Harvey Branzburg LLP
- R. Smith, Klehr Harrison Harvey Branzburg LLP
- Jeff Nugent
- Nancy Dickson
- Don Ratchford
- Walter Sommers
- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Sean McCauley, 807-11 Bainbridge Street
- Leah Silverstein, Chestnut Hill Conservancy
- Steven Peitzman
- Oscar Beisert, Keeping Society of Philadelphia
- Ian Hegarty, Philadelphia City Planning Commission
- Matt Wysong, Philadelphia City Planning Commission
- David Traub, Save Our Sites
- Lori Salganicoff, Chestnut Hill Conservancy
- James Maransky
- Nancy Pontone

David Olsen, Quintessence Theatre Group
Heather Baumgardner
Joseph A. Hirsch
Deborah Gribbin
Vern Anastasio, Esq.

CONTINUANCE REQUESTS

ADDRESS: 807-11 BAINBRIDGE ST AND 620-24 S 8TH ST

Name of Resource: Church of the Crucifixion and parish building

Proposed Action: Designation

Property Owner: The Rectors of the Church of the Crucifixion

Nominator: Scott Welden, Bella Vista Neighbors Association

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

OVERVIEW: This nomination proposes to designate the properties at 807-11 Bainbridge Street and 620-24 S. 8th Street and list them on the Philadelphia Register of Historic Places. The nomination contends that the Church of the Crucifixion and parish building satisfy Criteria for Designation A, E, and J. Under Criterion A, the nomination argues that the buildings are associated with the life of a person significant in the past, Archdeacon Henry L. Phillips, who began his ministry in 1877 and turned the Church of the Crucifixion into a leader for social outreach programs for the surrounding black community. Under Criterion E, the nomination explains that the church and parish building are the work of Isaac Pursell, a prolific Philadelphia-based church architect whose work has significantly influenced the historical and architectural development of the City. Under Criterion J, the nomination argues that the Church of the Crucifixion exemplifies the cultural, economic, social, and historical heritage of the community, as an early provider of shelter and refuge for some of the city's poorest black residents, who were able to benefit from the Church's mission work.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the properties at 807-11 Bainbridge Street and 620-24 S. 8th Street satisfy Criteria for Designation A, E, and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:04:25

PRESENTERS:

- Ms. Chantry presented the continuance request to the Committee on Historic Designation, and stated that the written request from the attorney representing the Episcopal Archdiocese was provided to each Committee member.
- No one represented the nomination or property owner.

PUBLIC COMMENT: None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- It typically supports continuance requests proffered by property owners.
- The property would remain under the Historical Commission's jurisdiction during the continuance period.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nomination of 807-11 Bainbridge Street and 620-24 S. 8th Street and remand it to the March 2020 meeting of the Committee on Historic Designation.

ITEM: 807-11 Bainbridge St and 620-24 S. 8th St					
MOTION: Continue and remand to March 2020 CHD meeting					
MOVED BY: Lavery					
SECONDED BY: Barucco					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 1513 WALNUT ST

Name of Resource: The Stock Brokerage House of Hano, Wasserman & Company

Proposed Action: Designation

Property Owner: The Business Known As 1513 Walnut LLC

Nominator: Center City Residents' Association

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

OVERVIEW: This nomination proposes to designate the property at 1513 Walnut Street and list it on the Philadelphia Register of Historic Places. Built in 1929, the former Stock Brokerage House of Hano, Wasserman & Company is a two-story, limestone-faced building that extends from Walnut Street to Moravian Street. Under Criterion D and E, the nomination contends that the subject building embodies distinguishing characteristics of the Modern Classical Style as designed by noted Philadelphia architect Grant M. Simon. The nomination asserts that 1513 Walnut Street exemplifies the economic and social heritage of Jewish Americans working to enter the realm of Philadelphia finance in the first half of the twentieth century, satisfying Criterion J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1513 Walnut Street satisfies Criteria for Designation D, E, and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:05:35

PRESENTERS:

- Ms. Chantry presented the continuance request to the Committee on Historic Designation.
- Jeff Nugent represented the property owner.
- No one represented the nomination.

DISCUSSION:

- Mr. Nugent stated that there was a delay in receiving the first notice letter, and based on that delay, the owner is requesting a 30-day continuance.

PUBLIC COMMENT: None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- It typically supports continuance requests proffered by property owners.
- The property would remain under the Historical Commission’s jurisdiction during the continuance period.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nomination of 1513 Walnut Street and remand it to the February 2020 meeting of the Committee on Historic Designation.

ITEM: 1513 Walnut St					
MOTION: Continue and remand to February 2020 CHD meeting					
MOVED BY: Lavery					
SECONDED BY: Barucco					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 1813-53 N HOWARD ST

Name of Resource: Clifton Mills

Proposed Action: Designation

Property Owner: 1813 N HOWARD LLC

Nominator: Oscar Beisert, Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1809-11 N. Howard Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Clifton Mills complex satisfies Criteria for Designation G and J. Under Criterion G, the nomination argues that the subject property is “part of and related to a distinctive industrial area and block which should be preserved for its ties to Philadelphia’s manufacturing history, exemplifying the economic heritage of Kensington and Philadelphia.” Under Criterion J, the nomination contends that the subject property is part of “an exemplary surviving textile mill complex that rose in Kensington’s textile district during an important period of economic and technological advancement,” when small-to-medium sized manufacturers were requiring larger spaces to accommodate new machinery in the production of their goods.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1813-53 N. Howard Street satisfies Criterion for Designation J, but not G. Criterion G is intended to facilitate the designation of groups of discrete buildings that together form an ensemble, like rowhouses around a city square; it is not intended to facilitate the designation of sites related to broader neighborhood themes like textiles in Kensington or banking in Center City.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:07:10

PRESENTERS:

- Ms. Chantry presented the continuance request to the Committee on Historic Designation.
- Oscar Beisert represented the nominator.
- Attorney Katharine Missimer represented the owner.

