

ADDRESS: 1106-14 SPRING GARDEN ST

Name of Resource: Woodward-Wanger Co.

Proposed Action: Rescind Designation and then Reconsider Nomination

Property Owner: Mapleville, LLC, Stella and Nga Wong

Applicant: Matt McClure, Esq., Ballard Spahr

Individual Designation: 3/9/2018

District Designation: None

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

OVERVIEW: This request asks the Historical Commission to rescind the individual designation of the property at 1106-14 Spring Garden Street and then remand the nomination to the Committee on Historic Designation for an entirely new review in which the property owner can participate. The rescission request contends that the property owner was not notified of the consideration of the nomination by the Committee on Historic Designation and the Historical Commission that led to the designation on 9 March 2018 and, therefore, did not have an opportunity to participate in reviews. The request asserts that the Historical Commission sent the first and final notice letters for the property owner to the wrong address because the City failed to correctly update its property tax records. The other set of notice letters, those to the property, were sent to a vacant building, where mail could not be received. Documents included with the rescission request seem to indicate that the claim is correct. It appears that the Historical Commission sent the first and final notice letters for the property owner to an outdated address. The owner did not participate in two public meetings at which the nomination was reviewed. The request indicates that the owner did not learn of the designation until 2020, when applying for a permit from the Department of Licenses & Inspections. The staff sought the advice of the Law Department, which considered various paths for addressing the potential notice problem. The Law Department attorney did not object to this process, proposed by the owner's attorney.

The request asks the Historical Commission to rescind the designation and remand the nomination to the Committee on Historic Designation for a new review in which the owner can participate. The matter is listed on the agenda of the meeting of the Committee of Historic Designation on 3 December 2020 as a means to get it before the Historical Commission to consider the rescission request. In that the rescission request raises legal questions only, not architectural or historical questions, the Committee of Historic Designation has no clear role in this matter unless and until the Historical Commission remands the nomination to it for a new review. The Committee is not asked to reconsider the merits of the nomination or offer a recommendation at its 3 December 2020 meeting, but it should provide an opportunity for the applicant to present the request and the public to comment.

STAFF RECOMMENDATION: The staff recommends that the Historical Commission rescind the individual designation of 9 March 2018 and hold new reviews of the nomination at the meeting of the Committee on Historic Designation on 20 January 2021 and at the meeting of the Historical Commission on 12 February 2021, with the understanding that the property owner will have been given official notice of the new review of the nomination at the time of the rescission and the property therefore remains under the jurisdiction of the Historical Commission while the new review of the nomination is pending.

1735 Market Street, 51st Floor
Philadelphia, PA 19103-7599
TEL 215.665.8500
FAX 215.864.8999
www.ballardspahr.com

Matthew N. McClure
Tel: 215.864.8771
Fax: 215.864.8999
mcclure@ballardspahr.com

October 9, 2020

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: 1106 Spring Garden Street (the "Property")

Dear Jon:

We represent Mapleville, LLC ("Mapleville"), the owner of the above Property. Mapleville is controlled by Stella Wong and Nga Wong (the "Owners"). The Owners also control Greenway Plaza, LLC ("Greenway"). The Owners transferred ownership of the Property from Greenway to Mapleville in 2019, as evidenced by a deed dated September 20, 2019 and recorded on February 18, 2020.¹

Please accept this letter as our request that the Property be rescinded from the Philadelphia Register of Historic Places. *See* Phila. Code § 14-1004(5). The Philadelphia Historical Commission did not provide proper notice to Greenway or Mapleville of the nomination (the "Nomination") to list the Property on the Register. In order to allow the Owners to participate in the designation process, we ask:

1. The Property be removed from the Register; and
2. The Nomination be remanded to the Committee on Historic Designation.

The Commission's Rules and Regulations require notice of a nomination to be sent to the "registered owner's last known address as the same appears in the real estate tax records of the Department of Revenue[.]" Rules and Regulations § 5.9.b. Here, unfortunately, that did not happen.

On January 11, 2018, the Commission sent notice of the Nomination to 550 N. 10th Street, Philadelphia, PA 19123 (the "10th Street Address").² The Commission then voted to list the

¹ Deed attached as **Exhibit A**.

² Jan. 11, 2018 Letter from Commission attached as **Exhibit B**.

Jonathan E. Farnham, Ph.D.
October 9, 2020
Page 2

Property on the Register on March 9, 2018 (the “Designation”)³ and sent notice of the Designation to the 10th Street Address on March 22, 2018.⁴

Although the 10th Street Address was formerly Greenway’s registered address, Greenway’s registered address was changed some time prior to the Nomination. According to the Department of Revenue, Greenway’s registered address at the time the notice of the Nomination was sent was: 108 Shiery Ct., Gilbertsville, PA 19525.⁵

Because notice was sent to the wrong address, neither Greenway nor Mapleville ever received any notice of the Nomination or the Designation. Thus, the Owners had no opportunity to participate in the consideration of the Nomination. Given this lack of proper notice, we ask that our rescission request be listed on the Agenda for the next meeting of the Committee on Historic Designation and then heard by the Commission.

To be clear, we are not requesting that the Commission act on the merits of the Nomination. Instead, we wish the Commission to decide if it was proper to designate the Property given the failure to notify the Owners properly. We believe the Commission has clear authority to rescind the Designation and schedule a new hearing on the Nomination under Section 1004(5) of the Code and Section 5.14 of the Commission’s Rules and Regulations. Moreover, designating a property without proper notice to the owner is a serious due-process violation. The only remedy is for the Committee and Commission to re-hear the Nomination so the Owners may participate in the process.

Very truly yours,

/s/ Matthew N. McClure

Matthew N. McClure

MNM/mpg

cc: Nathanael Farris
Dina Bleckman

³ Minutes of March 9, 2018 Commission Meeting attached as **Exhibit C**.

⁴ March 22, 2018 Letter from Commission attached as **Exhibit D**.

⁵ Real Estate Tax Bill and Water Department Bills attached as **Exhibit E**.

EXHIBIT A

Prepared by and Return to:

Nova Abstract, LLC
2222 Cottman Ave FL 2
Philadelphia PA 19149
215-922-1000

File No. NV-19-2200

BRT # 881580045, 885038580, 056328309,
056328310

Recorded in Philadelphia PA Doc Id: 53633586
02/19/2020 09:53 AM Page 1 of 7 Rec Fee: \$256.75
Receipt#: 20-18417
Records Department Doc Code: D
State RTT: \$15,000.00 Local RTT: \$49,170.00

This Indenture, made the 20th day of September, 2019,

Between

GREENWAY PLAZA, LLC

(hereinafter called the Grantor), of the one part, and

MAPLEVILLE LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million Five Hundred Thousand And 00/100 Dollars (\$1,500,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

Street Address: **1106-14 Spring Garden St, 510, 512, 514 N 11th St, Philadelphia, PA
19123**

See Attached Exhibit A

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

EXHIBIT "A"

LEGAL DESCRIPTION

AS TO PREMISES A: 1106-1114 Spring Garden Street (Includes REAR 1111 Ridge Avenue and 516 N. 11th Street), Philadelphia, PA 19123 (OPA # 881580045)

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 5th Ward of the City of Philadelphia and described as follows to wit:

BEGINNING at a point on the Southerly side of Spring Garden Street (120 feet wide) at the distance of 59 feet Westwardly from the Westerly side of 11th Street (50 feet wide); thence extending Southwardly on a line at right angles to Spring Garden Street 105 feet 11-3/4 inches to a point; thence extending Eastwardly on a line parallel with Buttonwood Street 47 feet 7-1/4 inches to a point on the Westerly side of 11th Street; thence extending Southwardly along the said side of 11th Street 15 feet 6 inches to a point, said point being 125 feet 4-1/2 inches Northwardly from the Northerly side of Buttonwood Street; thence extending Westwardly on a line parallel with Buttonwood Street, crossing a certain 3 feet wide alley, 77 feet 5 inches to a point on the Westerly side of said alley, said alley extending Southwardly and communicating with a certain court leading into Ridge Avenue; thence extending Southwardly on a line parallel with 11th Street along the Westerly side of said alley 15 feet 1-1/4 inches to a point in the head of said court 8 feet to a point on the Westerly side of said court; thence extending Southwardly on a line parallel with 11th Street along the Westerly side of said court 25 feet 8-3/4 inches to a point on the Northeasterly side of another certain 3 feet wide alley; thence extending Northwestwardly along the Northeasterly side of last mentioned 3 feet wide alley 60 feet 2-3/8 inches to a point; thence extending Westwardly on a line parallel with Buttonwood Street crossing the head of the last mentioned 3 feet wide alley 47 feet more or less to a point; thence extending Northwardly on a line at right angles to Spring Garden Street 106 feet 5-1/8 inches to a point on the Southerly side of Spring Garden Street aforesaid; thence extending Eastwardly along the said side of Spring Garden Street 109 feet to the first mentioned point and place of beginning.

BEING 1106, 1108, 1110, 1112, 1114 Spring Garden Street, Rear of 1111 Ridge Avenue and 516 N. 11th Street.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid 3 feet wide alleys and Court leading into Ridge Avenue as and for alleys, passageways and watercourse at all times hereafter, forever in common with the owners, tenants and occupiers of the other lots of ground bounding thereon and entitled to the use thereof.

AS TO PREMISES B: 510 N. 11th Street, Philadelphia, PA 19123 (OPA # 885038580)

ALL THAT CERTAIN lot or piece of ground

SITUATE on the West Side of 11th Street at the distance of 70 feet, 9 inches and a quarter of an inch Northward from the North side of Buttonwood Street in the 5th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said 11th Street 15 feet, 3-1/2 inches and extending in length or depth Westward between lines parallel with the said Buttonwood Street 74 feet 5 inches to an 11 feet wide Court communicating with Ridge Avenue.

TOGETER with the common use and privilege of said Court.

BEING KNOWN A NUMBER: 510 N. ELEVENTH STREET.

AS TO PREMISES C: 512 N 11th Street, Philadelphia, PA 19123 (OPA # 056328309)

ALL THAT CERTAIN lot or piece of ground.

SITUATE in the 5th Ward of the City of Philadelphia, described as follows, to wit:

BEGINNING at a point on the Westerly side of 11th Street (50 feet wide) which point is measured Northwardly along the said Westerly side of 11th Street the distance of 94 feet 11-3/4 inches, more or less, from a point formerly by a intersection of the said Westerly side of 11th Street and the Northerly side of Buttonwood Street (50 feet wide); thence extending from said point of beginning Westwardly the distance of 74 feet 4 inches, more or less, to a point on the Easterly side of Variable width alley (which extends Northwardly and Southwardly); thence extending Northwardly the distance of 15 feet 3-1/2 inches, more or less, to a point; thence extending Eastwardly the distance of 74 feet 5 inches more or less, to a point on the said Westerly side of 11th Street; thence extending Southwardly along the said Westerly side of 11th Street the distance of 15 feet 3-1/2 inches, more or less, to a point, being the first mentioned point and place of beginning.

BEING No. 512 N. 11th Street.

TOGETHER with the common use and privilege of said Court.

AS TO PREMISES D: 514 N 11th Street, Philadelphia, PA 19123 (OPA # 056328310)

ALL THAT CERTAIN two-story brick message or tenement

SITUATE on the West side of 11th Street at the distance of 110 feet 1/4 of an inch Northward from the North side of Buttonwood Street in the 4th Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said 11th Street, 15 feet 1-1/4 inches and extending in length or depth Westward between lines parallel with said Buttonwood Street 74 feet 5 inches to an 11 feet wide court communicating with Ridge Avenue.

BOUNDED Northward by ground grated to Robert D. Reeves, Westward by the said Court, Southward by ground granted or intended to have been granted 10 William C. Hancock and Eastward by 11th Street, aforesaid.

BEING No. 514 N. 11th Street

TOGETHER with the free and common use, right, liberty and privilege of the said 11 feet wide court communicating with Ridge Avenue as and for a passageway and watercourse at all times hereafter, forever.

AS TO PREMISES A, C AND D:

BEING the same premises which Silver City, LLC n/k/a 1106 Spring Garden, LLC a Pennsylvania limited liability company, by Deed dated January 13, 2014, and recorded January 23, 2014, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, as Instrument No. 52742218, granted and conveyed unto Greenway Plaza, LLC, in fee.


AS TO PREMISES B:

BEING the same premises which Li Jian Ren, by Deed dated February 9, 2018, and recorded March 6, 2018, in the Office of the Recorder of Deeds in and for the County of Philadelphia, Pennsylvania, as Instrument No. 53335571, granted and conveyed unto Greenway Plaza, LLC, in fee.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Member, and the same to be duly attested by its Member. Dated the day and year first above written.

ATTEST:

GREENWAY PLAZA, LLC

By: 
Stella H Wong, Member

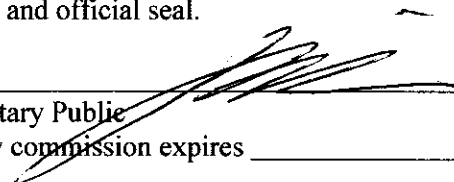
{SEAL}

By: 
Jamei Zheng, Member

Commonwealth of Pennsylvania }
County of Philadelphia } ss

AND NOW, this 20th day of September, 2019, before me, the undersigned Notary Public, appeared **Stella H Wong and Jamei Zheng**, who acknowledged themselves to be the **Members of Greenway Plaza, LLC**, a corporation, and they, as such **Members** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as **Members**.

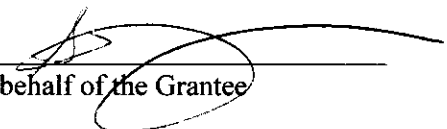
IN WITNESS WHEREOF, I hereunder set my hand and official seal.



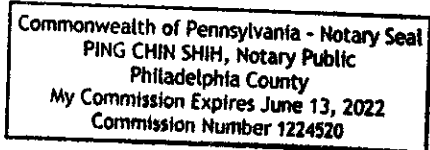
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

**161 E Hunting Park Ave
Philadelphia, PA 19124**



On behalf of the Grantee



Deed

BRT # 881580045, 885038580, 056328309,
056328310

Greenway Plaza, LLC

TO

Mapleville LLC

Nova Abstract, LLC
2222 Cottman Ave FL 2
Philadelphia PA 19149
Telephone: 215-922-1000 Fax: 215-922-5858

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

DOC. ID

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME Nova Abstract, LLC	TELEPHONE NUMBER: AREA CODE (215) 922-1000
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STREET ADDRESS 2222 Cottman Ave FL 2	CITY Philadelphia	STATE PA	ZIP CODE 19149
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B. TRANSFER DATA	DATE OF ACCEPTANCE OF DOCUMENT: September 20, 2019
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GRANTOR (S) / LESSOR (S) Greenway Plaza, LLC	GRANTEE (S) / LESSEE (S) Mapleville LLC
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STREET ADDRESS 106 Shiery Court	STREET ADDRESS 161 E Hunting Park Ave
CITY STATE ZIP CODE Gilbertsville PA 19525	CITY STATE ZIP CODE Philadelphia PA 19124

C. PROPERTY LOCATION

STREET ADDRESS 1106-14 Spring Garden St, 510, 512, 514 N 11th St	CITY, TOWNSHIP, BOROUGH Philadelphia City
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COUNTY Philadelphia	SCHOOL DISTRICT	TAX PARCEL NUMBER 881580045, 885038580, 056328309, 056328310
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D. VALUATION DATA		
1. ACTUAL CASH CONSIDERATION 1,500,000.00	2. OTHER CONSIDERATION +	3. TOTAL CONSIDERATION = 1,500,000.00
4. COUNTY ASSESSED VALUE 1,233,300.00	5. COMMON LEVEL RATIO FACTOR X 1.01	6. FAIR MARKET VALUE = 1,245,633.00

E. EXEMPTION DATA	1A. PERCENTAGE OF EXEMPTION	1B. PERCENTAGE OF INTEREST CONVEYED
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2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.) _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY Nova Abstract, LLC, By:	DATE September 20, 2019
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EXHIBIT B



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

11 January 2018

Greenway Plaza LLC
550 N 10th Street
Philadelphia, PA 19123

Re: 1106-14 Spring Garden Street

Dear Greenway Plaza LLC,

The Philadelphia Historical Commission, the City of Philadelphia's historic preservation agency, is pleased to inform you that the property at 1106-14 Spring Garden Street has been proposed for designation as an historic landmark and inclusion on the Philadelphia Register of Historic Places.

The Historical Commission seeks to safeguard the city's unique heritage and wealth of cultural resources as it encourages economic development, promotes healthy and sustainable communities, enhances property values, attracts new residents, businesses, and tourists, provides educational opportunities, and fosters civic pride. Under the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code, the Historical Commission is authorized to designate as historic and then promote the preservation of buildings, structures, sites, objects, interiors, and districts that are representative of and important to Philadelphia's heritage, traditions, and values. More than 23,000 properties illustrating Philadelphia's history from its earliest years to the recent past have been designated as historic and listed on the Philadelphia Register of Historic Places. A brief overview of the Historical Commission is attached to this letter.

