

AGENDA
694TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 12 JUNE 2020, 9:00 A.M.
REMOTE MEETING ON WEBEX
BOB THOMAS, CHAIR

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING
CAN BE FOUND AT THE BOTTOM OF THIS AGENDA.

1. ADOPTION OF MINUTES, 693RD STATED MEETING, 8 MAY 2020

Bob Thomas, Chair

2. REQUESTS FOR CONTINUANCES

ADDRESS: 156 W SCHOOL HOUSE LANE – REQUEST TO CONTINUE TO DEC 2020 CHD

Name of Resource: Boxwood
Proposed Action: Designation
Property Owner: Pennsylvania School for the Deaf
Nominator: Penn Knox Neighborhood Association
Staff Contact: Meredith Keller, meredith.keller@phila.gov

ADDRESS: 1617 WALNUT ST – REQUEST TO CONTINUE TO AUGUST 2020 CHD

Proposed Action: Designation
Property Owner: Rosenberg Family Partners
Nominator: Staff of the Historical Commission
Staff Contact: Meredith Keller, meredith.keller@phila.gov

ADDRESS: 3412 HAVERFORD AVE – REQUEST TO CONTINUE TO AUGUST 2020 CHD

Name of Resource: Frame Twin
Proposed Action: Designation
Property Owner: George and Mary Drummond
Nominator: University City Historical Society
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

ADDRESS: 3414 HAVERFORD AVE – REQUEST TO CONTINUE TO AUGUST 2020 CHD

Name of Resource: Frame Twin
Proposed Action: Designation
Property Owner: Lina Holdings LLC/Eugene Naydovich
Nominator: University City Historical Society
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

ADDRESS: 1132 MARLBOROUGH ST – REQUEST TO CONTINUE TO JULY 2020 PHC

Name of Resource: Jacob Souder House
Proposed Action: Designation
Property Owner: Adam Margent and Jeremy Margent
Nominator: Oscar Beisert, Keeping Society of Philadelphia
Staff Contact: Meredith Keller, meredith.keller@phila.gov

ORDER OF AGENDA SUBJECT TO CHANGE
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

ADDRESS: 527-37 W GIRARD AVE – REQUEST TO CONTINUE TO JULY 2020 PHC

Name of Resource: North Sixth Street Farmers Market House and Hall

Proposed Action: Designation

Property Owner: Franklin Berger

Nominator: Oscar Beisert, Keeping Society of Philadelphia

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

3. REPORT OF THE ARCHITECTURAL COMMITTEE, 26 MAY 2020

Dan McCoubrey, Chair

CONSENT AGENDA

SW CORNER OF 13TH AND LOCUST STREETS

1810 CHESTNUT ST

1901-05 WALNUT ST

2100 DIAMOND ST

4101-05 LUDLOW ST

4328 MAIN ST

1509 GREEN ST

62 W QUEEN LN

1935 DIAMOND ST

135 S 18TH ST

2225 SPRUCE ST

1618-22 CHESTNUT ST

4. EMERGENCY MATTER

ADDRESS: 107 CHESTNUT ST

Proposal: Complete demolition of Unsafe building

Review Requested: Final Approval

Owner: Cheswal LP

Applicant: David Orphanides, Esq., Orphanides & Toner

History: 1840

Individual Designation: 5/26/1970

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

Staff Contact: Jon Farnham, jon.farnham@phila.gov

5. REPORT OF THE ARCHITECTURAL COMMITTEE, 26 MAY 2020

AGENDA

ADDRESS: SW CORNER OF 13TH AND LOCUST STREETS – ON CONSENT AGENDA

Proposal: Relocate section of subway entrance; salvage and store section of subway entrance

Review Requested: Final Approval

Owner: City of Philadelphia; Delaware River Port Authority

Applicant: Gregory Mastalerz, Sowinski Sullivan Architects

History: 1952; PATCO Speedline Subway Entrance

Individual Designation: None

District Designation: Cast-Iron Subway Entrances Historic District, Contributing, 3/8/2019