DISCUSSION:

- Ms. Chantry explained that, while the nominations are very similar for this property and 1809-11 N. Howard Street, the properties have separate owners and only the owner of 1813-53 N. Howard Street has requested this continuance.
- Ms. Missimer stated that the property owner and nominator are in agreement with a 30-day continuance.
 - Mr. Beisert agreed.

PUBLIC COMMENT: None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- It typically supports continuance requests proffered by property owners.
- The property would remain under the Historical Commission’s jurisdiction during the continuance period.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nomination of 1813-53 N Howard Street and remand it to the February 2020 meeting of the Committee on Historic Designation.

ITEM: 1813-53 N Howard St					
MOTION: Continue and remand to February 2020 CHD meeting					
MOVED BY: Lavery					
SECONDED BY: Barucco					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

CENTRAL MOUNT AIRY COMMERCIAL HISTORIC DISTRICT

Proposed Action: Designation

Nominator: Philadelphia City Planning Commission

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

OVERVIEW: This proposed historic district, located along the 7100 and 7200 blocks of Germantown Avenue in Northwest Philadelphia, is comprised of 54 properties, largely constructed between 1885 and 1933. Five properties are classified as significant, 45 properties are considered contributing, and one property is classified as non-contributing. An additional two properties are already listed on the Philadelphia Register of Historic Places.

The proposed Central Mount Airy Historic District extends just past Nippon Street at the north and is bounded by Mount Pleasant Avenue at the south. The west boundary is defined by properties fronting Germantown Avenue, with one additional property on W. Durham Street. The east boundary is similarly bounded by properties fronting Germantown Avenue, with several additional properties on E. Mount Airy Avenue.

The nomination argues that the Central Mount Airy Historic District evolved from an area sparsely populated by eighteenth- and nineteenth-century buildings to a dense commercial corridor by the early twentieth century, accelerated by wholesale commercial development in the 1920s. The nomination contends that, owing to the scale and presence of those early twentieth-century buildings, their Art Deco style defines the district, with colonial buildings interspersed throughout. The nomination further argues that the buildings within the district have undergone little change since the corridor was modernized nearly 100 years ago.

The Mt. Airy Business Improvement District, the organization that represents business and property owners in the area, has requested that the Historical Commission continue the review of the nomination to allow time for an analysis.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission continue the review of the nomination of the Central Mount Airy Historic District to the February Committee on Historic Designation meeting.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:08:50

PRESENTERS:

- Ms. Keller presented the continuance request to the Committee on Historic Designation.
- No one represented the nominator or property owners.

DISCUSSION:

- Ms. Keller stated that the executive director of the Mount Airy Business Improvement District (BID) made the continuance request. She explained that the BID has been working with the Philadelphia City Planning Commission, who nominated the district, and that they are coordinating another meeting for property owners that will take place after the Committee meeting. She added that the goal of the meeting is to answer questions about the implications of the district designation.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- It typically supports continuance requests proffered by property owners.
- The property would remain under the Historical Commission’s jurisdiction during the continuance period.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nomination of the Central Mount Airy Commercial Historic District and remand it to the February 2020 meeting of the Committee on Historic Designation.

ITEM: Central Mount Airy Historic District					
MOTION: Continue and remand to February 2020 CHD meeting					
MOVED BY: Lavery					
SECONDED BY: Barucco					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

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.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:09:55

PRESENTERS:

- Ms. Keller presented the nomination to the Committee.
- Lori Salganicoff of the Chestnut Hill Conservancy represented the nominator.
- Walter Sommers (7709 Cherokee Street); Donald Ratchford and Nancy Dickson (545 W. Mermaid Lane); and attorney Vern Anastasio (540 W. Moreland Avenue) represented the owners.

DISCUSSION:

- Ms. Cooperman noted that the Committee received a request from one property owner to continue the review of the nomination to its February 2020 meeting.
- Mr. Anastasio, who requested the continuance on behalf of the property owner at 540 W. Moreland Avenue, stated that he is not challenging the designation. He added that he has a 9:30 a.m. hearing this morning and cannot be in two places at once. He further noted that his architect could not be present. He commented that the architect has met with the nominator and that he was hoping to coordinate a meeting between the architect and property owners of 7709 Cherokee Street and 545 W. Mermaid Lane prior to today's meeting. He remarked that he is still working to organize a meeting between those parties to allow the architect to share the plans for the property with the neighbors.
 - Ms. Cooperman responded that the Committee would not comment on development plans.
 - Mr. Anastasio requested a continuance to allow the architect to meet with the owners of the other nominated properties.
- Mr. Sommers stated that he and his wife own the main house of the Keewaydin estate. He introduced Mr. Ratchford and Ms. Dickson, noting that they own the former ballroom building adjacent to his property, which is also part of the nomination. He asked that the Committee recommend that the three buildings comprising Keewaydin be designated. Mr. Sommers added that a number of continuances have already been granted and that he and the other property owners have not objected in the past. He stated that he sees no reason not to move forward at this time.
 - Ms. Cooperman responded that if the issue centers on development, it should not impact the Committee's proceedings. She suggested that Mr. Anastasio present the development plans to the Historical Commission.
 - Ms. Salganicoff asked that the Committee move forward and review the merits of the nomination.
- Ms. Cooperman asked whether proceeding and placing the nomination first on the agenda would be problematic.
 - Mr. Farnham stated that it would not be problematic and suggested that Mr. Anastasio present his plans for development to the Historical Commission.
 - The Committee agreed to proceed with the review.
- Ms. Barucco asked whether 611 W. Mermaid Lane was originally part of the Keewaydin estate.
 - Ms. Salganicoff answered that the estate developed over time, adding that the property was a later outbuilding.
 - Ms. Barucco inquired whether its construction fell outside the period of significance.