The Historical Commission will consider the proposal, called a nomination, to designate the property at 1106-14 Spring Garden Street as historic at two public meetings. The Historical Commission's advisory Committee on Historic Designation will consider the nomination at its meeting at 9:30 a.m. on Wednesday, 14 February 2018 in Conference Room 18-029 of the municipal office building at 1515 Arch Street, which is known as One Parkway. The Historical Commission will review the nomination and its committee's recommendation at 9:00 a.m. on Friday, 9 March 2018 in the same room, Room 18-029, 1515 Arch Street. You are invited but not required to attend these meetings, which are open to the public. The meetings provide the owner as well as the public with opportunities to participate in the Historical Commission's discussions about the historical significance of the property and deliberations on the merits of its historic designation. A copy of the nomination proposing the designation of this property is available on our website, www.phila.gov/historical.

The designation of a property as historic provides benefits to the owner. There is, of course, the satisfaction derived from the ownership of a recognized historic landmark and from the

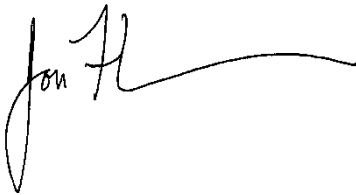
trusteeship for the past and future that accompanies ownership. The owner of a designated property may call upon the Historical Commission's staff for historical and technical services and assistance at no charge. In addition, the protection against inaccurate or unsympathetic alterations and against unnecessary demolitions offers some assurance that the historic character of the property will be preserved and improved. In Philadelphia and other cities, studies show that designation has helped to enhance resale values and foster community pride. Finally, a well-maintained, accurately preserved property may also be eligible for a Historical Commission plaque, which, when mounted on the exterior, identifies the property as a historic landmark.

In addition to benefits, the designation of a property as historic entails some restrictions. If adopted, the designation of the property as historic would include the site, the exterior envelopes of all buildings on the site, and any permanent site appurtenances. To promote the preservation of historic buildings and sites, the Historical Commission reviews all building permit applications and other proposals for exterior alterations to ensure compliance with historic preservation standards. The Historical Commission also reviews all demolition proposals for designated properties. The Historical Commission and its staff approach such matters reasonably and practically, and understand that historic buildings must be adapted for evolving uses and requirements. The Historical Commission's goal is to manage change, not prevent it, and to ensure that any changes to historic properties meet historic preservation standards.

The Historical Commission has no jurisdiction over building permit applications submitted to the Department of Licenses & Inspections (L&I) prior to the date of this notice letter unless the building permit application is still under review at L&I when the Historical Commission finalizes its designation process and designates the property. The Historical Commission has jurisdiction and must review all building permit applications submitted to L&I on and after the date of this notice letter. For building permit applications under the Historical Commission's jurisdiction while it considers the nomination, L&I may issue the permit if the Historical Commission approves the application, or if the Historical Commission has not completed its designation process within 90 days of the submission of the application.

The Historical Commission welcomes your participation in the efforts to preserve Philadelphia's unique, significant, and valuable heritage. Philadelphia's remarkable collection of historic landmarks is one of its greatest resources. Working together, property owners and the Historical Commission can protect and preserve those resources, ensuring a rich future for the city. Should you have any questions about historic preservation or the work of the Historical Commission, please do not hesitate to contact the Commission's staff at 215-686-7660 or to explore the Commission's website at <http://www.phila.gov/historical>.

Yours truly,

A handwritten signature in black ink, appearing to read "Jon Farnham", with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.
Executive Director



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

11 January 2018

Owner
1106-14 Spring Garden Street
Philadelphia, PA 19122

Re: 1106-14 Spring Garden Street

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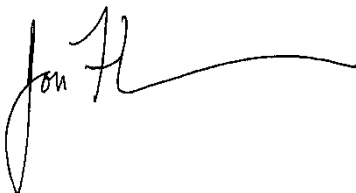
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Yours truly,

A handwritten signature in black ink, appearing to read "Jon F", with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.
Executive Director

EXHIBIT C

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

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

PRESENT

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

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

ALSO PRESENT

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

Richard Gettlin, 100 Block Van Pelt Residents Association
Joseph Ianoale
Amanda Korson
Kelly Edwards, ACH

CALL TO ORDER

Mr. Thomas called the meeting to order at 9:30 a.m. Commissioners Cooperman, Fink, Hartner, Long, Mattioni, McCoubrey, Royer, Schaaf, Stanford and Turner joined him. Mr. Thomas announced that the Historical Commission had met in executive session to discuss a legal matter with its legal counsel.

MINUTES OF THE 666TH STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

ACTION: Ms. Turner moved to approve the minutes of the 666th Stated Meeting of the Philadelphia Historical Commission, held 9 February 2018. Mr. Mattioni seconded the motion, which passed unanimously.

CONTINUANCE REQUESTS

ADDRESS: 801-15 N 4TH ST AND 319 BROWN ST

Name of Resource: St. Agnes Roman Catholic Church, Parish House, and School

Proposed Action: Designation

Property Owner: St. Agnes-St. John Nepomucene Parish/Archdiocese of Philadelphia

Nominator: Northern Liberties Neighbors Association/The Keeping Society of Philadelphia

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

DISCUSSION: Mr. Farnham presented the continuance request to the Historical Commission. Oscar Beisert stated that, as the nominator, he concurs with the continuance request proffered by the property owner.

ACTION: Ms. Cooperman moved to continue the review of the nomination for 801-15 N. 4th Street and 319 Brown Street to the May 2018 meeting of the Philadelphia Historical Commission. Ms. Royer seconded the motion, which passed unanimously.

ADDRESS: 6369 GERMANTOWN AVE

Name of Resource: "Genteel Two-Story Stone Dwelling"

Proposed Action: Designation

Property Owner: TVC PA 6365 Germantown Avenue LLC

Nominator: The Keeping Society of Philadelphia

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

DISCUSSION: Mr. Farnham presented the continuance request to the Historical Commission. He observed that the property owner is requesting continuance and remand to a future Committee on Historic Designation meeting. Mr. Thomas noted that the Historical Commission typically continues the reviews of nominations to specific meetings, not simply to meetings at undefined points in the future. Oscar Beisert stated that, as the nominator, he concurs with the continuance request proffered by the property owner.

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

ADDRESS: 6365-67 GERMANTOWN AVE

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

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

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

ADDRESS: 208-10 REX AVE

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

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

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

ADDRESS: 2101 WASHINGTON AVE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE REPORT OF THE ARCHITECTURAL COMMITTEE, 14 NOVEMBER 2017

Dan McCoubrey, Chair

CONSENT AGENDA

Mr. Thomas introduced the Consent Agenda, which included an application for 724 S. 2nd Street. Mr. Thomas asked if any Commissioners had comments on the Consent Agenda. None were offered. Mr. Thomas asked if anyone in the audience had comments on the Consent Agenda. None were offered.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the applications for 724 S. 2nd Street. Ms. Turner seconded the motion, which passed unanimously.

AGENDA

ADDRESS: 2409 PINE ST

Proposal: Construct roof deck with pergola

Type of Review Requested: Final Approval

Owner: Adam Solow

Applicant: George Little, GeorgeLittle.Design

History: 1835

Individual Designation: None

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

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9, the Roofs Guideline, and the Commission's 2014 approval of a three-story rear addition without the deck.

OVERVIEW: This application proposes to construct a roof deck with pergola on the rear of this two-story rowhouse located in the Rittenhouse Fidler Residential Historic District. The proposed deck is located on top of a new three-story rear addition, which the Commission approved in 2014. For the 2014 approval, an application was submitted for demolition of the rear roof slope and rear dormer, and construction of a three-story rear addition with roof deck. The Committee determined the massing and scale to be excessive, and recommended denial of the application, with the recommendation that it be revised to be a two-story addition with deck, or a three-story addition with no deck. The application was revised to show a three-story addition with no deck, and the Commission approved the revised application. This new application is essentially requesting the remaining portion of the application that was not approved by the Commission in 2014, with the argument that the historic fabric at the rear of the building was lost with the 2014 approval, and the deck is likely to not be visible from a public right-of-way.

DISCUSSION: Mr. Baron presented the application to the Historical Commission. Property owner Adam Solo and architectural designer George Little represented the application.

Mr. Solo stated that he is a student of historic preservation and restored house in Cuenca, Ecuador. Since he purchased this house on Pine Street, he has removed the paint and repointed the façade. He distributed photographs of other decks in the neighborhood, some of which can be seen from the street and have pergolas. He said that they look like Toll Brothers projects. Mr. Thomas responded that the Historical Commission appreciates the work he has done on the house. The decks of which he complained may be outside the district, built illegally, or built before the Historical Commission had jurisdiction over the properties. He asked Mr. Solo

to explain how his proposed work meets preservation standards. Mr. Solo said that he would have been happy to work with the Architectural Committee, but they received their notice letter too late to attend the meeting. He said that he has a large family. His wife is Venezuelan and they had 12 people living with them. They built the addition on their house within the “as of right” zoning envelope. He said they removed a rear addition, the rear roof, and a dormer to construct the new addition to make room for the family. Mr. Thomas said that the Historical Commission approved the addition. Mr. Solo said that he is concerned that he is being punished now for work he did in the past. Mr. McCoubrey said that the Architectural Committee is not punishing him, but is merely upholding the terms of the negotiation to approve his addition in 2014. He explained that the Historical Commission gave Mr. Solo the choice of a two-story addition with a deck or a three-story addition without a deck during the earlier review. Mr. Solo chose the three-story addition with no deck, which the Commission approved. Mr. Solo responded that the addition has a flat black roof that is an appropriate spot for a deck. He stated that he is willing to remove the pergola from the proposal, if that makes the difference. He claimed that it will not be seen. Mr. Thomas said that this is a question of massing and visibility. Mr. Mattioni asked for a clarification. He asked why the Commission would revisit a question it had decided in 2014. He said that there are flat roofs all over the City on most rowhouses. Mr. Little pointed to another house in the neighborhood that not only has a visible roof but also new façade. Mr. Thomas looked at the photograph and said that the Commission would never approve such a visible deck on the main roof of a house.

Ms. Royer asked about the high portion of the deck proposal in front of the pergola. Mr. Baron pointed to the built in high-back couches and the HVAC units sitting forward of the deck. She asked Mr. Solo if they could adjust these elements to deal with the tightness of the sightline and possible visibility from the street. He said that they could make adjustments. Mr. Thomas asked about the 2014 deck design and how the current design compares to it. Mr. Solo said that the original design had a pilothouse but this one has a pergola. He said that he would be glad to pay the City more tax for this amenity. Mr. Thomas said that perhaps Mr. Solo could use a membrane in place of deck structure and some planters to act as guard rails. Mr. Reuter responded that a deck without railings would not satisfy the building code. Mr. Fink agreed. Mr. Solo said he has small children and would want the safety of a railing. Mr. Thomas agreed. Mr. Schaaf wondered if it is not a slippery slope to negotiate a design with an applicant and then not honor the previous agreement. He asked how the Commission can enter into negotiations if it will not uphold them. Mr. McCoubrey said that, typically, the Commission does not approve of the demolition of the historic sloped roof and dormer. He said that the Commission in this case compromised with the homeowner and allowed him to remove this historic fabric for needed space but did not allow him to build a deck on the main roof. Mr. McCoubrey said that the Architectural Committee considered the issue anew and unanimously recommended denial. Mr. Thomas said that the Commission is reconsidering the proposal. He explained that, if the Commission decides to maintain its earlier decision, it is not a form of punishment.

ACTION: Mr. McCoubrey moved to deny the application, pursuant to Standard 9, the Roofs Guideline, and the Commission’s 2014 approval of a three-story rear addition without the deck. Mr. Schaaf seconded the motion, which passed by a vote of 7 to 4. Mses. Cooperman, Long, Stanford, and Turner and Messrs. McCoubrey, Schaaf, and Thomas voted in favor. Ms. Royer and Messrs. Mattioni, Fink, and Hartner dissented.

ADDRESS: 724 S 2ND ST

Proposal: Replace rear wall and construct additions

Type of Review Requested: Final Approval

Owner: 2nd & Monroe LLC

Applicant: George Konel, JKR Partners, LLC

History: 1795

Individual Designation: 6/24/1958

District Designation: None

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided that the metal roof is scaled to match an historic roof with a pole gutter; the front door is restored and the garage has an open gate; the HVAC equipment and decks do not expand beyond those shown in the application, and the lighting is developed before the Historical Commission meeting, with the staff to review details, pursuant to Standard 9.

OVERVIEW: This application proposes to construct a third-story addition on top of the existing rear ell of this individually-designated building, which would be consolidated into a larger new construction project to the north on currently vacant lots. The proposal requires the removal of the rear wall of the existing building, which has already been severely compromised by previous work. The existing front façade, party walls, and half gambrel roof and dormer would be retained. The proposed new construction would form an L around the rear and north side of the existing building, and would be three-stories in height, rising slightly above the height of the historic building. The rear of the property is landlocked, and would not be visible from any public right-of-way. The front façade of the building would be restored to its historic appearance.

ACTION: See Consent Agenda

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 14 FEBRUARY 2018

Emily Cooperman, Chair

ADDRESS: 2854 AND 2870 WILLITS RD

Name of Resource: Holme-Crispin Park and Thomas Holme-Crispin family burial ground

Proposed Action: Designation

Property Owner: City of Philadelphia

Nominator: Joseph Menkevich

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation unanimously voted to recommend that the nomination demonstrates that the property at 2854 and 2870 Willits Road satisfies Criteria for Designation A, B, G, H, I and J.

OVERVIEW: This nomination proposes to designate the property at 2854 and 2870 Willits Road as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Holme-Crispin Park and Thomas Holme-Crispin family burial ground satisfy Criteria for Designation A, B, G, H, I, and J. The nomination argues that the site is associated with Thomas Holme, Surveyor General to William Penn, who mapped the City of Philadelphia, and as such, is associated with an event central to the founding of the Commonwealth. The nomination further contends that the distinctive public square has contained a burial ground for over 300 years,

where, in 1864, the Trustees of the Lower Dublin Academy erected an obelisk monument for Thomas Holme's gravesite in the Crispin family burial ground, which is worthy of historic designation as an early public monument. Lastly, the nomination argues that the site may be likely to yield information important in pre-history or history, owing to the park's location within a significant watershed, known to have supported Native American activity and travel routes, and as the site of early colonial dwellings and outbuildings, since demolished, associated with laborers and farmers.

DISCUSSION: Ms. Chantry presented the nomination to the Historical Commission. No one represented the nomination or the property owner.

The Commissioners discussed the nomination and agreed that it made a cogent case for the satisfaction of the Criteria for Designation. Mr. Thomas opened the floor to public comment, of which there was none.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 2854 and 2870 Willits Road satisfies Criteria for Designation A, B, G, H, I, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Schaaf seconded the motion, which passed unanimously.

ADDRESS: 1430 N BROAD ST

Name of Resource: Charles E. Ellis House

Proposed Action: Designation

Property Owner: Palace Mission, Inc.

Nominator: Staff of the Philadelphia Historical Commission

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted unanimously to recommend that the nomination demonstrates that the property at 1430 N. Broad Street satisfies Criteria for Designation D, E and J.

OVERVIEW: This nomination proposes to designate the property at 1430 N. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation D and J. The nomination argues that the mansion and its carriage house, constructed in 1890-91 for streetcar magnate and philanthropist Charles E. Ellis, is significant under Criterion J as an exemplification of the history of North Broad Street as an avenue for the exuberant homes of Philadelphia's *nouveau riche* of the Gilded Age. Under Criterion D, the nomination argues that the property is significant as an excellent example of Richardsonian Romanesque design, popular among the *nouveau riche* of this era.

DISCUSSION: Ms. DiPasquale presented the nomination to the Historical Commission. No one represented the property owner.

Mr. Thomas opened the floor to public comment, of which there was none.

Mr. Thomas commented that he has had the privilege of giving tours of this property several times, and that it is significant not only for its association with Charles E. Ellis, but also the Palace Mission, also known as the Peace Mission established by Father and Mother Divine. He explained that followers of the Peace Mission still live in this house, which is lovingly maintained. He noted that they nominated their own property Woodmont in Gladwyne to the

National Register, and it is now a National Historic Landmark. Ms. Cooperman suggested that Criterion A would be applicable to this property for its association with the Peace Mission. Other Commissioners agreed.

Mr. Thomas noted that this property and its neighbors on Broad Street, 16th Street, and Jefferson Street are part of the North Broad Street Mansion National Register Historic District. He explained that designating the property would mean that it was on both the Philadelphia and National Registers.

ACTION: Mr. Schaaf moved to find that the nomination demonstrates that the property at 1430 N Broad Street satisfies Criteria for Designation A, D, E, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Cooperman seconded the motion, which passed unanimously.

ADDRESS: 1805-07 E YORK ST

Name of Resource: Western Saving Fund Society of Philadelphia

Proposed Action: Designation

Property Owner: Dimitrios and Melissa Tsiobikas

Nominator: The Keeping Society of Philadelphia

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1805-07 E York Street satisfies Criteria for Designation C, D, and J.

OVERVIEW: This nomination proposes to designate the property at 1805-07 E York Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Western Saving Fund Society building, constructed in 1916, is significant under Criteria for Designation C, D, E, and J. Under Criteria C and D, the nomination argues that the building is a fine example of the Neo-Renaissance or Italian Renaissance palazzo style that became popular for bank buildings in the early twentieth century. Under Criterion E, the nomination contends that the building is significant as the work of the prominent firm of Furness, Evans & Co. Under Criterion J, the nomination argues that the property is significant for its role as the first branch office of the Western Saving Fund Society.