Staff Contact: Meredith Keller, meredith.keller@phila.gov

ADDRESS: 1810 CHESTNUT ST – REVISED, ON CONSENT AGENDA

Proposal: Construct 19-story addition
Review Requested: Final Approval
Owner: Astoban Investments LLC
Applicant: Eric Leighton, Cecil Baker & Partners
History: 1923; Samuel T. Freeman & Co. Auction House; Tilden & Register
Individual Designation: Under consideration
District Designation: None
Staff Contact: Meredith Keller, meredith.keller@phila.gov

ADDRESS: 1901-05 WALNUT ST – REVISED, ON CONSENT AGENDA

Proposal: Modify entryway; install ATM
Review Requested: Final Approval
Owner: Rittenhouse Plaza, Inc.
Applicant: Richard Seitchick, Joe Freidman Construction Corp.
History: 1926, Rittenhouse Plaza, McLanahan & Bencker, architects
Individual Designation: None
District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995
Staff Contact: Meredith Keller, meredith.keller@phila.gov

ADDRESS: 2100 DIAMOND ST – REVISED, ON CONSENT AGENDA

Proposal: Construct two-story building and surface parking lots
Review Requested: Final Approval
Owner: City of Philadelphia; Department of Public Property
Applicant: Michelle Shuman, Capital Projects Division
History: 1875; buildings demolished c. 1997
Individual Designation: None
District Designation: Diamond Street Historic District, Contributing, 1/29/1986
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 4101-05 LUDLOW ST – REVISED, ON CONSENT AGENDA

Proposal: Construct addition; renovate church building
Review Requested: Final Approval
Owner: St. James Pentecostal Church
Applicant: Matthew Albitz, L2P
History: 1886; Monumental Baptist Church; David S. Gendell, architect
Individual Designation: 2/10/2017
District Designation: None
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 4328 MAIN ST – REVISED, ON CONSENT AGENDA

Proposal: Construct three-story mixed-use building
Review Requested: Final Approval
Owner: Baker Street Partners LLC
Applicant: Christopher H Carickhoff, AIA, Studio C Architecture LLC
History: 1925; demolished 2016
Individual Designation: None
District Designation: Main Street Manayunk, Contributing, 12/14/1983
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 1509 GREEN ST – REVISED, ON CONSENT AGENDA

Proposal: Construct three-story rear addition, pilot houses, and roof deck
Review Requested: Final Approval
Owner: 1918 Fairmount Ave LLC
Applicant: Joanne Thieu, Studio C Architecture LLC
History: 1859
Individual Designation: None
District Designation: Spring Garden Historic District, Contributing, 10/11/2000
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 717 WALNUT ST – REVISED

Proposal: Add front steps to basement and railings, alter window and door
Review Requested: Final Approval
Owner: RHS 218 LLC
Applicant: Raydrian Wyche, Wyche Construction
History: 1860
Individual Designation: None
District Designation: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 62 W QUEEN LN – ON CONSENT AGENDA

Proposal: Rehabilitate building, construct rear addition
Review Requested: Final Approval
Owner: Ruggerio Plante Land Design/56-64 Queen Lane Associates LLC
Applicant: Jim Cassidy, C2 Architecture
History: 1810
Individual Designation: 3/29/1966
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 1935 DIAMOND ST—REVISED, ON CONSENT AGENDA

Proposal: Construct three-story building
Review Requested: Final Approval
Owner: DSW74 LLC
Applicant: Rotciver Lebron, Harman Deutsch Ohler Architecture
History: 1889; Willis G. Hale, architect; Demolished 2019
Individual Designation: None
District Designation: Diamond Street Historic District, Significant, 1/29/1986
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

ADDRESS: 2100-02 LOCUST ST

Proposal: Replace 18 windows; legalize 11 windows
Review Requested: Final Approval
Owner: Joel and Stella Freedman
Applicant: Gregory R. Heleniak, Esq., Zarwin Baum
History: 1889; Henry Louis Jr. House; R.G. Kennedy
Individual Designation: None
District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

ADDRESS: 135 S 18TH ST – ON CONSENT AGENDA

Proposal: Install and replace signage
Review Requested: Final Approval
Owner: Rittenhouse Realty Assoc
Applicant: Stephan Potts, Stanev Potts Architects
History: 1913; McIlvaine & Roberts, architects
Individual Designation: None
District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