- Ms. Salganicoff replied that she believed it did.
- Ms. Barucco commented that the nomination is good and that the property is worthy of listing.
- Ms. Cooperman agreed. She added that it is difficult to sort out the chronology from the description, but that it is one very minor technical point that does not affect the significance of the property. She recommended that the nomination state the construction and alteration dates of each part of the property at the beginning of the nomination to prevent the reader from having to search for it.
 - Ms. Salganicoff agreed.
 - Ms. Cooperman stated that the nomination is extremely well-written, adding that the building is very important, serving as an anchor in Chestnut Hill.
- Mr. Lavery added that it is a great nomination and he was glad to see George Pearson get some recognition.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The original Keewaydin estate consisted of three main buildings and a number of outbuildings. Only the three properties that comprise the main building have been nominated and are considered for designation.

The Committee on Historic Designation concluded that:

- Keewaydin is an expression of the Dutch Colonial Revival style and reflects a particular mode within the broader Colonial Revival movement, satisfying Criteria C and D.
- The buildings were designed by notable Philadelphia architect George T. Pearson, satisfying Criterion E.
- The Keewaydin estate was established by Edward W. Clark, Jr., and his wife Lydia Jane (Newhall) Clark, who were prominent Philadelphians residing in Chestnut Hill.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend 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.

ITEM: 7709 Cherokee St; 540 W Moreland Ave; 545 W Mermaid Ln
MOTION: Designate, Criteria C, D, E, and J
MOVED BY: Barucco
SECONDED BY: Mooney

VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

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.

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

PRESENTERS:

- Ms. Chantry presented the nomination to the Committee on Historic Designation.
- Heather Baumgardner represented the property owner.

DISCUSSION:

- Ms. Baumgardner explained that she is concerned about the expense of front door replacement, and also resale value if the property is historically designated.
 - Ms. Cooperman suggested that she work with the staff to determine the options for door replacement.
- Ms. Barucco and Mr. Lavery commended the prior developers on a sensitive rehabilitation of the historic building.
- Ms. Barucco suggested amending the period of significance to end at 1940.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The period of significance should end at 1940, owing to it being the year that James Holt died and Mary Holt moved out of the house.

The Committee on Historic Designation concluded 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, satisfying Criterion A.
- The building reflects an extraordinary example of Eastlake Victorian styling, satisfying Criterion D.
- 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 J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 145 Sumac Street satisfies Criteria for Designation A, D, and J; that the period of significance should be amended to end at 1940.

ITEM: 145 Sumac St					
MOTION: Designate, Criteria A, D, and J; period of significance to end at 1940					
MOVED BY: Lavery					
SECONDED BY: Barucco					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

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.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:28:10

PRESENTERS:

- Ms. Chantry presented the nomination to the Committee on Historic Designation.
- Property owner Deborah Gribbin and attorney Joseph Hirsch represented the property owner.

DISCUSSION:

- Ms. Gribbin stated that she strongly opposes the proposed historic designation. She explained that she has lived in this house for 55 years, and that now she lives in it alone, and it is too large for one person. It also needs a lot of work, and she feels that she is financially unable to complete that work. For these reasons, she plans to sell the property and move, and she believes that historic designation will turn away any prospective buyers and will result in a financial burden for her.
 - Ms. Cooperman stated that she understands, but noted that historic designation would not compel her to do any work or to restore the building upon designation.
- Mr. Hirsch stated that his client opposes historic designation and that designation would have financial implications for her. He noted that the description in the nomination focuses on the architectural elements of the building itself, not the site. He opined that Maurice Wilhere was a minor historical figure in Philadelphia, and his only connection to the property is that he lived in the house for 16 years and his funeral occurred in the house. He observed that no claims were made in the nomination about any historic events that occurred on the site. For these reasons, he asked that the Commission, should it decide it is appropriate to designate the property as historic, limit its designation to only the structure. He stated that it is understandable that the structure may be appropriate for preservation, and it is well-noted that there are a limited number of these resources in the city. He reiterated that the site itself is not described as having any particular historic significance, and that the designation of the entire property has financial implications for Ms. Gribbin.
 - Ms. Cooperman observed that the only other building on the site is a small backyard shed.
 - Ms. Chantry stated that the 2015 version of the nomination included Criterion H, for significance as an established and familiar visual feature of the neighborhood owing to its unique location or singular physical characteristic. She explained that that Criterion was purposely removed from the updated nomination, as it had much to do with the size and openness of the relatively undeveloped lots at 145 and 147 Sumac Street, and that is not the case present-day owing to the dense development which occurred at 145 Sumac Street.
- Ms. Cooperman stated that Criterion A is included in many nominations, but often the Committee finds that the satisfaction of the Criterion is not met. She opined that Criterion A is not applicable in this case, but that Criteria D and J are applicable.
 - Mr. Laverty agreed. He stated that Maurice Wilhere's significance is not comparable to James Holt at 145 Sumac Street. He stated that he does not object to recommending removal of Criterion A.
- Ms. Cooperman stated that the Historical Commission could consider a modified boundary which only includes the building.
 - Ms. Barucco agreed, but explained that designation does not preclude alternative uses of the surrounding property, including new construction.
 - Mr. Hirsch responded that he understands, but it does create barriers in terms of additional approvals required for the development of the site. He observed that the prior developers of 145 Sumac Street did not have to contend with this barrier, and it would not be equal treatment for opposite sides of the same house. He stated that, if the designation were to apply onto to the building, any developer that moves forward with this site is going to