DISCUSSION: Ms. Chantry presented the nomination to the Historical Commission. Oscar Beisert represented the nominator, the Keeping Society of Philadelphia. No one represented the property owner.

Ms. Cooperman explained that the Committee on Historic Designation had disagreed with the nomination's assertion that the property is significant under Criterion E as the work of Furness, Evans and Co., as it is not an example of the type of work for which the firm is famous. Nevertheless, the Committee felt that it was significant under other Criteria.

Mr. Thomas opened the floor to public comment, of which there was none.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1805-07 E York Street satisfies Criteria for Designation C, D, and J, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Royer seconded the motion, which passed unanimously.

ADDRESS: 1106-14 SPRING GARDEN ST

Name of Resource: Woodward-Wanger Co.

Proposed Action: Designation

Property Owner: Greenway Plaza LLC

Nominator: Callowhill Neighborhood Association

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1106-1114 Spring Garden Street satisfies Criteria for Designation C and D.

OVERVIEW: This nomination proposes to designate the property at 1106-1114 Spring Garden Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation C and D. The nomination argues that the Woodward-Wanger Co. building (also known as the The Lawsonia Building), constructed in 1929 as a warehouse and office building, is significant under Criterion D as a distinctive example of the Colonial Revival Style as applied to a commercial and industrial building. Under Criterion C, the nomination argues that 1106-1114 Spring Garden Street reflects the environment of commercial and light industrial building design as influenced by Colonial Revival style during this period in Philadelphia. It should be noted that the building is a shell; the rear section of this building was recently demolished and the openings created by the demolition were boarded, but not permanently sealed.

DISCUSSION: Ms. Mehley presented the nomination to the Historical Commission. Nominators Oscar Beisert and Kelly Edwards of the Callowhill Neighborhood Association represented the nomination. No one represented the property owner.

The Commissioners discussed the nomination. Mr. Thomas opened the floor to public comment, of which there was none.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1106-1114 Spring Garden Street satisfies Criteria for Designation C and D, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Schaaf seconded the motion, which passed unanimously.

ADDRESS: 625 S DELHI ST

Name of Resource: William and Letitia Still House

Proposed Action: Designation

Property Owner: F & J Homes LLC

Nominator: The Keeping Society of Philadelphia

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 625 S. Delhi Street satisfies Criteria for Designation A, B, I, and J.

OVERVIEW: This nomination proposes to designate the property at 625 S. Delhi Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A and J. The nomination states that the building, named the "William and Letitia Still House & Underground Railroad Way Station" by the nominator, "represents the life and work of the important African American abolitionist,

businessman, leader on the Underground Railroad, historian, writer, and civil rights activist William Still." Still's 1872 book, *Underground Rail Road*, is identified as "the only first-person account of African American activities on the Underground Railroad." The nomination also argues that the building served as an important stop for enslaved people as they passed through Philadelphia as they sought freedom.

DISCUSSION: Ms. Schmitt presented the nomination to the Historical Commission. Oscar Beisert and Jim Duffin of the Keeping Society represented the nomination.

Mr. Beisert introduced himself and Mr. Duffin. Mr. Duffin said that he had helped work on the nomination and was available to answer any questions, but first he wanted to make a few general remarks. He stated that the research on this project was an incredible uncovering of Philadelphia history, and that it was an incredible example of the richness of the hidden history that is in our city. He said that he had heard about the work of William Still for years and his work in relation to Philadelphia history, but that he had never heard of a physical site that was still surviving. He went on to say that for years, people had talked about a site on Delhi Street, but they did not actually know where it was. Mr. Duffin remarked that it was the scene of the very famous, public media sensation of 1855, of the Johnson escape, which was when William Still and Passmore Williamson helped Jane Johnson and her children obtain freedom as they were passing through Philadelphia with their owner. Mr. Duffin explained that Passmore Williamson was imprisoned for 100 days because he refused to give her location, and that Jane Johnson and her children spent their very first night of freedom at the house on Delhi Street before she and her family traveled on to New York. He remarked that William Still became a national figure as a result of his participation in the escape, and that having a physical site that is connected to his work helping countless people seeking freedom that can be pointed out to people is incredible. Mr. Duffin concluded his remarks by reading a quote from a letter of support written by Lonnie G. Bunch III, the Director of the Smithsonian Institution's National Museum of African American History and Culture.

Mr. Beisert commented that the historic preservation ordinance authorizes the Historical Commission to advise the Mayor, not only about properties that should be designated, but about properties that should be purchased by the City or that could use funding. He stated that he imagined that this type of a recommendation happened so rarely, and even if they could come up with money to restore the façade, it would be an incredible addition to the landmarks in Philadelphia. He went on to say that he did not think that the fact that the façade had been altered changed the significance of the building; however, the Historical Commission should consider making a recommendation to the Mayor. Mr. Beisert said that, when you walk down the street and look at the building, despite seeing a later façade, the original marble steps are still there, and imagining that Harriet Tubman may have stood there when she arrived from Maryland is incredible.

Mr. Duffin said that the side façade that faces the parking lot would be a perfect place for a mural about William Still and the Underground Railroad, adding that the Institute for Colored Youth building, which later became Cheyney University, was right next door. Mr. Beisert commented that the Institute for Colored Youth building is not locally designated.

Mr. Thomas asked if the owner was present, to which there was no reply. He said that he thought Mr. Duffin's and Mr. Beisert's comments were very interesting, and that it would be important to involve the owner in discussions about what kinds of funding or grants might be available, depending on the use of the building. Mr. Thomas thanked Messrs. Duffin and Beisert

for their work on the nomination, and asked if there was any further discussion, to which there was no reply.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 625 S. Delhi Street satisfies Criteria for Designation A, B, I, 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.

OLD BUSINESS

ADDRESS: 1821-27 RANSTEAD ST

Name of Resource: The Musical Art Club

Proposed Action: Designation

Property Owner: Bian and Lia Yu

Nominator: The Keeping Society of Philadelphia

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

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1821-27 Ranstead Street satisfies Criteria for Designation C, D, E, and J.

OVERVIEW: This nomination proposes to designate the property at 1821-27 Ranstead Street and list it on the Philadelphia Register of Historic Places. The nomination argues that the former Musical Art Club building, constructed in 1917, is significant under Criteria for Designation C, D, E, and J. The nomination contends that the building is significant under Criterion J because it represents Philadelphia's musical community at an important point in its history. Under Criterion E, the building is significant as the work of Price & McLanahan, a local architectural firm whose experimental work influenced the development of Greater Philadelphia, Atlantic City, and the Midwest. The building's unusual style embodies the culmination of Price & McLanahan's evolution of a "protomodernist" architecture, while still featuring Arts and Crafts elements utilized in their early work, satisfying Criteria C and D.

DISCUSSION: Ms. Chantry presented the nomination to the Historical Commission. Oscar Beisert represented the nominator, the Keeping Society of Philadelphia. George and Lotus Yu represented the property owners.

Mr. Yu read from the letter that he submitted to the Commission. He explained that his family has owned the Musical Art Club at 1821-27 Ranstead Street since 1989. He noted that the architectural firm of Price & McLanahan designed the building in 1916. He explained that he and his wife love the building, particularly because they live in Swarthmore, where architect Will Price is a local hero. He noted that Swarthmore is where Will Price was born, lived, and practiced architecture, and that he and his wife are familiar with many of Price's buildings. He observed that when they purchased the Musical Art Club building, they wondered why the building was not on the Philadelphia Register of Historic Places. He opined that, at that time, he called the Historical Commission and spoke to Mr. Baron, who informed him that the building was not nominated as part of a district because of its location, perhaps owing to the fact that the block lacked continuity, character and significance. He noted that the 1800 block of Ranstead Street was intentionally excluded from the Rittenhouse Fitler Residential Historic District when it was formed.

Mr. Yu continued that, having spent 24 years of architectural practice on the building's top floor, he realized why this section of Ranstead Street has such a negative impact on his building. The Musical Art Club building backs up onto a narrow, dead-end alley serving the back sides of six restaurants and high-rise condominiums, three parking lots, and there are 16 large trash dumpsters littering the short street. The townhouse next door is occupied by a 24-hour "massage parlor." In the past years, the City has raided this business multiple times, only to see it resume practice, as usual, in a matter of weeks.

He explained that the historic building is situated among garbage dumps infested with cat-size rats and a "cathouse" next door. Yet, he and his wife have continued to persevere and maintain this building in the best ways they could afford. Because of these appalling conditions of the street, they have had a hard time attracting long-term tenants to fully occupy the building. Although there is a tenant occupying the basement, the main floor has been vacant for 21 out of their 28-year ownership. Their architectural firm had occupied the third floor until 2013, when they merged with another firm, causing their relocation to the suburbs. After they had vacated the floor, they could not find a single tenant for five years. At this time, the building is still two-thirds vacant. Now Mr. Yu and his wife are retired. They have been operating this building, subsidized with their fixed income. Even though, while occupying the building, they were disappointed the building was not historically certified, because they still personally felt its historical significance. Throughout the years, they had recovered numerous artifacts. At the main floor, formerly the "Club Room" and the entry Lobby, hidden above the acoustical ceiling, they uncovered and restored the badly damaged original barrel vaults." He noted that they have also uncovered, hidden behind drywall, the monumental fireplace, which is absolutely beautiful. He observed that someone might suggest that the building is not nice enough, which is why it is not rented, but that is not the case. He noted that the Commissioners would be proud of the building.

Mr. Yu commented that, contrary to the nominator's claim that the building is in "good" condition, it is not in good condition. He directed Commissioners to the materials he submitted. Six years ago, he explained, the north parapet on the roof almost collapsed. It cost around \$135,000 to dismantle and repair the damage, because to the north of the building is a three-foot alley which does not allow for a crane or scaffolding. Presently, above the beautiful front façade, he continued, due to rust and ice-jacking at the lintels and relieving steel beams, the south parapet and its flashing have deteriorated, causing continuous water infiltration. To keep the building sound, it will eventually be necessary to dismantle this parapet, replace its internal flashing and rusted steel work, and then, reconstruct the brick parapet. Without adequate rental income, he continued, he and his wife must defer this repair work indefinitely.

Mr. Yu explained that three and a half years ago, they had reluctantly entertained the idea of selling the building. They have had three offers to purchase the building by developers who were contemplating assembling a larger footprint for new development. The property is zoned CMX-5 with 1200% FAR. Since last fall, after learning of the proposed nomination, the potential buyers have withdrawn their interest, because they were interested in tearing the building down. As architects, he and his wife have always hoped to convince a sensitive developer to readapt the existing building into the new development without tearing it down.

He opined that Mayor Kenney's encouragement last year, "for people to see preservation and development as partners in urban growth," was extremely meaningful.

He expressed his wife's and his earnest intention in speaking with the Commission. He noted that they are not there to convince the Commission not to designate the building as a historic landmark, but rather, to go a step further to help sustain the livelihood of this beautiful building. He explained that the Musical Art Club is struggling to survive, because there is a lack of interested tenants to breathe life into it. The dreadful street environment is denying oxygen to this building. The Musical Art Club is like a muted piano, sitting idle without sound. What good is the piano, if it cannot play music? We believe the act of preservation is fundamentally different from the act of conservation. Conservation implies a concerted effort towards sustaining the possibility of life on a long-term basis. Just to preserve a lifeless building is like embalming a lifeless body. To conserve the Musical Art Club, it would require a combined creative effort of private and public endeavors. Within the prestigious Rittenhouse Square District, the 1800 blocks of Ranstead and Ludlow Streets are the two missing links. There is great potential for imaginative development, bringing new and old structures together by further injecting vibrancy to this part of Center City; thus offering Philadelphia the opportunity of increasing its tax base.

He expressed his fear that someone would disregard his honest appeal because this might not be considered a part of Historical Commission's responsibility. But he hoped that the make-up of this body of Commissioners is to encourage the diverse talents of various City departments to exercise their influence for not only saving the Musical Art Club, but also for the greater good of Philadelphia.

Mr. Yu opined that to just label the Musical Art Club as a "landmark" within an abysmal and unsafe environment, and then walk away, is not enough to fulfill the Commission's noble mandate: "To strengthen the economy of the City by enhancing the City's attractiveness to tourists and by stabilizing and improving property values"; and to "foster civic pride in the architectural, historical, cultural, and educational accomplishments of Philadelphia."

Mr. Yu laid out the following requests for Historical Commission in collaboration with various City Departments and the Center City District to act upon the following:

1. To deny illegal businesses such as those questionable four or five massage parlors existing on Ranstead and Ludlow Streets. (Ref. Philadelphia Code, Chapter 10-608)
2. To regulate the sanitary conditions and refuse management. (Ref. Philadelphia Code, Chapter 10-700)
3. To repair and to improve appearance and quality of street amenities.
4. To pave way for imaginative residential and commercial development harmonious with the historical structures.

He noted that he expects if they presented an economic and structural analysis of the property in its existing state and situated within an appalling street's environment, this would demonstrate to the Commission that a hardship exemption is warranted. But, he explained, they do not want to do that. It is another bureaucratic exercise that would cost a lot of money and time and, which in itself would be a financial hardship for himself and his wife. As the building owners, he continued, and he and his wife do not have the means and power to change the surroundings. Nevertheless, they are confident that, with the Historical Commission's willingness to help, if the neighborhood is cleaned up, it will bring back life to the street and to the Musical Art Club, and allow them as owners to receive the level of rent necessary to maintain the property. He requested that the Commission to defer placing the property on the Philadelphia Register until such time as the City satisfactorily resolves items 1 and 2 above.

Mr. Thomas thanked Mr. Yu for his comments, and asked if there were any questions from the Commissioners or the public or the nominator.

Mr. Beisert agreed with Mr. Yu that there are many of the narrow streets, called alleys, that are not just the rears of larger buildings, and which are undervalued and are the streets that make the city incredibly special. In other cities, he commented, there are alley surveys and people try to preserve the feeling of alleys. He observed that Philadelphia has so many incredible streets, and noted that he shares in the owner's concerns about this street and many others of the amazing narrow streets, the number of which are unparalleled in other cities. However, Mr. Beisert asked the Commission to move forward with designating the building. He noted that it is an incredibly significant building. He directed the Commissioners to page 11 of the nomination, the period photograph of the building, noting that most of the fabric in the photograph is still there. He noted that, while the current photograph is not the most flattering of the building, the design of the building is a very unusual, if not completely unique, example of Price & McLanahan's protomodernism while also featuring Arts and Crafts details. He explained that there are so few buildings like this in the city in terms of this style, and opined that it almost looks like a building one would find in Europe. He argued that it is architecturally too important to leave on the backburner. He suggested that if Mr. Farnham or other City officials could assist in bringing Mr. Yu's concerns about this street along to the appropriate officials, that would be amazing. He noted that it probably would be easier from the inside than it is for a property owner. He stated that the building absolutely should be designated, as it represents a larger movement that was happening at the time that it was built and it must be preserved.

Mr. Yu responded that his request for the Commission to defer action is not a trick he is trying to play, but that he really wants the City to act on it, and as soon as the City does something about the street, he and his wife will welcome the honor. He argued that it is shameful for anyone wanting to honor this building to allow the street to destroy the building. He noted that a lot of work has to be done. He explained that he is getting quotes from the masonry preservation companies to restore the façade. He noted that he even wants to restore the arched windows at the front, the woodwork of which is still there, and is absolutely beautiful. But they cannot afford it currently. He argued that the cost to restore the building would be over half a million dollars. He noted that the parapet will last for maybe another 10 years. Another portion of the parapet is bulging. If the building is designated, they could not just take it down, they would need to reconstruct it, and that is outrageously expensive. If he has tenants there, he would love to spend the money to fix up the building. He reiterated that the street is a disgrace. He explained that he is looking for Elfreth's Alley, he just wants to the Commission to help him turn the smelly street into Smedley Street. He noted that Europe understands how to maintain buildings and small streets, but argued that the United States does not. He reiterated his desire for the Commission to defer so someone can put pressure on someone else to get something done. He commented that Ludlow and Ranstead Streets are like the Red Light district of Philadelphia, but that if it is going to be a Red Light district, it should be like the one in Amsterdam, which is beautiful. He begged the Commission to help him, noting that he has contacted the Department of Licenses & Inspections and the Streets Department, and they have run him around. He noted that he even contacted his Councilman, who told him that it is not his responsibility. He wants the Mayor to know what is going on. He is proud of the building, and does not want developers to destroy it. But a 12-story building is planned for the neighboring lot, and they are going to put a loading dock right next to his building. He noted that he has asked the developers if they are going to have a trash compactor and they have said yes, but he does not know. He noted that the new building will have a restaurant, so there will be even more dumpsters next to his building.