ADDRESS: 2225 SPRUCE ST – REVISED, ON CONSENT AGENDA

Proposal: Construct three-story multifamily building at rear
Review Requested: Final Approval
Owner: Wizard Way LLC
Applicant: Ryan Lohbauer, Stanev Potts Architects
History: 1875
Individual Designation: None
District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

ADDRESS: 1618-22 CHESTNUT ST - REVISED, CONSENT AGENDA

Proposal: Paint building, add rooftop structure, windows and signage, rehabilitate storefront
Review Requested: Final Approval
Owner: Gazit Horizons LLC
Applicant: Luca Segato, Eimer Design
History: 1933; WCAU Building; Harry Sternfeld, architect
Individual Designation: 8/6/1981
District Designation: None
Staff Contact: Megan Schmitt, megan.schmitt@phila.gov

6. REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 20 MAY 2020

Emily Cooperman, Chair

ADDRESS: 40-42 S 2ND ST

Name of Resource: Vacant Lot
Proposed Action: Rescission of individual designation
Property Owner: Posel Enterprises
Application: Matt McClure, Esq., Ballard Spahr
Staff Contact: Jon Farnham, jon.farnham@phila.gov

ADDRESS: 744-46 S 8TH ST

Name of Resource: Columbus Hall
Proposed Action: Designation
Property Owner: Mama Y's LLC
Nominator: Celeste Morello and Eugene Desyatnik
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 1822 CHESTNUT ST

Name of Resource: Elon Dunbar House
Proposed Action: Designation
Property Owner: 19th & Sansom Corp./Leroy E. Kean Inc.; Pearl Properties
Nominator: Philadelphia Historical Commission staff
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

ADDRESS: 1824 CHESTNUT ST

Name of Resource: Edward H. Trotter House
Proposed Action: Designation
Property Owner: 19th & Sansom Corp./Leroy E. Kean Inc.; Pearl Properties
Nominator: Philadelphia Historical Commission staff
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

ADDRESS: 315 N 33RD ST

Name of Resource: Marot-McIlvain Residence
Proposed Action: Designation
Property Owner: Kevin & Cameron Kelliher
Nominator: Ben Leech, University City Historical Society
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 317 N 33RD ST

Name of Resource: Marot-McIlvain Residence
Proposed Action: Designation
Property Owner: Caroline Millett
Nominator: Ben Leech, University City Historical Society
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

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

ADDRESS: 1208 WALNUT ST

Name of Resource: The Strathmore
Proposed Action: Designation
Property Owner: Millennium Hotel Group, LLC
Nominator: Philadelphia Historical Commission staff
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 1601 S 13TH ST

Name of Resource: Saint John's Baptist Church
Proposed Action: Designation
Property Owner: St. Johns Baptist Church
Nominator: Preservation Alliance for Greater Philadelphia
Staff Contact: Kim Chantry, kim.chantry@phila.gov

7. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, MAY 2020

Jonathan E. Farnham, Executive Director

INSTRUCTIONS FOR JOINING THE LIVE WEBEX MEETING AS A MEMBER OF THE PUBLIC

To join the live Webex meeting with a computer, tablet, or smartphone as a member of the public, click this link no earlier than 8:45 a.m. on June 12: <https://bit.ly/phciune12>

To join the live Webex meeting on the telephone as a member of the public, call 866-523-9994 and enter the access code 712 955 474 followed by the #, no earlier than 8:45 a.m. on June 12.

To facilitate public comment during the meeting, please send an email, if possible, to preservation@phila.gov prior to the meeting with your name, means of participating (telephone or computer), and list of agenda items for comment. An email is not required to comment, but will assist in identifying interested parties.

To email comments on any agenda item prior to or during the meeting, send your comments to preservation@phila.gov. Please identify clearly in your email the agenda item you are addressing with your comments. Comments will be accepted until the beginning of the public comment period for the agenda item in question.

These [FAQs](#) provide additional information on the remote meeting. The meeting materials are available on the [Historical Commission's website](#). A link to a recording of the meeting will be placed [here](#) on the website after the meeting.