provide the funds and expertise to complete a beautiful restoration of the historic building. At the same time, a project has to be economically viable for the developer. He stated that depriving a developer of that opportunity to have a reasonable amount of development on the property impacts the ability to restore the house, as was done next door at 145 Sumac Street. He asked that the Committee and Commission allow for the regular zoning process to cover the site itself.

- Ms. Chantry commented that the Committee has previously recommended the designation of a building with a perimeter buffer as the boundary for designation.
- Mr. Farnham stated that the Commission typically designates by tax parcel, but it has the authority to limit its designation to a portion of a tax parcel. He suggested that it might be appropriate in this case, given the circumstance with the development around the other half of the twin. He explained that that project was permitted during the time that the staff was initially reviewing the nomination for 145 and 147 Sumac Street, so that project was not subject to review by the Commission. He suggested that, given that precedent, it may be advisable to limit the boundary of any designation of this half of the twin. He suggested the inclusion of a perimeter buffer around the building. He noted that the side yard at 145 Sumac Street may be about 10 or 15 feet wide. He stated that the Committee can make a recommendation, or can request that the property owner propose a boundary for the Commission to consider.
- Mr. Lavery commented that he would be hesitant to suggest dimensions because the Committee members do not know the site.

PUBLIC COMMENT:

- Steven Peitzman supported the nomination. He asked if the Neighborhood Conservation Overlay in Wissahickon covers this property.
- Matt Wysong, a city planner with the Philadelphia City Planning Commission, explained that there is a Neighborhood Conservation Overlay (NCO) that covers this property, which went into effect after the development at 145 Sumac Street. He explained that what was built at 145 Sumac Street is not indicative of the design guidelines contained in the NCO. He stated that any new construction within the NCO would be reviewed for compliance with the design guidelines, unless the property is listed on the Philadelphia Register of Historic Places, in which case the review by the Commission would supersede the jurisdiction of the NCO.
- Oscar Beisert commented that it is not unprecedented to recommend an adjustment of a proposed designation boundary prior to the Historical Commission's review of the nomination. He offered Lutheran Seminary as an example.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The Historical Commission typically designates by tax parcel, but it can limit its designation to a portion of a tax parcel.

The Committee on Historic Designation concluded that:

- The building reflects an extraordinary example of Eastlake Victorian styling, satisfying Criterion D.

- 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 J.
- Maurice F. Wilhere was a minor historical figure, and therefore the nomination does not make a satisfactory argument for significance under Criterion A for association with Mr. Wilhere.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 147 Sumac Street satisfies Criteria for Designation D and J and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places; that the period of significance should be amended to end at 1908; and that the Historical Commission consider modifying the boundaries of the designated property to include the building with a perimeter buffer that includes the remnant of the existing curb cut on Sumac Street as the extent of the side yard.

ITEM: 147 Sumac St					
MOTION: Designate, Criteria D and J; period of significance to end at 1908; with a modified boundary to include only building with perimeter buffer.					
MOVED BY: Barucco					
SECONDED BY: Lavery					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 2501-61 N 15TH ST

Name of Resource: Thirteenth & Fifteenth Street Passenger Railway Company's Depot, Car House, & Stable

Proposed Action: Designation

Property Owner: TAC CG Philadelphia LLC

Nominator: Oscar Beisert, Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 2501-61 N. 15th Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Thirteenth & Fifteenth Street Passenger Railway Company's Depot, Car House, and Stable satisfies Criteria for Designation A and J. Under Criterion A, the nomination contends that the Thirteenth & Fifteenth Street Passenger Railway Company is an early and significant example of the evolution and development of passenger railway companies, and public transit in Philadelphia. The facility was expanded as public transit moved from horse cars, to cable cars, to motorized buses. Under Criterion J, the nomination contends that the expansion of public transit was one reason for the residential development of this area of North Philadelphia, exemplifying the historical heritage of the community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2501-61 N. 15th Street satisfies Criteria for Designation A and J.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:49:20

PRESENTERS:

- Ms. Chantry presented the nomination to the Committee on Historic Designation.
- Oscar Beisert represented the nominator.
- No one represented the property owner.