Mr. Thomas responded that Mr. Yu brings up a larger issue. Mr. Thomas explained that he mapped most of the city's alleyways for what is now DCNR in 1976 and put together a tour, which was published. He noted that one can walk from river to river along the city's small streets, and it is an incredible resource. He observed that one can look at two blocks of the same street, and one street is planted and wonderful and the other has dumpsters, but the architecture might be the same. He noted that, many years ago, the City decided to put in pedestrian-scale lighting on Sansom Street. Some people thought that it was a huge waste of money, but the streets have turned around in a way that most people never could have imagined. Mr. Thomas explained that many of the streets that are known colloquially as "dumpster alleys" have incredible architecture. Juniper Street between Sansom and Chestnut used to be a street no one would walk down, but now that the Hale building is being renovated and things are being cleaned up, so people will start using it again. If the clean up happened along Ranstead Street, property value would skyrocket. Mr. Thomas opined that this building is very special for a number of reasons, but there are also other issues that need to be addressed. Mr. Yu noted that he pays Center City taxes and to the Center City District, which takes care of Chestnut Street, but not Ranstead Street. He noted that he contacted Center City District about the street, and they told him that the person in charge of cleaning the street will text them when he has been there, and Mr. Yu asked her, "have you been there?" and she said, "Well, no." He argued that the block needs a critical mass of development and owners to make this street nice. Fortunately there is a house being built, but there are vacant cavities everywhere on the block. He reiterated that he has told developers he does not want them to demolish his building. He noted that there is a developer who wants to buy up the block, and he hopes that he is a sensitive developer. He noted that a prospective developer would not have to build on top of his building, but suggested that it would be nice to have a high-rise on Ludlow that could use the roof of the Musical Art Club as a green roof garden. He noted that any high-rise development would need that light and air, and this could be the perfect place to provide that relief. Mr. Thomas noted that there are a lot of lost opportunities that could be regained. Mr. Thomas agreed that the block should be cleaned up.

Paul Steinke of the Preservation Alliance for Greater Philadelphia commented that there are two different questions at hand. One is the historical merit of this building. He noted that Will Price was a hugely prominent Philadelphia-based architect at the turn of the twentieth century, who is revered in Wallingford and Swarthmore and beyond, but there are not many of his buildings standing in Philadelphia other than this one. On the other hand, there is a question of the environmental conditions in which the building sits. He argued that, while everyone is sympathetic to that issue, those environmental factors are not relevant as to whether the building belongs on the Philadelphia Register. He noted that he was one of the founding staff members of the Center City District in the early 1990s, when much of Center City was like this little block of Ranstead Street. But in the 25 years since, they have turned around much of Center City. He acknowledged that is one persistently difficult block. Mr. Steinke noted that he has long-time friends at Center City District, including the Executive Director, and offered to convene a meeting to discuss the Yus' concerns and to use whatever pull he might still have there. Finally, he suggested that Mr. Yu's comment about the potential of the hotel and restaurant on the vacant lot next door may represent the catalyst for turning the block around. Mr. Yu responded that, unfortunately, the developers are planning a loading dock right next to his building. Mr. Steinke replied that he understands that, but it would, if successful, bring positive activity to the block and make this property more valuable. He reiterated that the external, environmental issue is not part of the Commission's purview. He stated that the Preservation Alliance supports the designation of the property. Mr. Yu took issue with Mr.

Steinke's position that the environmental factors are not relevant: everything is relevant, he opined. He noted that Ranstead Street is a dead-end street, and eventually it will all be built up, and will be even more dumpsters. He stated that it requires something much stronger. He reiterated his preference for "conservation" over "preservation," as the former is about keeping a property alive. He reiterated that he wants to make a statement and see someone do something about this block. He challenged Mr. Steinke to take action rather than just talk.

Aaron Wunsch of the University of Pennsylvania commented that, in addition to the building's merits and the problems surrounding the block, there is an opportunity to work with the Center City Residents' Association. He opined that for those Commissioners who feel they have heard extraneous information, there are third parties such as Center City District and Center City Residents' Association who can address some of these problems. Mr. Mattioni responded that Mr. Wunsch should not put words in the Commissioners' mouths; he had not heard one Commissioner comment that what they have heard today is irrelevant. Mr. Thomas noted that the Commission understands that this is an individual nomination and that it is not part of the Rittenhouse Fidler Historic District, but it is close to it. He commented that, if it was part of a district, the environmental factors would be more significant, but that does not mean that the Commissioners are not sensitive to the economic factors of this building and its context. Mr. Yu commented that, if the Commission designates the property and he sells it, someone is going to find a way to tear it down. He noted that he would talk to anyone he needs to about it. Mr. Beisert commented that the perfect example that Mr. Thomas gave was the Hale Building. If that building had not been designated, it may have been torn down. If this building is not designated, it may happen here, too. Mr. Thomas commented that he has made some notes because this is an issue that is of personal interest to him, and he also serves on the Task Force and is a topic that he could bring up there. He noted that it is an important question to determine what is holding things back. Mr. Yu commented that he has talked to the Planning Commission, and they do not have any plans for the block.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 1821-27 Ranstead Street satisfies Criteria for Designation C, D, E, and J, and to designate the property as historic, listing it on the Philadelphia Register of Historic Places. Ms. Turner seconded the motion, which passed unanimously.

ADDRESS: 2108 SANSOM ST

Proposal: Construct third-floor addition with pilot house and decks

Type of Review Requested: Final Approval

Owner: Joseph Ianoale and Amanda Korson

Applicant: Joseph Ianoale

History: 1870

Individual Designation: None

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

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

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline, provided:

- the railing at the roof deck of the addition is eliminated and the railing instead extends from the north wall of the pilot house;
- the parapet at the front of the addition is lowered 12 to 18 inches;
- no furnishings project above the height of the guardrail; and
- a mock-up demonstrates that the addition will be inconspicuous from the public right-of-way.

OVERVIEW: This application proposes to construct a third-story addition on a two-story former carriage house in the Rittenhouse-Fidler Historic District. The addition would be designed to mimic qualities of the modern neighboring structure at 2101-07 Walnut Street; the addition's brick cladding and window and door openings would resemble the cladding and fenestration of the adjacent structure. The application also proposes to construct a deck at the front of the addition, as well as a roof deck, pilot house, and pergola above the addition. The front deck would contain a five-foot setback, with the front façade of the addition set back an additional five feet.

At its 26 September 2017 meeting, the Architectural Committee reviewed a similar application for a third-story addition with decks at the property. In reviewing the previous application, the Committee commented that the addition and front deck were too conspicuous, owing to their height and minimal setback. The Committee also requested punched openings at the windows and doors. In the current application, the height of the addition has been greatly reduced by reconstructing much of the existing roof in order to support the load of the addition. The fenestration has also been modified to reflect the Committee's request for punched openings. However, the deck and addition maintain the same setback as shown in the previous application.

DISCUSSION: Ms. Mehley presented the application to the Historical Commission. Property owner Joseph Ianoale represented the application.

Mr. Ianoale stated that he began the Historical Commission review process nine months ago and since then has realized several iterations of the design. He has had several different meetings with the staff and the Architectural Committee as well, to refine the project and present the best project that fits within the fabric of the neighborhood. Mr. Ianoale listened to all the Commission's requests and believes they have accommodated them appropriately. Mr. Ianoale requested approval of a design that they feel is a fair and reasonable compromise, an acknowledgement that their application fulfills everything that the Commission has required. He stated that he hoped that their preparation, time, money, and commitment up to this point

demonstrated the level of diligence, care, and importance of this project to them and to have it built to the proposed specs.

Mr. Thomas asked if there are any other questions or comments. He inquired about the Architectural Committee's review. McCoubrey concurred with the staff's recommendation that the proposed, revised design was very responsive to all the comments that came from the Committee and the Commission.

Mr. Thomas inquired again if there were any other questions or comments from the Commission or the public. A member of the public volunteered to speak. Richard Gettlin stated he lives on Van Pelt Street, right around the corner from 2108 Sansom Street. Mr. Gettlin is the president of the small resident's association on Van Pelt, the 100 Block Van Pelt Residents Association. He noted that Mr. Ianoale shared his proposed plans the association during the design and review process. The association has discussed the project and is in full support of the proposed design.

ACTION: Mr. McCoubrey moved to approve the revised application as presented to the Historical Commission at its meeting of 9 March 2018, pursuant to Standard 9 and the Roofs Guideline. Ms. Turner seconded the motion, which passed unanimously.

ADJOURNMENT

ACTION: At 11:30 a.m., Ms. Long moved to adjourn. Ms. Cooperman seconded the motion, which passed unanimously.

STANDARDS AND GUIDELINES CITED IN THE MINUTES

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.

Roofs Guideline: Recommended: Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

EXHIBIT D



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

22 March 2018

Greenway Plaza LLC
550 N 10th Street
Philadelphia, PA 19123

Re: 1106-14 Spring Garden Street

Dear Greenway Plaza LLC:

On 11 January 2018, the Philadelphia Historical Commission informed you in writing that it would consider designating the property at 1106-14 Spring Garden Street as historic. Following that notice, the Historical Commission and its advisory Committee on Historic Designation reviewed the document defining the proposed designation, called a nomination, and accepted testimony on the matter at public meetings. I am pleased to inform you that, at the conclusion of its review on 9 March 2018, the Historical Commission designated the property at 1106-14 Spring Garden Street as historic and listed it on the Philadelphia Register of Historic Places, pursuant to the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code. The Commission found that the property satisfied Criteria for Designation C and D, as delineated in Section 14-1004 of the Philadelphia Code. The property has been subject to the Historical Commission's regulation since 11 January 2018, the initial notice date; with the designation, the property continues to be subject to the Historical Commission's regulation.

The Historical Commission seeks to safeguard the city's unique heritage and wealth of cultural resources as it encourages economic development, promotes healthy and sustainable communities, enhances property values, attracts new residents, businesses, and tourists, provides educational opportunities, and fosters civic pride. Under the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code, the Historical Commission is authorized to designate as historic and then promote the preservation of buildings, structures, sites, objects, interiors, and districts that are representative of and important to Philadelphia's heritage, traditions, and values. More than 23,000 properties illustrating Philadelphia's history from its earliest years to the recent past have been designated as historic and listed on the Philadelphia Register of Historic Places. A brief overview of the Historical Commission is attached to this letter.

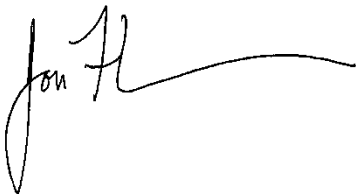
The designation of a property as historic provides benefits to the owner. There is, of course, the satisfaction derived from the ownership of a recognized historic landmark and from the trusteeship for the past and future that accompanies ownership. The owner of a designated property may call upon the Historical Commission's staff for historical and technical services

and assistance at no charge. In addition, the protection against inaccurate or unsympathetic alterations and against unnecessary demolitions offers some assurance that the historic character of the property will be preserved and improved. In Philadelphia and other cities, studies show that designation has helped to enhance resale values and foster community pride. Finally, a well-maintained, accurately preserved property may also be eligible for a Historical Commission plaque, which, when mounted on the exterior, identifies the property as a historic landmark.

In addition to benefits, the designation of a property as historic entails some restrictions. The designation of the property as historic includes the site, the exterior envelopes of all buildings on the site, and any permanent site appurtenances. Building interiors are not included. To promote the preservation of historic buildings and sites, the Historical Commission reviews all building permit applications and other proposals for exterior alterations to ensure compliance with historic preservation standards. The Historical Commission also reviews all demolition proposals for designated properties. The Historical Commission and its staff approach such matters reasonably and practically, and understand that historic buildings must be adapted for evolving uses and requirements. The Historical Commission's goal is to manage change, not prevent it, and to ensure that any changes to historic properties meet historic preservation standards.

The Historical Commission welcomes your participation in the efforts to preserve Philadelphia's unique, significant, and valuable heritage. Philadelphia's remarkable collection of historic landmarks is one of its greatest resources. Working together, property owners and the Historical Commission can protect and preserve those resources, ensuring a rich future for the city. Should you have any questions about historic preservation or the work of the Historical Commission, please do not hesitate to contact the Commission's staff at 215-686-7660 or to explore the Commission's website at <http://www.phila.gov/historical>.

Yours truly,

A handwritten signature in black ink, appearing to read "Jon H", with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.
Executive Director



CITY OF PHILADELPHIA

PHILADELPHIA HISTORICAL
COMMISSION

1515 Arch Street, 13th Floor
Philadelphia, Pennsylvania 19102
Tel: 215.686.7660

Robert Thomas, AIA
Chair

Jonathan E. Farnham, Ph.D.
Executive Director

22 March 2018

Owner
1106-14 Spring Garden Street
Philadelphia, PA 19122

Re: 1106-14 Spring Garden Street

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The Historical Commission seeks to safeguard the city's unique heritage and wealth of cultural resources as it encourages economic development, promotes healthy and sustainable communities, enhances property values, attracts new residents, businesses, and tourists, provides educational opportunities, and fosters civic pride. Under the City's historic preservation ordinance, Section 14-1000 of the Philadelphia Code, the Historical Commission is authorized to designate as historic and then promote the preservation of buildings, structures, sites, objects, interiors, and districts that are representative of and important to Philadelphia's heritage, traditions, and values. More than 23,000 properties illustrating Philadelphia's history from its earliest years to the recent past have been designated as historic and listed on the Philadelphia Register of Historic Places. A brief overview of the Historical Commission is attached to this letter.

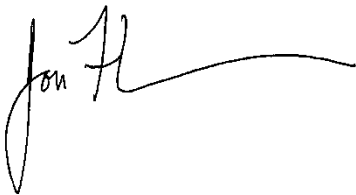
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and assistance at no charge. In addition, the protection against inaccurate or unsympathetic alterations and against unnecessary demolitions offers some assurance that the historic character of the property will be preserved and improved. In Philadelphia and other cities, studies show that designation has helped to enhance resale values and foster community pride. Finally, a well-maintained, accurately preserved property may also be eligible for a Historical Commission plaque, which, when mounted on the exterior, identifies the property as a historic landmark.

In addition to benefits, the designation of a property as historic entails some restrictions. The designation of the property as historic includes the site, the exterior envelopes of all buildings on the site, and any permanent site appurtenances. Building interiors are not included. To promote the preservation of historic buildings and sites, the Historical Commission reviews all building permit applications and other proposals for exterior alterations to ensure compliance with historic preservation standards. The Historical Commission also reviews all demolition proposals for designated properties. The Historical Commission and its staff approach such matters reasonably and practically, and understand that historic buildings must be adapted for evolving uses and requirements. The Historical Commission's goal is to manage change, not prevent it, and to ensure that any changes to historic properties meet historic preservation standards.

The Historical Commission welcomes your participation in the efforts to preserve Philadelphia's unique, significant, and valuable heritage. Philadelphia's remarkable collection of historic landmarks is one of its greatest resources. Working together, property owners and the Historical Commission can protect and preserve those resources, ensuring a rich future for the city. Should you have any questions about historic preservation or the work of the Historical Commission, please do not hesitate to contact the Commission's staff at 215-686-7660 or to explore the Commission's website at <http://www.phila.gov/historical>.

Yours truly,

A handwritten signature in black ink, appearing to read "Jon H.", with a long horizontal flourish extending to the right.

Jonathan E. Farnham, Ph.D.
Executive Director

EXHIBIT E

Water/Sewer & Stormwater Bill

Please pay **\$53.76**

Questions?

www.phila.gov/revenue

(215) 685-6300 Monday-Friday, 8am-5pm

Customer Name: GREENWAY PLAZA LLC

Service Address: 1106 Spring Garden St, Philadelphia PA 19123

Bill Date: May 01, 2019 (Bill Period: Apr 01, 2019 - Apr 30, 2019)

Account Number: 420-73800-01106-002

Water Access Code: 000992035

Bill Number: B0723621630

Includes Payments Through: May 01, 2019

Your Account

Water/Sewer/Stormwater balance at last bill	\$312.34
You last paid on 04/08/19 - thank you	-\$312.34
Account Balance	\$0.00

This Bill

Fire Service Charge (Period: 04/01/19 - 04/30/19)	\$50.19
Total Current Charges	\$50.19
Late payment penalty	\$3.57
Total Account Balance	\$53.76

Please Pay Now \$53.76

Payment Types

Pay by phone (877) 309-3709, credit card or e-check at www.phila.gov. Select water bill from pay menu options.

See back for more information and contact details →



Your Water Usage

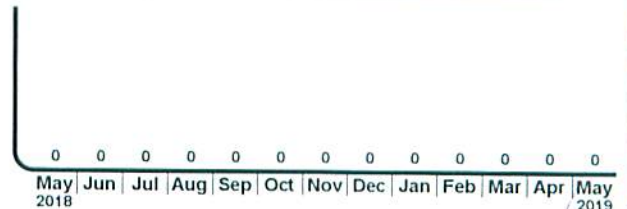
Meter Readings

Meter: _____ ERT: _____ Service: Y2N

Total CCFs used 0
Approximate gallons used per day 0

Usage History (ccf)

Actual Reading Estimate



Paying by mail?
Send this coupon with your payment.
See back for other ways to pay →

Account Number
420-73800-01106-002

Please pay **\$53.76**

Late payment penalty \$2.53

Total amount due if paid after May 31, 2019 \$56.29



GREENWAY PLAZA LLC
106 SHIERY CT
GILBERTSVILLE PA 19525-9292


420  CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

333720531190000738000110600210000005629000000537642000001000000000007


! Have a water emergency? Call (215) 685-6300 anytime.