DISCUSSION:

- Ms. Chantry stated that two letters were mailed to satisfy the required notice requirement. The letter addressed to the building was returned as undeliverable, owing to the building being vacant. The letter addressed to the owner's mailing address as recorded by the Office of Property Assessment (OPA) was returned as undeliverable. Ms. Chantry stated that the letter addressed to the mailing address on file with the OPA was returned to the staff on 24 December 2019. The very same day, she acquired the complete address from a deed and resent the letter with the updated address, which included a "care of" line and a suite number which the OPA-provided address had lacked. She stated that the staff, to date, has not heard from the property owner, but the letter sent to the revised address was not returned, to date, as undeliverable.
- Ms. Cooperman opined that the nomination was very good. She commented that the description was excellent, and that she appreciated the history of the traction companies. She commented that she recently worked on a history of the traction companies in Patterson, New Jersey. She acknowledged that a huge amount of research went into the nomination. She stated that, owing to the depth of the understanding of the significance of traction companies and this particular facility, it satisfies Criterion A.
- Ms. Barucco agreed. She opined that the argument in the nomination was well-made, and that the building is an amazing survivor.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation concluded that:

- The Thirteenth & Fifteenth Street Passenger Railway Company is an early and significant example of a passenger railway company facility and documents the evolution and development of passenger railway companies and public transit in Philadelphia, satisfying Criterion A.
- The expansion of public transit was one reason for the residential development of this area of North Philadelphia, exemplifying the historical heritage of the community, and thereby satisfying Criterion J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2501-61 N. 15th Street satisfies Criteria for Designation A and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 2501-61 N 15th St					
MOTION: Designate, Criteria A and J					
MOVED BY: Barucco					
SECONDED BY: Mooney					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Laverty	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 5627-33 GERMANTOWN AVE

Name of Resource: Rowell Department Store

Proposed Action: Designation

Property Owner: Philadelphia Suburban Development Corp.

Nominator: Noah Yoder

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

OVERVIEW: This nomination proposes to designate the property at 5627-33 Germantown Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the building satisfies Criteria for Designation A, C, and J. Under Criteria A and J, the nomination argues that the C. A. Rowell Department Store remained a commercial stalwart in Philadelphia for several decades, and that the store became the first black-owned department store in the country when Curtis Sisco purchased it in 1974. Under Criterion C, the nomination contends that the building’s Georgian Revival detailing reflects elements of Germantown’s Georgian

architecture and that Modernism was introduced to emphasize the ground-story commercial space.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5627-33 Germantown Avenue satisfies Criteria for Designation A, C, and J. The staff further recommends that the nomination be revised to clarify that the two-story 1923 bank building that stood at the corner of Germantown and Cheltenham Avenues was demolished, and that only the eight-story 1929 addition to that building was retained and reused. The remainder of the C. A. Rowell Department Store was constructed in 1949.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:53:50

PRESENTERS:

- Ms. Keller presented the nomination to the Committee on Historic Designation.
- No one represented the nominator or the property owner.

DISCUSSION:

- Ms. Cooperman asked the staff to clarify its recommendation.
 - Ms. Keller answered that the nomination is not clear in its chronology. She explained that the 1923 bank building that previously existed at the corner lot was demolished in its entirety except for the eight-story addition that was constructed in 1929. She elaborated that a newspaper article describes the process. On the nomination form, Ms. Keller continued, 1923 is listed as a construction date for the building, and the nomination never clearly states that the majority of the previous building was demolished.
- Ms. Barucco asked for clarification on the 1949 date, noting that the building is identified as being constructed in 1950 in several locations.
 - Ms. Keller responded that the building was likely constructed in 1949, since newspaper articles indicate that the department store opened in 1950.
- Ms. Cooperman inquired about the history of notice to the property owner.
 - Ms. Keller stated that none of the notice letters was returned but that the staff has not spoken with the owner. She added that the owner is a company called Philadelphia Suburban Development Corporation based in King of Prussia.
- Ms. Cooperman stated that she found several problems with the nomination, noting that she is always hesitant about “first,” “biggest,” and “only” claims. However, she added that she did not think that obviated the significance an African-American-owned business. She noted a few awkward phrases in the nomination but contended that the basic argument is correct.
- Mr. Lavery asked whether he is correct in understanding that the building in total is a 1949/1950 structure.
 - Ms. Keller clarified that the eight-story portion at the rear was constructed in 1929 as an addition to the former bank building. She stated that the structure was retained and refaced when the department store was constructed in 1949.
- Mr. Lavery questioned whether the property occupies a single parcel.
 - Ms. Keller affirmed that it is one tax parcel.
- Mr. Lavery argued against including Criterion A, suggesting that it is difficult to formulate an argument for it in general and adding that there is not a strong argument in this nomination. He then recommended that Criterion H be added,

stating that this corner is the Times Square of Germantown. He remarked that the building is a recognizable landmark from the past and today. He commented that old and modern Germantown could not shake Georgian architecture.

PUBLIC COMMENT:

- Matt Wysong of the Philadelphia City Planning Commission stated that he supports the nomination and added that the building satisfies several criteria and is in accord with the city's comprehensive plan for growth and development on Germantown Avenue.
- David Traub of Save Our Sites commented that he was at the corner on Saturday and called the building a landmark in that neighborhood with great visual presence. He strongly encouraged the Committee to add Criterion H. He suggested that designation would give control over the development of the ground-story retail spaces, which he called unattractive.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The nomination lacks clarity in its chronology of construction. The previous bank building that occupied the site was constructed in 1923 and had an eight-story addition erected at the rear in 1929. The 1923 building was demolished in its entirety, though the eight-story addition was retained. The addition was adapted into the department store building when it was constructed in 1949 on the grounds of the demolished 1923 bank.

The Committee on Historic Designation concluded that:

- The building reflects the Georgian Revival style of architecture so prevalent in Germantown, satisfying Criterion C.
- The building serves as a local landmark at a prominent Germantown intersection, satisfying Criterion H.
- The building housed the C. A. Rowell Department Store, a commercial stalwart in the community, for several decades, satisfying Criterion J.
- The nomination does not present a cogent argument for Criterion A.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5627-33 Germantown Avenue satisfies Criteria for Designation C, H and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 5627-33 Germantown Ave					
MOTION: Designate, Criterion C; Add Criterion H; no to Criterion A					
MOVED BY: Lavery					
SECONDED BY: Mooney					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 1801-03 N HOWARD ST

Name of Resource: The Star Carpet Mills
 Proposed Action: Designation
 Property Owner: Joseph Laragione
 Nominator: Oscar Beisert, Keeping Society of Philadelphia
 Staff Contact: Meredith Keller, meredith.keller @phila.gov, 215-686-7660

OVERVIEW: This nomination proposes to designate the property at 1801-03 N. Howard Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Star Carpet Mills complex satisfies Criteria for Designation G and J. Under Criterion G, the nomination argues that the complex was “part of and related to a distinctive industrial area and block which should be preserved for its ties to Philadelphia’s manufacturing history, exemplifying the economic heritage of Kensington and Philadelphia.” Under Criterion J, the nomination contends that Star Carpet Mills represents an important and intact surviving example of a nineteenth-century industrial complex with an integrated dye house where ingrain carpets were manufactured, and contributes to the industrial history that defines the Kensington neighborhood.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1801-03 N. Howard Street satisfies Criterion for Designation J, but not G. Criterion G is intended to facilitate the designation of groups of discrete buildings that together form an ensemble, like rowhouses around a city square; it is not intended to facilitate the designation of sites related to broader neighborhood themes like textiles in Kensington or banking in Center City.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:02:35

PRESENTERS:

- Ms. Keller presented the nomination to the Committee on Historic Designation.
- Oscar Beisert represented the nominator.
- No one represented the owner.

DISCUSSION:

- Mr. Beisert requested clarification on the staff recommendation related to Criterion G. He noted that the Wayne Junction Historic District was designed under Criterion G. He added that the criterion reads that a property is “part of” or “related to” and argued that a group of buildings could be “part of” and “related to” without needing to include the entire related area.
 - Ms. Cooperman responded that the question centers on contiguity or adjacency. She added that if the example is a square or a park, then adjacency to that square or park would be necessary. She contended that the criterion does not apply to scattered sites.
 - Mr. Beisert argued that if Wayne Junction is considered a distinctive area, then he would categorize Kensington and its textile mills as a distinctive area. He then commented that the criterion could use some further explanation.
 - Ms. Barucco noted that Wayne Junction is a historic district and contended that in the case of a district, Mr. Beisert would need to record all mills.
 - Mr. Beisert argued that the criterion reads is “part of or related to” and does not infer that the entirety of a Kensington mill district would need to be nominated.
 - Ms. Barucco countered that the nomination fails to present the larger area. The nomination, she continued, only states that Kensington was a mill area. She argued that the nomination needs to identify the related mills, which is why the criterion works better for a district nomination.
 - Ms. Cooperman agreed that the area needs to be defined, though it does not need to be included as an inventory. She reiterated that the mills would still be scattered sites and not contiguous.
 - Mr. Beisert requested that further clarity on the Criteria for Designation be provided in the future.
 - Ms. Cooperman noted that there is a difference between adjacent and thematic districts or areas. She suggested that identifying extant mill buildings in Kensington would lead to a thematic area but not a distinctive area with adjacency. She argued that properties require adjacency to create a distinctive area and to qualify for designation under Criterion G.
 - Mr. Farnham offered to review the notes from the time the ordinance was adopted, which could provide further insight into the intent behind the criteria.
- Mr. Laverty stated that the buildings create a nice, tight complex, noting that so many of the buildings survive.
 - Ms. Barucco agreed, adding that the complex retains a high degree of integrity.

PUBLIC COMMENT:

- Steven Peitzman stated that he has recently completed research in the Kensington area. He offered his support for the nomination. He later asked the staff to clarify the definition of certain Criteria for Designation and Period of Significance. He also requested clarification on designating a structure within a parcel as opposed to designating the entire parcel. He also raised issues with the inclusion of contributing and non-contributing structures within an individual designation.
- David Traub of Save Our Sites commented that a group of buildings could have architectural distinction. These buildings, he opined, embrace the courtyard at the center and form a very handsome complex.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- A property satisfies Criterion G when it is part of or related to group of contiguous properties that create a distinctive area and that should be preserved according an historic, cultural, or architectural motif.

The Committee on Historic Designation concluded that:

- The complex of buildings represents the textile industry in Kensington, satisfying Criterion J.
- The nomination does not define a distinctive area of adjacent buildings of which the nominated property would be part of or related to; therefore, the nomination does not satisfy Criterion G.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1801-03 N. Howard Street satisfies Criterion for Designation J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 1801-03 N Howard St					
MOTION: Designate, Criterion J					
MOVED BY: Barucco					
SECONDED BY: Lavery					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 1809-11 N HOWARD ST