HOW TO PAY YOUR BILL

 **Online** - Visit www.phila.gov/pay

 **ZipCheck** - Sign up for automated monthly payments from your bank account - call (215) 685-6300

 **Phone** - Call (877) 309-3709

 **Mail** - Mail your check or money order, include your account number, make payable to "City of Philadelphia"

P.O. Box 41496
Philadelphia, PA 19101-1496

 **In-person** - Visit one of our payment centers Monday - Friday, 8:30am - 5pm

Cash, check, or money order accepted:

Municipal Services Building
1401 JFK Blvd, Concourse Level

Check or money order only:

Northeast Philadelphia
7522 Castor Avenue

North Philadelphia, Hope Plaza
22nd & Somerset Streets

If your service is scheduled for shutoff payment **MUST** be made at least five days before the scheduled shutoff.

Pay on time

If we do not receive your payment within 30 days of the date of this bill, we will add a 5% charge. For each additional month another 0.5% will be added.

Struggling to pay your water bill?

Apply now for the Tiered Assistance Program (TAP). Call (215) 685-6300 for an application or visit www.phila.gov/water-bill-help.

Are you a senior citizen?

Call us at (215) 685-6300 to find out if you qualify for a 25% discount.

Think your bill is inaccurate?

If you think your bill is inaccurate, you have the right to appeal. The first step is to contact Water Revenue Bureau (WRB) at (215) 685-6300 within 30 days of this bill to have it reviewed. If you are not satisfied after contacting WRB customer service, and receiving a written decision, you may request an Informal Hearing (IH) within 30 days of the decision. You may appeal the IH decision to the Tax Review Board (TRB) within

60 days of the decision by mailing a completed appeal form to the TRB. Call (215) 686-5216 to obtain the appeal form or visit www.phila.gov/trb/TRB_Petitions.html.

You also have the right to appeal directly to the TRB within 60 days of this bill without contacting WRB customer service or requesting an informal hearing.

Returned checks

If your check is returned unpaid for insufficient or uncollected funds you authorize the City of Philadelphia, or its agent, to make a one-time electronic fund transfer from your account to collect a fee of \$20. The City of Philadelphia, or its agent, may present your check again to your bank for payment.

ABOUT THE CHARGES ON YOUR BILL

Usage charge

This is based on your meter reading. When we don't have an actual reading, we estimate your usage.

We measure water in cubic feet. A cubic foot equals 7.48 gallons. One "ccf" is 100 cubic feet.

The average household uses five ccf per month, which equals 3,740 gallons of water.

This costs water customers approximately one cent per gallon of water used for both drinking and sewer.

Service charge

This covers:

- Billing and collections of water and wastewater services
- Metering
- Pollution prevention services

Repairs and other charges

These cover:

- HELP loans
- Any costs involved in shutting off or restoring our services to your property
- Meter replacements
- Other miscellaneous charges

Stormwater charge

This charge is based on the property's size and how much impervious (or hard) surface is on the property.

Residential properties pay a flat stormwater fee based on the average size of all residential properties in the city. Non-residential properties pay a stormwater fee based on the individual property's characteristics.

To protect our waterways, stormwater must be managed. Costs for system maintenance are paid for by the stormwater charge.

If you have questions about your stormwater charge call (215) 685-6300 or visit www.phila.gov/water/wu/stormwater.

DID YOU KNOW?

You own the pipes connecting your house to the water main and the sewer. You must have them repaired by a licensed plumber if they break. Help may be available for these services. Go to www.phila.gov/water or call (215) 685-6300 for more details.

For more information about being a Philadelphia Water Department customer, view our Customer Guide at www.phila.gov/water/pdf/customer-guide.pdf.

WHO WE ARE

Philadelphia Water Department

The Philadelphia Water Department serves the City of Philadelphia by providing integrated water, wastewater, and stormwater services. We are proud to partner with the Water Revenue Bureau which provides all billing and collection services.

For information about water service visit www.phila.gov/water.

Philadelphia Water Revenue Bureau

The Philadelphia Water Revenue Bureau is a division of the Philadelphia Revenue Department and is responsible for the billing and collection of water, sewer, and stormwater services.

For information about water revenue billing visit secure.phila.gov/WRB/WaterBill.



Follow @PhillyH2O and @PhilaRevenue



Email wrbhelpdesk@phila.gov



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

(215) 685-6300 | Philadelphia Water Department and Water Revenue Bureau Customer Contact Center



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සේවක ප්‍රවේශන සේවාව | переводческие услуги на русском языке | 한국어의 번역 서비스



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU



City of
Philadelphia

Water/Sewer & Stormwater Bill

Please pay **\$1,036.03**

Questions?

www.phila.gov/revenue

(215) 685-6300 Monday-Friday, 8am-5pm

Customer Name: GREENWAY PLAZA LLC

Service Address: 1106 Spring Garden St, Philadelphia PA 19123

Bill Date: November 07, 2019

Account Number: 011-73800-01106-003

Water Access Code: 001161948

Bill Number: B0758282324

Includes Payments Through: November 07, 2019

Your Account

Water/Sewer/Stormwater balance at last bill	\$5,569.79
You last paid on 10/22/19 - thank you	-\$4,735.12
Unpaid Balance	\$834.67

This Bill

Stormwater Charge (Period: 10/11/19 - 11/10/19)	\$168.45
Total Current Charges	\$168.45
Late payment penalty	\$32.91
Total Account Balance	\$1,036.03

Please Pay Now \$1,036.03

Past Due Balance

When your water bill is past due, your service is subject to shut-off. To avoid shut-off, pay your balance in full at one of our payment centers in the city. Payment information can be found on the back.

Payment Types

Pay by phone (877) 309-3709; credit card or e-check at www.phila.gov. Select water bill from pay menu options

See back for more information and contact details →

PAID

Your Water Usage

Meter Readings

Meter: _____ ERT: _____ Service: 43A

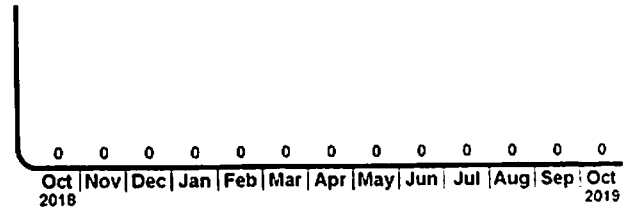
.....

.....

Total CCFs used **0**

Usage History (ccf)

Actual Reading Estimate



Please fold and detach



Paying by mail?
Send this coupon with your payment.
See back for other ways to pay →

Account Number
011-73800-01106-003

Please pay **\$1,036.03**

Late payment penalty **\$12.76**

Total amount due if paid after Dec 09, 2019 **\$1,048.79**



GREENWAY PLAZA LLC
161 E HUNTING PARK AVE
PHILADELPHIA PA 19124-6002

011S



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

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83-T-118 WBSW/00 (07/19) 006088

B0758282324 006088



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

New 12-18-19



011-73800-01106-003
City of Philadelphia 01106-01106-003
City of Philadelphia 01106-01106-003

Water/Sewer & Stormwater Bill

Please pay **\$1,215.94**

Questions?

www.phila.gov/revenue

(215) 685-6300 Monday-Friday, 8am-5pm

011-73800-01106-003

Customer Name: GREENWAY PLAZA LLC

Service Address: 1106 Spring Garden St, Philadelphia PA 19123

Bill Date: December 09, 2019

Account Number: 011-73800-01106-003

Water Access Code: 001161948

Bill Number: B0763848571

Includes Payments Through: December 09, 2019

Your Account

Water/Sewer/Stormwater balance at last bill	\$1,036.03
No payment received	\$0.00
Unpaid Balance:	\$1,036.03

This Bill

Stormwater Charge (Period: 11/11/19 - 12/10/19)	\$168.45
Total Current Charges	\$168.45
Late payment penalty	\$11.46
Total Account Balance	\$1,215.94

Please Pay Now \$1,215.94

Past Due Balance

When your water bill is past due, your service is subject to shut-off. To avoid shut-off, pay your balance in full at one of our payment centers in the city. Payment information can be found on the back.

AutoPay benefits

AutoPay ensures you pay your bill automatically. It also provides free and personalized features that are unavailable with ZipCheck. Sign up for AutoPay using the City's e-billing website, MyPhillyWaterBill. Visit phila.gov/waterbill. Learn how to sign up using this step by step video youtube.com/PhilaRevenue

See back for more information and contact details →

PAID

Your Water Usage

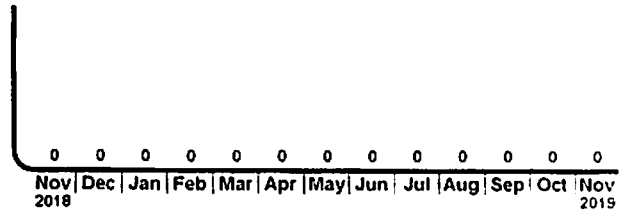
Meter Readings

Meter: _____ ERT: _____ Service: 43A

Total CCFs used 0

Usage History (ccf)

Actual Reading Estimate



Please fold and detach



Paying by mail?
Send this coupon with your payment.
See back for other ways to pay →

Account Number

011-73800-01106-003

Please pay

\$1,215.94

Late payment penalty

\$13.66

Total amount due if paid after Jan 08, 2020

\$1,229.60



GREENWAY PLAZA LLC
161 E HUNTING PARK AVE
PHILADELPHIA PA 19124-6002

011S CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
WATER REVENUE BUREAU

33372010820000073800011060031000012296000001215940110000100000000000

83-T-118 WBSW00 (07/19) 005672

B0763848571 005672



GREENWAY PLAZA LLC
106 Shlery Ct
Gilbertsville PA 19525-9292

T2048 P1



Property Billed: 1106-14 SPRING GARDEN ST
Property Owner: GREENWAY PLAZA LLC
Account Number: 88-1-580045
Property ID: 7380001106
EI NUMBER: 46-3520048
Market Value: \$995,000.00
Taxable: \$995,000.00

Non Taxable:
Net Taxable: \$995,000.00

Questions? Preguntas?
call (215) 686-6442 or email us at revenue@phila.gov
Monday - Friday, 8:30am - 5:00pm

This bill represents your current tax liability for this account. Additional amounts will accrue if payment is received after March 31, 2016. Only payment in full or a payment agreement will prevent enforcement action.

Tax due before reductions: \$13,928.01
REDUCTIONS: (SEE NOTE BELOW)
Senior Citizens Tax Freeze: NO

TAX RATE	
City	6.317
School	7.681
Total	13.998
(Per \$1000.00 of Taxable Assessed Value)	

Total Reductions:

Overpayment from 2015 and/or prior years:
Pre Payment / Credits to the 2016 Tax:
TAX DUE ON OR BEFORE FEBRUARY 29, 2016: (includes 1% discount) **\$13,788.73**
TAX DUE ON OR BEFORE MARCH 31, 2016: \$13,928.01

OK #1 1103
2/25/16

IMPORTANT: Additions imposed by law will accrue on the unpaid 2016 tax at the rate of 1.5% per month from April 1, 2016 through December 31, 2016. As of January 1, 2017, these additions will be added to the principal. There will also be a lien fee, and additional interest, penalties, and other charges will begin to accrue.

**** NOTE: Accounts receiving discounts will be audited. If you are receiving discounts for which you are not entitled, you must call (215) 686-6442 to avoid fines and penalties.**



GREENWAY PLAZA LLC
106 Shiery Ct
Gilbertsville PA 19525-9292

T2094 P1



Property Billed: 1106-14 SPRING GARDEN ST
Property Owner: GREENWAY PLAZA LLC
Account Number: 88-1-580045
Property ID: 7380001106
EI NUMBER 46-3520048
Market Value: \$995,000.00
Taxable: \$995,000.00

Non Taxable:
Net Taxable: \$995,000.00

Questions? Preguntas?
Call (215) 686-6442 or email us at revenue@phila.gov
Monday - Friday, 8:30am - 5:00pm

This bill represents your current tax liability for this account. Additional amounts will accrue if payment is received after March 31, 2017. Only payment in full or a payment agreement will prevent enforcement action.

Tax due before reductions: \$13,928.01

REDUCTIONS: (SEE NOTE BELOW)

Senior Citizens Tax Freeze:

Total Reductions:

Overpayment from 2015 and/or prior years:

Pre Payment / Credits to the 2016 Tax:

TAX DUE ON OR BEFORE FEBRUARY 28, 2017: (includes 1% discount)

TAX DUE ON OR BEFORE MARCH 31, 2017:

\$13,788.73

\$13,928.01

TAX RATE:

City	6.317
School	7.681
Total	13.998
(Per \$1000.00 of Taxable Assessed Value)	

IMPORTANT: Additions imposed by law will accrue on the unpaid 2017 tax at the rate of 1.5% per month from April 1, 2017 through December 31, 2017. As of January 1, 2018, these additions will be added to the principal. There will also be a lien fee, and additional interest, penalties, and other charges will begin to accrue.

**** NOTE: Accounts receiving discounts will be audited. If you are receiving discounts for which you are not entitled, you must call (215) 686-6442 to avoid fines and penalties.**

*ck # 1146
1/3/17*

Home Payment Options FAQs Contact Information

Look Up Real Estate Tax

City of Philadelphia Real Estate Tax

by Property Address



The City and the School District of Philadelphia impose a tax on all real estate in the City pursuant to Philadelphia Code Chapter 19-1300, as authorized by 72 P.S. [section sign] 5020-201. The Office of Property Assessment (OPA)

Scroll down to view all results

Customer Information

BRT#:881580045

Property Address:01106 - 14 SPRING GARDEN ST

Owner Name:GREENWAY PLAZA LLC

Lien Sale Account:

If Lien Sale Account is marked Y, the amount due listed may not include all Real Estate Tax liabilities. Call 215-790-1117 for more information.

Includes Payments Through:01/04/2018



Other Payment Options

Print Payment Coupon

Payment Agreements



Real Estate Tax Balance Information

Year	Principal	Interest	Penalty	Other	Total	Lien#	City Solicitor	Status
2001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2012	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2013	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
2018	\$14,273.76	\$0.00	\$0.00	\$0.00	\$14,273.76			DISC
TOTALS	\$14,273.76	\$0.00	\$0.00	\$0.00	\$14,273.76			

An amount in parenthesis, e.g., (\$1.00) indicates an overpayment for that year.

Status Descriptions

CK # 1046

1/15/18



GREENWAY PLAZA LLC
106 Shierly Ct
Gilbertsville PA 19525-9292

T452 P1/149490



Property Billed: 1106-14 SPRING GARDEN ST
Property Owner: GREENWAY PLAZA LLC
Account Number: 88-1-580045
Property ID: 7380001106 14
EIN: 46-3520048
Market Value: \$1,060,900.00
Taxable: \$1,060,900.00
Net Taxable: \$1,060,900.00

Questions? Preguntas?
Call (215) 686-6442 or email us at revenue@phila.gov
Monday - Friday, 8:30am - 5:00pm

This bill represents your current tax liability for this account. Additional amounts will accrue if payment is received after March 31, 2019. Only payment in full or a payment agreement will prevent enforcement action.

Tax due before reductions: \$14,850.48
REDUCTIONS: (See Note Below)
Total Reductions:

Overpayment from 2018 and/or prior years:
Pre Payment / Credits to the 2019 Tax:
DUE ON OR BEFORE FEBRUARY 28, 2019: (includes 1% discount) **\$14,701.98**
TAX DUE ON OR BEFORE MARCH 31, 2019: \$14,850.48

ck # 1095

TAX RATE	
City	6.317
School	7.681
Total	13.998
(Per \$1000.00 of Taxable Assesd Value)	

IMPORTANT: Additions imposed by law will accrue on the unpaid 2019 tax at the rate of 1.5% per month from April 1, 2019 through December 31, 2019. As of January 1, 2020, these additions will be added to the principal. There will also be a lien fee, and additional interest, penalties, and other charges will begin to accrue.

**** NOTE: Accounts receiving discounts will be audited. If you are receiving discounts for which you are not entitled, you must call (215) 686-6442 to avoid fines and penalties.**

CITY OF PHILADELPHIA
REAL ESTATE TAX BILLING

ACCOUNT # : 88-1-580045
PROPERTY-ID : 73800 1106
GREENWAY PLAZA LLC

DATE OF BILL : 01/15/2020
DUE ON OR BEFORE : 02/28/2020
INCLUDES PAYMENTS THRU: 01/13/2020
1106 - 14 SPRING GARDEN ST

YEAR	PRINCIPAL	INTEREST	PENALTY	OTHER	TOTAL
2020	14,848.87	0.00	0.00	0.00	14,848.87

mapleville LLC

TOTAL	14,848.87	0.00	0.00	0.00	14,848.87
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PAID

749DW-92MDG

GREENWAY PLAZA LLC
161 E HUNTING PARK AVE
PHILADELPHIA PA 19124-6002

01/20/20

DETACH AND RETURN BOTTOM OF BILL WITH PAYMENT

ACCOUNT # : 88-1-580045
PROPERTY-ID : 73800 1106
1106 - 14 SPRING GARDEN ST

DATE OF BILL : 01/15/2020
DUE ON OR BEFORE : 02/28/2020
INCLUDES PAYMENTS THRU: 01/13/2020

TAX DUE ON OR BEFORE 02/28/2020 14,848.87
TAX DUE ON OR BEFORE 03/31/2020 14,998.86

GREENWAY PLAZA LLC
161 E HUNTING PARK AVE
PHILADELPHIA PA 19124-6002

CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
PO BOX 1409
PHILADELPHIA, PA 19105

3336002282000000000088158004500001499886000148488702000000000000000003

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

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

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

Street address: **1106-1114 Spring Garden Street**
Postal code: **19123** Councilmanic District: **1**

2. NAME OF HISTORIC RESOURCE

Historic Name: **Woodward-Wanger Co.**
Other Name: **The Lawsonia Building**

3. TYPE OF HISTORIC RESOURCE

Building Structure Site Object

4. PROPERTY INFORMATION

Condition: excellent good fair poor ruins
Occupancy: occupied vacant under construction unknown
Current use: **NA**

5. BOUNDARY DESCRIPTION

Please attach a plot plan and written description of the boundary. **SEE ATTACHED SHEET.**

6. DESCRIPTION

SEE ATTACHED SHEET.