Name of Resource: Clifton Mills Building Four

Proposed Action: Designation

Property Owner: Evergreen Brothers LP

Nominator: Oscar Beisert, Keeping Society of Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1809-11 N. Howard Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Clifton Mills Building Four satisfies Criteria for Designation G and J. Under Criterion G, the nomination argues that the subject property is “part of and related to a distinctive industrial area and block which should be preserved for its ties to Philadelphia’s manufacturing history, exemplifying the economic heritage of Kensington and Philadelphia.” Under Criterion J, the nomination contends that the Clifton Mills Building Four is part of “an exemplary surviving textile mill complex that rose in Kensington’s textile district during an important period of economic and

technological advancement,” when small-to-medium sized manufacturers were requiring larger spaces to accommodate new machinery in the production of their goods.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1809-11 N. Howard Street satisfies Criterion for Designation J, but not G. Criterion G is intended to facilitate the designation of groups of discrete buildings that together form an ensemble, like rowhouses around a city square; it is not intended to facilitate the designation of sites related to broader neighborhood themes like textiles in Kensington or banking in Center City.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:15:54

PRESENTERS:

- Ms. Schmitt presented the nomination to the Committee.
- Oscar Beisert represented the nomination.
- No one represented the owner.

DISCUSSION:

- Ms. Barucco stated that she believed the subject property was worthy of listing and made sense as part of the larger complex.

PUBLIC COMMENT:

- None.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- 1809-11 N. Howard Street was first constructed ca. 1852-63 and later rebuilt in 1878.

The Committee on Historic Designation concluded that:

- The Clifton Mills Building Number Four is a worthy example of a surviving Kensington textile mill complex.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1809-11 N. Howard Street satisfies Criterion for Designation J, but not G.

ITEM: 1809-11 N Howard St					
MOTION: Designate, Criterion J; no to Criterion G					
MOVED BY: Barucco					
SECONDED BY: Lavery					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 3625 McMICHAEL ST

Name of Resource: Manor Sunday School Association Chapel

Proposed Action: Designation

Property Owner: RTR Realty Associates LLC

Nominator: East Falls Historical Society

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

OVERVIEW: This nomination proposes to designate the property at 3625 McMichael Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Manor Sunday School Association satisfies Criteria for Designation D, H and J. Under Criterion D, the nomination argues that the original chapel section of the site “represents the successful and harmonious application of Arts & Crafts design...to the traditional format of an early English country church.” Under Criterion H, the nomination states that despite a series of alterations dating into the 1940s, “the original chapel remains clearly visible for what it was” and is “easily seen from the ‘spine of East Falls,’” Midvale Avenue. Under Criterion J, the nomination documents the role the Manor Sunday School Association Chapel played in turning what was marketed as a “bucolic suburb in the city” into a community.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 3625 McMichael Street satisfies Criteria for Designation D and J. The staff does not find that the nomination makes sufficient argument for Criterion H.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:18:13

PRESENTERS:

- Ms. Schmitt presented the nomination to the Committee.
- Steven J. Peitzman and Nancy Pontone represented the nomination.
- No one was present to represent the owner.

DISCUSSION:

- Ms. Cooperman said she appreciated the graphic that was provided in the nomination that clearly indicted the building chronology of the subject property.
- Ms. Barucco commented that it would be helpful to have photographs of the non-contributing sections of the building in future nominations.
- Ms. Barucco asked why the period of significance went to 1946 if those additions were considered to be non-contributing.
 - Ms. Pontone responded that there were some of the 1946 additions were identified as contributing.
 - Ms. Pontone added that it had been difficult to photograph some of the non-contributing sections because they were right against the property line and hard to access without trespassing.
- Ms. Cooperman stated that she agreed that Criterion H is not applicable in this case.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society of Philadelphia supported the nomination.
- David Traub of Save Our Sites supported the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The chapel building, located at the corner of Midvale Avenue and McMichael Street, was originally constructed ca.1916 and later added to between 1927-1946.

The Committee on Historic Designation concluded that:

- The original chapel section of the site was a successful example of the application of Arts & Crafts design, satisfying Criterion for Designation D.
- The Manor Sunday School Association Chapel played an important role in turning what was marketed as a “bucolic suburb in the city” into a true community, satisfying Criterion for Designation J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 3625 McMichael Street satisfies Criteria for Designation D and J.

ITEM: 3625 McMichael St					
MOTION: Designate, Criteria D and J; no to Criterion H					
MOVED BY: Laverty					
SECONDED BY: Mooney					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Laverty	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADDRESS: 5607-13 GERMANTOWN AVE

Name of Resource: Woolworth’s

Proposed Action: Designation

Property Owner: 215 TD Group LLC

Nominator: Matt Wysong, Philadelphia City Planning Commission

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

OVERVIEW: This nomination proposes to designate the property at 5607-13 Germantown Avenue and list it on the Philadelphia Register of Historic Places. Built in 1938, the former F.W. Woolworth 5¢ and 10¢ store is a two-story commercial building clad in terra cotta and located in the Germantown neighborhood. Under Criteria A and J, the nomination contends that the subject property represents the development of the Central Germantown Business District and was one of the earliest Woolworth stores in Philadelphia, remaining in this location for more than 80 years. Under Criterion D, the nomination asserts that the building embodies distinguishing characteristics of the Art Deco style, which was popular among commercial buildings in this period and exemplary of the design standard of Woolworth’s as the company expanded and modernized. Under Criterion H, the nomination argues that with the building’s Art Deco style and colorful terra cotta cladding it is an established and familiar feature in this area of Germantown Avenue, satisfying Criterion H

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 5607-13 Germantown Avenue satisfies Criteria for Designation A, D, and J but not Criterion H.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:24:40

PRESENTERS:

- Ms. Mehley presented the nomination to the Committee.
- Mr. Wysong represented the nominator.
- No one represented the owner.