Please attach a description of the historic resource and supplement with current photographs.

7. SIGNIFICANCE

Please attach the Statement of Significance. [See Attached Sheet]
Period of Significance (from year to year): **1929-30**
Date(s) of construction and/or alteration: **1929-30**
Architect, engineer, and/or designer: **Unknown**
Builder, contractor, and/or artisan: **F.B. Davis & Son, Inc.**
Original owner: **Woodward-Wanger Co.**

**Nomination for the
Philadelphia Register of Historic Places**



The Woodward-Wanger Building, later known as the Lawsonia Building, 1106-1114 Spring Garden Street. Source: Andrew Palewski.

**The Woodward-Wanger Co.
also known as the Lawsonia Building
1106-1114 Spring Garden Street
Philadelphia, Pennsylvania**

5. BOUNDARY DESCRIPTION

The boundary description is as follows:

BEGINNING at a point on the Southerly side of Spring Garden Street (120 feet wide) at the distance of 59 feet Westwardly from the Westerly side of 11th Street (50 feet wide); thence extending Southwardly on a line at right angles to Spring Garden Street 105 feet 11-3/4 inches to a point; thence extending Eastwardly on a line parallel with Buttonwood Street 47 feet 7-1/4 inches to a point on the Westerly side of 11th Street; thence extending Southwardly along the said side of 11th Street 15 feet 6 inches to a point, said point being 125 feet 4-1/2 inches Northwardly from the Northerly side of Buttonwood Street; thence extending Westwardly on a line parallel with Buttonwood Street, crossing a certain 3 foot wide alley, 77 feet 5 inches to a point on the Westerly side of said alley, said alley extending Southwardly and communicating with a certain court leading into Ridge Avenue; thence extending Southwardly on a line parallel with 11th Street along the Westerly side of said alley 15 feet 1-1/4 inches to a point in the head of said court 8 feet to a point on the Westerly side of said court; thence extending Southwardly on a line parallel with 11th Street along the Westerly side of said court 25 feet 8-3/4 inches to a point on the Northeasterly side of another certain 3 feet wide alley; thence extending Northwestwardly along the Northeasterly side of the last mentioned 3 feet wide alley 60 feet 2-3/8 inches to a point; thence extending Westwardly on a line parallel with Buttonwood Street crossing the head of the last mentioned 3 feet wide alley 47 feet more or less to a point; thence extending Northwardly on a line at right angles to Spring Garden Street 106 feet 5-1/8 inches to a point on the Southerly side of Spring Garden Street aforesaid; thence extending Eastwardly along the said side of Spring Garden Street 109 feet to the first mentioned point and place of beginning.

Map Registry No. 003N180279

Parcel No. 881580045



The boundary for the subject property is in blue; however, a more specific boundary related to the significant portion of the proposed designation is indicated in the dashed black line. Source: Philadelphia Water.

*The Woodward-Wanger Co., 1106-1114 Spring Garden Street, Philadelphia, Pennsylvania
Nomination to the Philadelphia Register of Historic Places, December 2017 – Page 2*



The Woodward-Wanger Building, later known as the Lawsonia Building, 1106-1114 Spring Garden Street. Source: Michael Bixler.

6. PHYSICAL DESCRIPTION

Situated at 1106-1114 Spring Garden Street, the former Woodward-Wanger Co. is a two story Colonial Revival industrial building that was constructed in 1929. Of steel frame construction, the building is clad in red brick with a flat roof. Adhering to a primary tenant of the Colonial Revival style, the red brick façade is symmetrical in the design and treatment of primary elevation, which spans seven bays along the south side of Spring Garden Street. The entire façade features a base course of soldier brick, which is mimicked in a course that spans the façade beneath the windows. The entire façade features redbrick that is laid in a Flemish bond.

First Floor. The central bay projects slightly at the first floor, placing a visual emphasis on the primary, pedestrian entrance, and showcasing the Georgian-inspired door surround and infill. The aperture features double paneled wooden doors with an elliptical fanlight overhead. The opening is delineated by an architrave of tiered red soldier brick. Lightly-colored, smooth-faced stone or concrete key blocks define the base of the fanlight opening and a like keystone is positioned at the center of the arch. The interior is accessed by a large granite step that doubles as a threshold. Flanking the doorway are vertical panels within the red brick façade formed by decorative brickwork further defined by lightly-colored, smooth-faced stone or concrete key blocks. A decorative belt courses spans the projecting bay immediately above the doorway. The roofline of the single-story projection is defined by an elegant cornice of a lightly-colored, smooth-faced stone or concrete.



Looking southeast, the central bay of the subject property. Note the brickwork, the stone or concrete details, and the original windows. Source: Michael Bixler.

Flanking the central bay are two bays designed, one at the east and one at the west, for loading and unloading vehicles. Like most loading bays, the openings are slightly elevated from the sidewalk. The loading section of each aperture features replacement infill windows, which are capped by lintels that also support three-part transoms overhead. Elements of the original transom windows survive with a wide central window of ten lights flanked by smaller windows of six lights. This design and configuration is repeated in the next set of apertures that flank the three central apertures. Both are three-part mullion windows with a wide ten-over-fifteen sash at center and narrower six-over-nine sash on each side. Slightly narrower, an additional set of apertures flank the five previously described. These openings also contain three part mullion windows, being slight reductions of those previously described with three six-over-nine sashes. A course of soldier brick spans the façade serving as lintels above the first floor openings, excluding the central bay.

Second Floor. The first and second floors are delineated by horizontal spandrels that are formed by decorative brickwork and key blocks between the windows in all of the bays aside from the center. The fenestration of the second floor mimics that of the first with what appears to be metal multi-light industrial sash windows. All of the windows and loading bay openings feature lightly-colored, smooth-faced stone or concrete sills.

Above the second floor windows is a simple projecting cornice above which is a low, but notable brick parapet with rising sections that delineate the piers between the apertures.



Detail photograph of key block within the central bay and the door surround of the primary entrance. Source: Andrew Palewski.



Looking southeast, an eastern bay of the primary elevation showing the windows at the first and second floors. Source: Andrew Palewski.

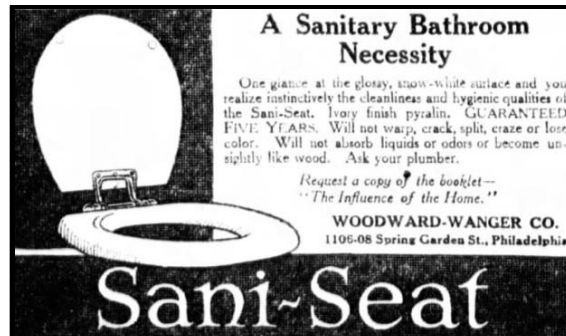


Looking northwest at the rear and interior of the subject building. Source: Michael Bixler.

East, West, and Rear Elevations. The east and west elevations were designed as party walls, and the wall that comprised the rear elevation has been demolished.



Looking north at the rear of the subject building. Source: Michael Bixler.



Advertisement. *Evening Public Ledger*. (Philadelphia: 15 November 1918), p. 12.

7. STATEMENT OF SIGNIFICANCE

The former Woodward-Wanger Co. at 1106-1114 Spring Garden Street is a significant historic resource that merits designation by the Philadelphia Historical Commission and inclusion on the Philadelphia Register of Historic Places. Located in the Callowhill neighborhood, the subject building satisfies the following Criteria for Designation, as enumerated in Section 14-1004 of the Philadelphia Code:

- (c) *Reflects the environment in an era characterized by a distinctive architectural style; and*
- (d) *Embodies distinguishing characteristics of an architectural style or engineering specimen;*

The period of significance for the subject designation is 1929 to 1930.

Historic Overview. Established earlier, the Woodward-Wanger Co. was granted a charter by Commonwealth of Pennsylvania on August 18, 1911 with a capital of \$50,000.¹ The company was a successful “plumbing supply house” of Philadelphia, later expanding to include other products. Starting at 1106 Vine Street, the Woodward-Wanger Co. moved to two row houses at 1106-1108 Spring Garden Street, and later added 1110, 1112, and 1114 to their operation. In May 1929 there was a major fire in the building that ultimately led to demolition.² After the fire, the Woodward-Wanger Co. commissioned F.B. Davis & Son, Inc. to construct a “two-story warehouse and office building” at an estimated cost of \$40,000. The permits were granted for construction in September 1929.³ Construction was completed in 1930. The company operated in this building until 1949 when they moved to the intersection of Ridge Avenue and Crawford Street. The subject building was sold to the Lawsonia Manufacturing Company in late 1949. For more than fifty years the company used the building for the manufacture of “high-end furniture.”⁴

¹ “Many Charters Granted,” *The Evening News*. (Wilkes-Barre: 18 August 1911), p. 4.

² “2 Fires Menace Centre City Area; Nuns Rescue 78.” *The Philadelphia Inquirer*. (Philadelphia: 24 May 1929), p. 1.

³ “Activities Of Day In Real Estate,” *The Philadelphia Inquirer*. (Philadelphia: 4 September 1929), p. 7.

⁴ Grojart. “New Life for Spring Garden’s Long-Vacant Lawsonia Building?” Hidden City Philadelphia. Published on 31 August 2015. Accessed on 20 December 2017.

<<https://hiddencityphila.org/2015/08/renovations-furnish-lawsonia-building-with-good-fortune/>>
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Looking south at the primary elevation of the subject building in c. 1949, during the last years of Woodland Wanger Co.'s use of the building. Source: the Free Library of Philadelphia.

CRITERION D

The former Woodward-Wanger Co. at 1106-1114 Spring Garden Street is a distinctive example of the Colonial Revival style as applied to commercial and industrial buildings in Philadelphia in the first half of the twentieth century.

Background. According to the Pennsylvania Architectural Field Guide by the Historical and Museum Commission, the Colonial Revival Style 1880-1960 is “...one of the most frequently produced and enduring popular styles in America...” The style enjoyed huge popularity as a result of the Philadelphia Centennial of 1876, and further popularized by the Columbian Exposition of 1893 in Chicago. Like other revivalist movements, the Colonial Revival movement didn’t always produce period Georgian replicas, but, instead, inspired the employment of the stylistic characteristics and features in new and innovative ways.⁵ The style guide states the following regarding the applicability of the style to new buildings and renovations in the period between the First and Second World Wars:

Generally, the Colonial Revival style took certain design elements - front façade symmetry, front entrance fanlights and sidelights, pedimented doorways, porches and dormers - and applied them to larger scale buildings. These colonial era details could be combined in a great variety of ways, creating many subtypes within this style.⁶

⁵ Virginia Savage McAlester. *A Field Guide to American Houses—The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. (New York: Alfred A. Knopf, 2013), pp. 408-432.

⁶ The Colonial Revival Style 1880-1960, Pennsylvania Architectural Field Guide, published online by the State Historic Preservation Office of the Pennsylvania Historical and Museum Commission.

Common Building Type. The style guide also calls out commercial buildings as a common building type related to the Colonial Revival style. The subject property is a distinctive of an era that was defined by low-rise commercial and light industrial buildings that featured Colonial Revival façades in the first half of the twentieth century.

Identifiable Features. The style guide also identifies twelve major “identifiable features” that were commonly associated with the Colonial Revival Style. The façade of the subject building possesses more than half of those characteristics (numbers align with the style guide):

- No. 5: Pilasters [in this case the pilasters are simply piers]
- No. 6: Symmetrical façade
- No. 7: Double-hung windows, often multi-paned
- No. 8: Triple windows
- No. 10: Decorative pendants
- No. 12: Cornice with dentils or modillions⁷

While there is no “Columned porch or portico,” (No. 1), “Pedimented door, windows, or dormers,” (No. 2), “Broken pediment over front door,” (No. 3), the building does feature a projecting central entrance with a fanlight that is often found in Georgian and/or Federal period houses. Additionally, what the aforementioned style guide doesn’t identify as among the “identifiable features,” Virginia Savage McAlester does in her updated version of *A Field Guide to American Houses* (2013). One of these features is the application of the window in the second floor of the central bay in a manner that works to emulate the use of a distinctive apertures and panels often featured above a Georgian doorway that is notable in its own right unlike all the other windows of the fenestration. McAlester also identifies other Colonial Revival features that are integral to the subject facade including the use of the red brick, Flemish bond, and courses of soldier brick and stone or concrete.⁸

Accessed on 20 December 2017. <

<http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html>>

⁷ The Colonial Revival Style 1880-1960, Pennsylvania Architectural Field Guide, published online by the State Historic Preservation Office of the Pennsylvania Historical and Museum Commission.

Accessed on 20 December 2017. <

<http://www.phmc.state.pa.us/portal/communities/architecture/styles/colonial-revival.html>>

⁸ Virginia Savage McAlester. *A Field Guide to American Houses—The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. (New York: Alfred A. Knopf, 2013), pp. 408-432.

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Looking east at the Colonial Revival style building of the former Walls & Pearsall, also a plumbing supply company, that constructed this building in 1902. Source: Michael Bixler.

CRITERION C

The former Woodward-Wanger Co. reflects the environment of commercial and light industrial Philadelphia in an era characterized by the Colonial Revival style. Enumerable examples of commercial and light industrial buildings with distinctive and unnecessarily stylized Colonial Revival façades may be found in and around Philadelphia. These buildings represent a period when old commercial streets and concerns were “modernizing” and updating; residential streets were becoming commercial; and other areas were developed and/or redeveloped from rural to commercial and/or industrial uses.



Looking northeast at the corner of 8th and Locust Streets, this two-story commercial or light industrial building is designed in the Colonial Revival style. Source: Google.



Looking south in the southwest corner of Washington Square, the George T. Bisel Company on left and the Farm Journal (c. 1912), on right commissioned and/or occupied buildings with strong elements of the Colonial Revival style as adapted for their commercial and industrial uses. Source: Flickr.



W.B. Saunders Company, publishers of medical books, constructed this building on the west side of Washington Square. While a much larger office building, it shares similar Colonial Revival design

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details with the subject building. Source: Phillyliving.com.



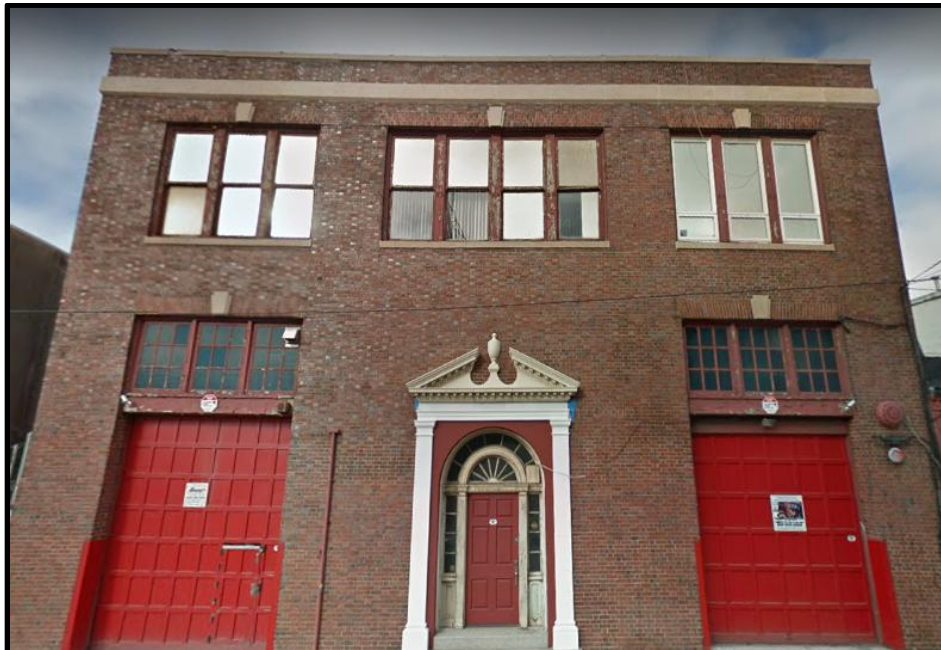
Above: Looking northwest, the Arguto Oilless Bearing Company, located at 149 Berkley Street, Wayne Junction in Germantown is a classic example of a company that started in recycled buildings and later built larger headquarters, employing the Colonial Revival style. Source: Google. Below: An early image of the original building, c. 1910, at Wayne Junction, which, despite being a one-story warehouse and office, was designed in the Colonial Revival style. Source: www.philadelphiabuildings.org.⁹



⁹ Philadelphia Architects and Buildings. Accessed 20 December 2017. <https://www.philadelphiabuildings.org/pab/app/pj_display.cfm/49886>



The Crescent Iron Works, 4901 Grays Avenue, which was built in the Colonial Revival style in 1929 by Edward H. Reuss, one of the leading plumbing and electrical equipment manufacturers of the day. Source: Michael Bixler.