DISCUSSION:

- Mr. Wysong said he wished to acknowledge staff intern, Xie Fei Lin, for her work on this nomination and noted that she is currently enrolled in the University of Pennsylvania's Historical Preservation program. He continued that he wished to provide an explanation for the number of Germantown Avenue addresses on the Committee's agenda for this meeting. Mr. Wysong said the Planning Commission and Historical Commission are both nested within the Philadelphia Department of Planning & Development and our collective work is guided by the City's comprehensive plan for growth and development, known as Philadelphia 2035. He noted that the comprehensive plan identifies Germantown Avenue in north and northwest Philadelphia as a core growth area where new housing and commercial development are able to be accommodated by existing public transportation, jobs, and services. Mr. Wysong stated that just as important, the comprehensive plan prioritizes the preservation of the buildings that make Germantown Avenue one of the city's great streets. He continued that they have launched an initiative to save historic places and support great development and share the benefits with existing community members. Mr. Wysong added that the primary tools for achieving these goals are zoning changes and nominations to the Philadelphia Register of Historic Places. He commented that zoning changes can require context sensitive development that provides both new housing and stores that can reinforce Germantown Avenue as a pedestrian scale corridor and offers incentives for preserving historic buildings. Mr. Wysong said this is prepared with a priority-based approach to nominating districts and building to the local historic register. He continued that in Germantown and Mount Airy the Planning Department has completed zoning changes and has submitted a district nomination (Central Mount Airy Historic District) for the Commission's consideration. Mr. Wysong noted that for Central Germantown, the department is collaborating with University of Pennsylvania's Historic Preservation program to have students produce nominations for individual buildings. He added that, for this nomination, Xie Fei Lin took past student work and brought to the level of a correct and complete submission, which is now before the Committee. Mr. Wysong concluded that these nominations are all consistent with the department's comprehensive plan and they will continue rolling out these nominations in the future.
- Ms. Milroy asked Mr. Wysong if they were working with community groups such as local CDCs and Historic Germantown.
 - Mr. Wysong replied that for this initiative they assembled a large stakeholder group, noting that geographically it starts down in Tioga around Germantown and Erie Avenues and goes up to Chestnut Hill and includes all of the neighborhoods in between; representatives are included in the stakeholder

committee. He continued that anyone with an interest on Germantown Avenue, such as the CDCs, have been involved with this, including Historic Germantown.

- Ms. Milroy asked if this is how they determined which sites to nominate, is this stakeholder driven or is there another way you prioritize.
- Mr. Wysong responded it is a combination of being stakeholder driven and responded to threats. He noted that in the case of this nomination, this was a half-completed nomination, done at an earlier date, and was completed by an intern in an effort to complete a partially finished project.
- Ms. Milroy thanked Mr. Wysong for providing this background information.
- Ms. Milroy stated that she thought it was a good nomination.
- Ms. Cooperman said that she would buy the argument for Criterion H is stretched a little bit here. She continued that while it is a notable façade, she is not sure about Criterion H.
- Ms. Milroy stated that it would be helpful to have Mr. Farnham to provide more background information to the Committee on Criterion H because it can be interpreted many different ways. She added that some guidance would be helpful.
- Ms. Milroy said that this is definitely a standout building and the only Art Deco building along that stretch of Germantown Avenue.
 - Ms. Cooperman agreed with this.
- Mr. Laverty stated that he just wanted to say that he is very impressed and pleased with the Planning Commission for their work and others who in recent years have begun to recognize satellite retail areas which are so important to this city in the mid-twentieth century and beyond. He continued that it is good that the City is systematizing the assessment of these retail corridors that represent 250 years of Philadelphia history before the birth of the shopping mall.
- Ms. Cooperman stated that she is ambivalent about Criterion H.

PUBLIC COMMENT:

- Patrick Grossi, Preservation Alliance of Greater Philadelphia, spoke in support of the nomination.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The property reflects the history and evolution of retail along Germantown Avenue.
- The Art Deco style is not common among retail buildings along Germantown Avenue.
- The building's style and colorful cladding make it a standout building in this area of the city.

The Committee on Historic Designation concluded that:

- The property represents the development of the Central Germantown Business District, and was one of the earliest Woolworth stores in Philadelphia, remaining in this location for more than 80 years, satisfying Criteria A and J.
- The building embodies distinguishing characteristics of the Art Deco style, which was popular among commercial buildings in this period and exemplary of the design standard of Woolworth's as the company expanded and modernized, satisfying Criterion D.

- The building, with its Art Deco style and colorful terra cotta cladding, is an established and familiar feature in this area of Germantown Avenue, satisfying Criterion H

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5607-13 Germantown Avenue satisfies Criterion for Designation A, D, H, and J, and that the property should be designated as historic and listed on the Philadelphia Register of Historic Places.

ITEM: 5607-13 Germantown Ave					
MOTION: Designate, Criteria A, D, H, and J					
MOVED BY: Lavery					
SECONDED BY: Mooney					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen					X
Bruce Lavery	X				
Elizabeth Milroy					X
Douglas Mooney	X				
Total	4				2

ADJOURNMENT

The Committee on Historic Designation adjourned at 12:13 p.m.

PLEASE NOTE:

- Minutes of the Committee on Historic Designation 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.

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

A building, complex of buildings, structure, site, object, or district may be designated for preservation if it:

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