Looking north, the Colonial Revival building at 1108-1112 Frankford Avenue, which in the 1940s housed the Ajax Electric Furnace Company.¹⁰ This is a smaller building, but has a distinctive Colonial Revival façade. Source: Google.

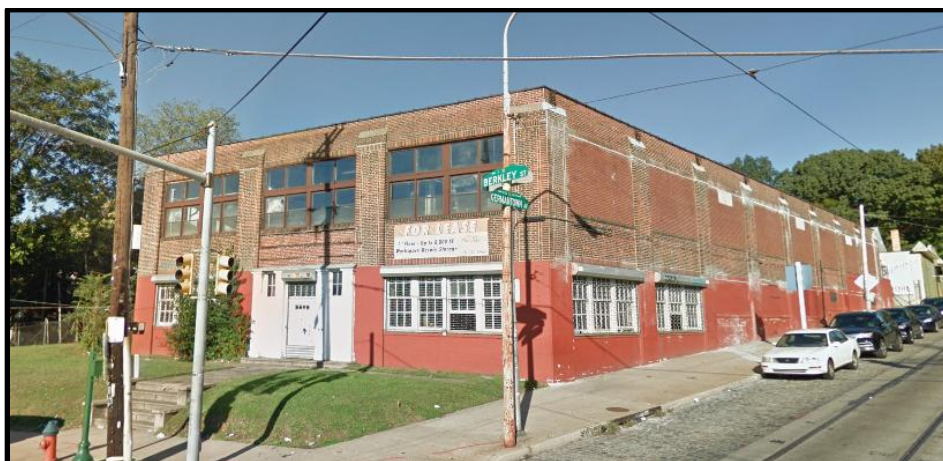
¹⁰ "U.S. Sues 2 Firms for Excess Profits," *The Philadelphia Inquirer*. (Philadelphia: 19 April 1946), p. 3.
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Looking southwest, this former industrial building at 4732 Stenton Avenue, Wayne Junction in Germantown is both Colonial Revival and Art Deco, featuring many historic elements of style that were discussed above. Source: Google.



Looking south at the entrance gate and the associated office buildings at the Navy Yard in South Philadelphia. These are similar buildings designed in the Colonial Revival style. While featuring a more institutional appearance there are similarities. Source: Google.



A typical low-rise industrial building at the corner of Germantown Avenue and Berkley Street, Wayne Junction in Germantown that has some Colonial Revival treatment as applied to more modernist building types. Source: Google.



Looking northwest, this building, located in the 2900 block of N. 16th Street is entirely utilitarian, but does interestingly employ several Colonial Revival features in a minimalist tradition. Note the overall form of the building, the red brick façade, the lightly-colored coping, the broken pediment and door surround, and the fanlight. Source: Google.

8. BIBLIOGRAPHY

This nomination was sponsored by the Callowhill Neighborhood Association.

The following sites were used to create the nomination:

Newspaper.com

Philadelphia GeoHistory Network

Pinterest—<https://www.pinterest.com/>

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

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

PRESENT

Emily Cooperman, Ph.D., chair
Jeff Cohen, Ph.D.
Janet Klein
Bruce Laverty
Douglas Mooney
R. David Schaaf, RA

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

ALSO PRESENT

Harry Pollack
Joseph J. Menkevich
William Martin, Esq., Fox Rothschild
George Thomas, CivicVisions
Fred Baumert
Kenny Pollack
Oscar Beisert
Patrick Grossi, Preservation Alliance for Greater Philadelphia
David S. Traub, Save our Sites
Michael Phillips, Esq., Obermayer
Jake Ketcham
J.M. Duffin
David Evans

CALL TO ORDER

Ms. Cooperman called the meeting to order at 9:36 a.m. Ms. Klein and Messrs. Cohen, Laverty, Mooney and Schaaf joined her.

REQUESTS FOR CONTINUANCES

Ms. Cooperman noted that property owners had requested continuances for three nominations: 6369 Germantown Avenue, 6567-67 Germantown Avenue, and 208-10 Rex Avenue. She explained that the Committee would review the continuance requests in two batches, as she needed to recuse for the review of the nomination for 208-10 Rex Avenue, owing to her association with the nominator, the Chestnut Hill Conservancy.

ADDRESS: 6369 GERMANTOWN AVE

Name of Resource: "Genteel Two-Story Stone Dwelling"

Proposed Action: Designation

Property Owner: TVC PA 6365 Germantown Avenue LLC

Nominator: The Keeping Society of Philadelphia

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 6369 Germantown Avenue satisfies Criteria for Designation A, C, and J, but that the property does not satisfy Criterion G.

OVERVIEW: This nomination proposes to designate the property at 6365-67 Germantown Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination argues that the building is significant under Criteria for Designation A, C, G, and J. The nomination contends that the property holds significance to the development and heritage of Germantown and is one of several properties purchased by developer Thomas Reilly following the subdivision of the Chew estate. The nomination further argues that the building, while potentially constructed decades earlier, currently reflects the bracketed mode of the Italianate style popularized in the mid-nineteenth-century and applied extensively to other Germantown Avenue properties. The nomination also suggests that, owing to its inclusion in the National Register's Colonial Germantown Historic District, the property is part of and related to a distinctive area.

DISCUSSION: Ms. Cooperman explained that the Committee had received a continuance request for the review of the nomination. Attorney Michael Phillips represented the owner of both 6369 and 6365-67 Germantown Avenue. Oscar Beisert represented the nominator.

Mr. Phillips explained that they are in the process of finalizing an agreement with the nominator. Mr. Beisert supported the continuance request.

Ms. Cooperman opened the floor to public comment, of which there was none.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue and remand the nomination for 6369 Germantown Avenue to a future meeting of the Committee on Historic Designation.

ADDRESS: 6365-67 GERMANTOWN AVE

Name of Resource: Richard and Sophia Thewlis Bew Store and Residence

Proposed Action: Designation

Property Owner: TVC PA 6365 Germantown Avenue LLC

Nominator: The Keeping Society of Philadelphia

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

STAFF RECOMMENDATION: The staff recommends that the nomination fails to demonstrate that the property at 6365-67 Germantown Avenue satisfies any Criteria for Designation.

OVERVIEW: This nomination proposes to designate the property at 6365-67 Germantown Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination argues that the Richard and Sophia Thewlis Bew Store and Mill are significant under Criteria for Designation A, C, G, and J. The nomination contends that the property represents the less common industrial typology that included domestic, commercial, and residential buildings

located on a single parcel and that the property contributed to Germantown's industrial landscape through the manufacturing of rag carpets. The nomination further argues that the store and residence exemplify the Queen Anne style, while the rear mill building serves as an example of Second Empire architecture. The nomination also suggests that, owing to its inclusion in the National Register's Colonial Germantown Historic District, the property is part of and related to a distinctive area.

DISCUSSION: Ms. Cooperman explained that the Committee had received a continuance request for the review of the nomination. Attorney Michael Phillips represented the owner of both 6369 and 6365-67 Germantown Avenue. Oscar Beisert represented the nominator.

Mr. Phillips explained that they are in the process of finalizing an agreement with the nominator. Mr. Beisert supported the continuance request.

Ms. Cooperman opened the floor to public comment, of which there was none.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue and remand the nomination for 6365-67 Germantown Avenue to a future meeting of the Committee on Historic Designation.

ADDRESS: 208-10 REX AVE

Name of Resource: William L. Hirst/H. Louis Duhring Residence

Proposed Action: Designation

Property Owner: Virginia, William, and Hewson Baltzell

Nominator: Chestnut Hill Conservancy

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 208-10 Rex Avenue satisfies Criteria for Designation A, C, and E.

OVERVIEW: This nomination proposes to designate the property at 208-10 Rex Avenue and list it on the Philadelphia Register of Historic Places. The nomination argues that the house, constructed about 1857-60, with alterations around 1893 and a substantial rear addition in 1927, satisfies Criteria for Designation A, C, and E. Under Criterion A, the nomination contends that the property has significant character as one of the early prominent suburban villas constructed in the first period of the development of the suburban character of the Chestnut Hill area of the city after the introduction of the first railroad from Center City. The nomination also argues that the building is significant under Criterion A for its association with architect H. Louis Duhring, who owned and lived in the house between 1919 and 1946, and under Criterion E as a representative example of his influential architectural work. The nomination also contends that the property is significant under Criterion C as reflecting the environment of both the period of its original Italianate construction and its Arts and Crafts addition.

DISCUSSION: Ms. Cooperman recused from the review of the nomination, owing to her association with the nominator, the Chestnut Hill Conservancy. Mr. Mooney assumed the role of chair and presented a continuance request to the Committee. No one represented the owner or nominator.

Mr. Cohen asked who had requested the continuance. Ms. DiPasquale explained that the property owner had requested the continuance.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue and remand the nomination for 208-10 Rex Avenue to a future meeting of the Committee on Historic Designation.

ADDRESS: 401-29 N 10TH ST

Name of Resource: Esslinger's Brewery

Proposed Action: Designation

Property Owner: NCL Realty LP

Nominator: The Keeping Society of Philadelphia

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 401-29 N. 10th Street satisfies Criterion for Designation J, but not A, provided the section titled "Recommendations for Categorical Designation" on page 31 is deleted. Although the staff appreciates the nominator's attempt to limit future regulation of some sections of this property, the staff contends that the Historical Commission does not have the authority to bind itself for future reviews in this manner under the current preservation ordinance and Rules & Regulations. The staff suggests that the nominator indicate the relative significances of the various sections of the complex, which will allow the Historical Commission to tailor its reviews to those sections in the future.

OVERVIEW: This nomination proposes to designate the property at 401-29 N. 10th Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A and J; an appendix argues that the property satisfies Criterion E. The nomination states that the former George Esslinger & Son's Brewery complex represents the development and heritage of Philadelphia as a brewing center between 1879 and 1967, and is an important representative firm within the larger context of breweries, representing the cultural, economic, social, and historical heritage of the community. Additionally, the nomination assigns greater significance to the altered building at the corner of N. 10th and Callowhill Streets, which is said to have been constructed circa 1826 for Elijah Dallett's Residence, Soap Manufactory, and Stable.

DISCUSSION: Ms. Chantry presented the nomination to the Committee on Historic Designation. Attorney William Martin and Harry Pollack of NCL Realty represented the property. Oscar Beisert of the Keeping Society represented the nomination.

Ms. Cooperman reminded the Committee and public that the purview of the Committee is limited to the merits of the Criteria for Designation, and questions of financial hardship and physical condition are beyond that purview. She referenced the staff recommendation, and asked about the difference between identifying certain sections of a parcel as contributing or non-contributing, as the Commission has done in the past, compared to the scheme outlined in the nomination. Mr. Farnham responded that the nomination specifies what types of actions the Commission should or should not take at some point in the future when reviewing building permit applications. However, the staff does not believe the Commission can bind itself to coming to particular conclusions about permit applications that may not be submitted for years. The staff's suggestion is to limit the determinations to what is and is not historically significant, rather than specifying what is and is not appropriate in terms of alterations or additions to the building, and to allow those sorts of determinations about significance to guide subsequent reviews. Mr. Cohen suggested that a few clauses on page 31 could be removed to accomplish

this goal. Mr. Farnham commented that the staff applauds the nominator for taking this initiative, and notes that the Task Force on Historic Preservation has discussed creating a formal system for accomplishing this goal, but the staff is concerned about dictating today what the Commission may and may not do in the future. Ms. Cooperman commented that the Committee can include something to this effect in its recommendation to the Commission.

Mr. Martin introduced George Thomas of CivicVisions, and Fred Baumert of Keast & Hood Engineering, who were hired to provide expert testimony. Mr. Martin described Mr. Thomas as the founder of the architectural preservation program at the University of Pennsylvania and the Critical Conservation Program at Harvard University, and an expert in architectural history. Mr. Martin described Mr. Baumert as Chair of Keast & Hood Engineering, and someone who has worked on City Hall, Independence Hall, Christ Church, and other historic buildings. Mr. Martin concluded that the property owner has expended significant expense to bring together these experts to provide additional perspective regarding the nomination. Ms. Cooperman reminded Mr. Martin that their comments should be confined to the technical merits regarding the Criteria for Designation. Mr. Martin responded that he understands, but it is valuable to have a perspective on the appropriateness of the buildings for reuse, as this Committee will be making a recommendation to the Commission. Ms. Cooperman responded that adaptive reuse is not within this Committee's purview, but is certainly within the Commission's.

Mr. Martin stated that the nomination is replete with errors, both factual and in terms of building descriptions. He stated that the buildings have lost character-defining elements throughout history, and are not architecturally significant, nor are associated with a significant architect. He noted that Criterion E is argued in an appendix but not checked on the nomination form, and the law is clear that a nomination must specify the grounds that it is seeking designation under, and this nomination is only seeking designation under Criteria A and J. Regarding page 31 and the mention that the Task Force is considering other approaches to how buildings might be designated or regulated, Mr. Martin explained that it is all prospective law, and does not exist currently. What is before the Committee is a nomination which, by its own terms, states that over a half-dozen of the buildings on the site are not worthy of preservation, nor do they meet the Criteria required for designation. He asked the Committee to consider whether it is appropriate to recommend historic designation of the complex when the nomination itself is acknowledging marginal significance.

Mr. Martin introduced Mr. Pollack. Mr. Pollack stated that he is one of the partners of NCL Realty LP, the owner of the property. The property has been in his family for over 60 years. It is currently used for the manufacture and packaging of cleaning products. There are approximately 65 employees at the property. An in-house maintenance department completes all interior work. Regarding exterior work, they hire outside contractors for work such as roofing and pointing at the lowest possible price they can get. They have boarded up many windows and doors.

Mr. Thomas began his presentation. He summarized that the nomination is an erroneous and speculative narrative that does not prove significance or importance; there is a lack of an evaluative framework; the National Register makes it clear that survival alone is not significance; it is an architecturally unimportant complex and is lacking key features of important Philadelphia breweries; it is physically deteriorating from interior steam and cooling that destroys building systems not designed for long-term use; and the context has been nearly totally eradicated by actions of the Philadelphia City Planning Commission. He asserted that the nomination is sloppy and full of typographical errors, in addition to buildings and materials being misidentified. The pages in the nomination related to the Dallett Chandlery are amazing in their

ignorance, their total lack of understanding. What is there today is a 1950s building in its entirety, not a wood frame building from 1840. There is an incorrect understanding of building phases and inaccuracies in building dates.

Mr. Thomas noted that the nomination claims that the property satisfies Criteria for Designation A and J. He suggested ways to evaluate a brewery to determine significance, including determining if the brewer won prizes, determining how the brewery ranked against similar industrial complexes, determining if the brewery was technologically innovative, determining the character of the architectural design, and determining if the brewery was designed by a significant architect. He showed examples of breweries that exemplify significance in technology, science, and design, including Poth Brewery, Bergner & Engle, and Continental Brewery. The nomination states that this brewery is in the fourth tier of production. He displayed a bar graph showing production numbers, and a chart of brewery significance by size and gold medals, and concluded that Esslinger's was a very minor contributor to the industry. Mr. Thomas stated that breweries were extraordinary architectural complexes, and showed examples including Bergner & Engel, Frederick Poth, Continental Brewery, Betz Brewery, and Bergdoll Brewery. He explained that most significant breweries in Philadelphia were largely the creation of architect Otto Wolf, as Wolf was the premiere brewery architect. His Bergdoll Brewery at 29th and Parrish Streets has been adaptively reused as residential housing. Esslinger's buildings are far plainer. The architectural features that once defined them as a brewery are largely gone. The brew house cupola shown in a 1926 aerial photograph on the 1896 building has been removed. From the street, one sees brick boxes of the lowest architectural caliber. The nomination categorizes most of the complex as unimportant. The nomination categorizes buildings numbered 2, 3, 4, 5, 6 and 7 under Category B, which suggests a less stringent interpretation of the standards for reuse based on a lesser historical significance. This brewery complex was part of a widespread industrial district. In the early 1950s, this area was singled out as part of the Center City Plan of Philadelphia, and in the process, was slated for redevelopment by the City Planning Commission. The Planning Commission's plan for this area called for widespread demolition to create a modern industrial district. Mr. Schaaf noted that the circle highlighting the building complex in Mr. Thomas's aerial photograph was one block off of the actual building complex. Mr. Thomas agreed that it was mistakenly in the wrong spot on the aerial photograph. Mr. Thomas continued that the entire context was demolished, as seen in a 1960 aerial photograph. The City Planning Commission continues to certify areas of the neighborhood as blighted. Ms. Cooperman interjected that Mr. Thomas was not discussing the merits of the nomination. Mr. Thomas responded that the Committee needs to understand the context. Ms. Cooperman responded that it is not being nominated as part of a district. Mr. Thomas responded that it is being nominated on a Criterion that calls for it to "exemplify its community" and what he is showing the Committee is that its community has been demolished. Ms. Cooperman requested that he confine his comments to discussion of the Criteria. Mr. Thomas responded that he is doing just that.

Mr. Thomas continued his presentation. He asserted that there are more complete brewery complexes that retain their architectural and neighborhood context, if the goal is to designate breweries. He cited Weisbrod & Hess and the Gretz Brewery as examples. He described the Esslinger's complex as being in the process of self-destruction. He described existing conditions such as parapets replaced with cinderblock, large slabs where steel has been cut out, disintegration of brick, and parging of brick on lower levels. He stated that these conditions make these buildings very difficult to use. Additionally, the buildings have oversized stories and very few windows, making them difficult to adaptively reuse. The buildings were built for a very particular and specific use. The interior structure does not connect to the exterior structure except at little pinpoints. The reason is that by leaving a gap around the floors and walls through

the whole building, top-mounted cooling could pour down through the interior and chill the beer. This is common in historic breweries, and is now understood as a fire risk. The buildings exhibit extensive material failure from moisture.

Mr. Thomas concluded with the following points: The nomination is factually wrong in its discussion of the buildings, their materials, their construction phasing, their history and their significance; the nomination provides an inadequate historical context for evaluation of the buildings; significance and importance are not proven; the complex is architecturally insignificant and even less significant in its present deteriorated form; the buildings are inappropriate for designation because they are largely without windows, with oversized floor heights, with exterior and interiors ravaged by moisture; designation flies in the face of seven decades of planning policy by the City. The buildings do not meet the test for significance or importance. The Commission is being asked to designate this complex on the grounds that it has a cast stone sign and a couple of gables of older buildings.

Mr. Martin explained that Mr. Baumert would have provided helpful evidence, but in the interest of adhering to the Committee's purview, Mr. Baumert will save his testimony for the Commission meeting.

Mr. Beisert claimed that the proposed designation has unanimous support from the Callowhill Neighbors Association, because it voted to support the nomination at its recent meeting. He stated that the Association will provide a letter of support. He conceded that the nomination may have some factual, typographical, and material errors, but he was not granted nor did he request access to the site. The nomination does not claim that Esslinger's was the most significant brewery in Philadelphia. Rather, the nomination claims that it is a site that shows the evolution of breweries in Philadelphia, in that it started out with a very small-scale brewer who passed it down to his son, and over time the complex grew larger. With the passage of the 18th Amendment, it had to cease operations and produce alternative products. Once the 18th Amendment was repealed, new owners made significant investments in new infrastructure to make it a modern brewery. Many breweries closed due to prohibition, and not many reopened. Esslinger's did reopen. Hutchinson Street historically had houses on it, with the earlier brewery buildings. The photograph in the nomination from the 1940s shows the former Dallett Chandlery roof. Page 64 compares the building at the corner and how it evolved over time. The nomination states that likely within the walls of the corner building, some fragments from the earlier building remain. Mr. Cohen asked for clarification regarding visible remains on the exterior of the Chandlery. Mr. Beisert stated that there is nothing visible of the earlier building from the exterior, but that small components of the earlier building may exist within the modern building. Mr. Schaaf asked about the photograph on page 64 that shows a ghost of what was apparently the peaked roof of the Chandlery. Mr. Beisert confirmed that the roof is gone and completely flattened, but that the outline of the L-shaped structure is visible. Mr. Schaaf responded that a shape is there, but it is formed by the intersection of 10th Street, Callowhill Street, and Ridge Avenue. There is nothing left of the Chandlery whatsoever from the exterior. Mr. Beisert responded that he is correct that there is nothing visible from the exterior. Mr. Schaaf concluded that, although the Chandlery history is interesting, there is no manifestation of it on the exterior of the existing building.

Ms. Cooperman opened the floor to public comment. Patrick Grossi, representing the Preservation Alliance for Greater Philadelphia, commented that the Alliance supports the nomination of the property. The Alliance recently featured Esslinger's as a "Place to Save" in *Extant* magazine. The magazine recognized it as being reflective of the neighborhood's former industrial context, as much as that context may have been removed over the last several

decades. It was also recognized as a remnant of Philadelphia's rich brewing heritage. Compared to the other breweries of the time period, it is more modest, even utilitarian. Advertising or lack thereof is not a sole criterion for determining significance. There does not need to be a Darwinian approach in preservation as to what is or is not significant. The Callowhill neighborhood still feels industrial, despite some loss of context, and these buildings could become part of the evolution of the neighborhood. David Traub, representing Save Our Sites, commented that this area of the city was abandoned and demolished, but now the area is coming back, helped in part by the upcoming renovation of the Reading Viaduct. He opined that the area will be repopulated in the years to come, and the property does satisfy Criterion J. He commented that the main façade of the corner building would make a great contribution to the streetscape if it were restored. He suggested that it looks like one of Robert Venturi's buildings, and should be called Pre-Venturi. He concluded that Save Our Sites supports the designation.

Mr. Martin stated that this meeting has been scheduled for six to eight weeks, so if the Callowhill Neighbors Association took a position on the designation, its representatives could have attended this meeting or provided a letter. He asserted that Mr. Beisert's claims regarding its support should carry no weight.

Ms. Cooperman commented that she is struck by the fact that the development of this brewery actually closely parallels the development of Ortlieb's. It started small, grew incrementally over time, and managed to survive prohibition by producing something else, and then emerge as one of the few breweries that survived. It is an important narrative that is a little different from the "rock star" breweries. Mr. Cohen commented that the Dallett Chandlery is not visible externally anymore, so even though it is intriguing research, externally it is not present so it should be removed from discussion by the Committee. The parts of the complex that are most articulate are the corner building and the face of building number 1. There is a neighborhood, and this anchors it in history. He commented that he appreciates the nominator's efforts to say that some buildings are more important than others. He questioned the use of certain terminology, including "hopper awning." Ms. Cooperman stated that it is a conflation of two kinds of window sash. Awning sash hinge at the top, whereas hopper sash hinge at the bottom, so it cannot be both. Mr. Cohen commented that there are parts of the nomination that clearly need fixing, but asked if the ultimate argument is worthy of the Committee's consideration and affirmation. He stated that he desires to see some of the corrections made, and some of Mr. Thomas's additional information incorporated into the nomination. He concluded that the property is historical and articulate and worth saving.

Mr. Schaaf asked if the Committee could recommend that the nomination be remanded and rewritten so that it removes the Dallett history and focuses on the most important aspects of what would be designated. Ms. Cooperman responded that the Committee's motion could include a recommendation to the Commission that the Dallett history be part of the record of the nomination, but that it should not be considered an aspect of the historic designation. Mr. Cohen added that it could be moved to an appendix. Mr. Mooney disagreed. He stated that although there may not be any visible trace on the surface of the buildings related to Dallett history, there could be subsurface traces. The nomination does not take into account any of the archaeological resources that may be preserved on the site. This was a thriving neighborhood. Deep underground traces of the residents that lived in this neighborhood could well be preserved within this site, including artifacts associated with members of the Dallett family that lived on this site for generations. He stated that removing the Dallett history is not appropriate in this case, because there could be aspects of Dallett history preserved below the ground on this property. Mr. Cohen suggested adding Criterion I to support Mr. Mooney's comments. Ms. Cooperman agreed, and noted that this location is adjacent to Pegs Run. Mr. Mooney agreed,

and explained that Willow Street is Pegs Run, one of the important early streams in Philadelphia. He explained that the interior alleyway of Hutchinson Street, which remains open between the buildings, can preserve tremendous amounts of information because it was not built upon.

Mr. Cohen commented that the argument for Criterion A is suffering from inflation. The argument would be that brewing history is an important part of the heritage of the city, state, or nation, but that should be reserved for things that have a larger scale of significance. He opined that Criterion J is the most pertinent, Criterion A should be removed, and Criterion I should be added. Mr. Mooney asserted that Criterion I is not the only Criterion that can pertain to archaeological resources. He suggested that Criterion J can apply if there are archaeological deposits that exemplify that cultural heritage of the community. Ms. Cooperman commented that there is no evidence at this time regarding subsurface remains that may satisfy another Criterion, but the Committee could infer that it is likely. Mr. Mooney commented that he is not advocating for the retention of Criterion A, but is advocating for the addition of Criterion I, and for noting that Criterion J could apply to archaeological resources.

Ms. Klein commented that this complex is a series of buildings that show the growth of a specific industry and how it changed. Each building has some sort of significance because of its history. It is a complex and the buildings relate to each other historically, and it is important to save it. There are areas that are probably less significant, but they still contribute. She concluded that it is worth designating under Criterion J, and clarified that she is only emphasizing its significance as it relates to Criterion J; not stating that it only satisfies that Criterion.

Mr. Lavery concurred with Mr. Schaaf's suggestion that the nomination be remanded for editing. He explained that it is a complex property, and there is information in the nomination that is not pertinent. He commented that the nomination should be clearer and these concerns should be addressed now. He stated that the way it stands currently, with the addition of Criterion I, he will not vote in favor of the designation, because the nomination could be much cleaner and stronger. Mr. Cohen asked if remanding would open a window of vulnerability to demolition. Ms. Cooperman responded that it potentially could, because new notice would need to be sent to the property owner. Others noted that there is no basis for jurisdiction if the nomination is flawed. Mr. Schaaf noted that the nomination form lists the Dallett Chandlery as one of the historic names of the resource, and the period of significance would need to be corrected if the history related to the Dallett Chandlery is removed from consideration. Ms. Cooperman responded that the addition of Criterion I allows for the period of significance to extend further back in time. Mr. Cohen opined that it is clearer to have the period of significance begin with the origin of the brewery buildings, even if archaeological remains might take it back further. Ms. Cooperman responded that the Committee's recommendation can be worded any number of ways, but a remand of the nomination can get messy in terms of jurisdiction and sending new notice to the property owner.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted 5 to 1 to recommend that the nomination demonstrates that the property at 401-29 N. 10th Street satisfies Criteria for Designation I and J, but not Criterion A, while noting that the text of the nomination may not be accurate with respect to the remains on the exterior of the Dallett Chandlery building. Mr. Lavery dissented.

ADDRESS: 909-31 NOBLE ST

Name of Resource: Armour & Company Stock Depot

Proposed Action: Designation

Property Owner: NCL Realty LP

Nominator: The Keeping Society of Philadelphia

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 909-31 Noble Street satisfies Criteria for Designation D and J, but not A and C. Although the staff appreciates the nominator's attempt to limit future regulation of some sections of this property, the staff contends that the Historical Commission does not have the authority to bind itself for future reviews in this manner under the current preservation ordinance and Rules & Regulations. The staff suggests that the nominator indicate the relative significances of the various sections of the complex, which will allow the Historical Commission to tailor its reviews to those sections in the future.

OVERVIEW: This nomination proposes to designate the property 909-31 Noble Street as historic and list it on the Philadelphia Register of Historic Places. The nomination argues that the former meatpacking plant of Armour & Company, constructed in 1906, satisfies Criteria for Designation A, C, D, and J. Under Criteria A and J, the nomination argues that Armour & Company, based in Chicago, was one of the most significant meatpacking firms in the United States at the turn of the twentieth century, and that the building represents the history of the meatpacking and cold storage industries. The nomination contends that the building was constructed as part of a larger national movement to develop purpose-built stock depots in cities across the country. Under Criterion D, the nomination argues that the building embodies distinctive characteristics of the Italian Renaissance Revival style. Under Criterion C, the nomination asserts that the building is a local representative of a distinctive type and style used by Armour & Company in their stock depots across the United States.

DISCUSSION: Ms. Chantry presented the nomination to the Committee on Historic Designation. Attorney William Martin and Harry Pollack of NCL Realty represented the property. Oscar Beisert of the Keeping Society represented the nomination.

Prior to the discussion of this property, Mr. Cohen noted that the Committee failed to include any recommendation in its prior motion related to amending the section of the nomination that specified policy recommendations for future Commission reviews of work to the property. Ms. Cooperman responded that the motion was already made and voted on, so the Committee cannot go back, but the members of the Committee who are also members of the Commission can remember this, and add it to the Commission motion, when and if it is appropriate.

Mr. Martin stated that, as in the last review, the property owner is asking that the Committee not recommend that the property be historically designated. Mr. Pollack stated that he is one of the partners of NCL Realty LP, the owner of the property, who has owned the property since 2000. It is currently used for the storage of obsolete equipment that has been collected over the past 50-60 years, which is stored in a small portion of the building. Mr. Martin asked why Mr. Pollack does not use the entire building. Mr. Pollack responded that the building is dilapidated. It is not equipped to use for anything other than storage of dilapidated equipment in a small portion because the structure is not very sound. Mr. Martin asked what work has been done to the building in the last 18 years of ownership. Mr. Martin responded that the roof was badly leaking when the property was first purchased, so a new roof was installed. The building was cited by the Department of Licenses and Inspections because it was not in good condition, and so the

owners used cinderblocks on several sides of the building. That is the work that has been done since it was purchased.

Mr. Martin introduced George Thomas of CivicVisions, and Fred Baumert of Keast & Hood Engineering, who were hired to provide expert testimony. Mr. Thomas began his presentation. He stated that a visual observation of the exterior of the building should make the observer question what is going on with this building. This leads to the larger issue which is that some building types in some industries, by definition of their operations, create the seeds of demolition of the buildings themselves. Examples include buildings constructed for food preparation, breweries, and smokehouses. These buildings are constructed without moisture barriers, and so they absorb moisture created by the industrial processes that they are built to house, which creates structural problems and makes these types of buildings inappropriate for designation.

Mr. Thomas showed a work order which required the owner to replace the rear wall because it collapsed. He noted that the nomination omitted this information. The work was done as inexpensively as possible, and not in a manner that a structural engineer would recommend, because the masonry was not brought down to the ground, but rather was started on a decorative belt course which was never intended to carry weight. The large mass of cinderblocks is because of the poor condition noted five years ago. The belt course is now cracking and failing because of the added weight of the cinderblock. He reiterated that an observer of the façade should question what is going on with the building.

Mr. Thomas showed several interior photographs to illustrate the condition of the building. He described the building as being in dire condition. He explained that the building is a mix of wood and cement in brick, which are all materials that can have problems when loaded up with humidity. The result is that there are sections of the building where one cannot walk or enter.

Mr. Thomas addressed the Criteria for Designation. He stated that the nomination is in error in its lack of understanding of context, and the building does not have significant character, interest, or value, and is not associated with the life of a person significant in the past. Mr. Armour's life and work was in Chicago, and the architect, Robert C. Clark, is less than a minor architect. The building has no architectural significance, the style is not distinctive, and it does not exemplify the cultural, political, economic, or social heritage of its demolished community. He showed an aerial photograph to illustrate the level of demolition that has occurred in this area, and noted that his argument here is the same as it was for the review of 401-29 N. 10th Street, which is located one block from the subject property. He stated that the Planning Commission continues to certify areas around the property as blighted.

Mr. Thomas stated that, while Mr. Armour ran a big operation, he was not the most significant man to the meat industry. That honor would go to Gustavus Franklin Swift and Andrew Chase, who invented the idea of the refrigerated railcar. Swift first had a distribution center at 9th Street and Girard Avenue, and Cudahy had a distribution center across the street. It was a cluster of meat businesses. The nomination claims that the subject building is important to the Armour industry; however, in most City Directories, the building is not even mentioned. What mattered for these businesses were the central offices. The nomination claims that the meat packing industry shaped the community. However, the 1910 census records show that there were only two meat-related occupations listed for the entire census tract.

Mr. Thomas noted that the nomination describes the architectural style as "Italian Renaissance Revival" "showing influence of McKim Mead & White" and "showing influence of the Chicago School" and "a Rational Style in contrast to the classicism of the remainder of the façade." He

concluded that all of these different names mean that it is in fact a building of very little style. He showed examples of Philadelphia factory buildings from 1900-10, and explained that factories at this time were changing dramatically, moving away from Victorian punched windows to big banks of windows to bring as much light as possible into the building. The frame is now made the item of essence, with the window banks infilling the frame entirely. Ballinger does this in Philadelphia at the same moment that these buildings are being built.

Mr. Thomas stated that architect Robert C. Clark was not significant. He noted that Clark was not a member of the American Institute of Architects, nor was he a member of the Chicago Architectural Club, or any architectural organizations. Rather, Clark was a builder who began as a carpenter. He had none of the training or schooling of an architect, which explains the difficulties of this building and how it was designed. Mr. Thomas described the building as “a catastrophe as a structure.” He stated that some Philadelphia architects designed factories with architectural character and quality. He showed examples of Potts Iron Company by Frank Miles Day & Bro., Max Levy Autograph by Carl Berger, and Haywood Chair Factory by Willis Hale.

Mr. Thomas described several structural issues found in this building. He described trees growing out of brickwork, infilled windows, and jacking of lintels. Mr. Lavery commented that Clark should not be blamed for the trees. Mr. Baumert responded that Clark can indirectly be blamed, because the walls are saturated. Mr. Thomas explained that barrier wall construction is where the steel frame is tightly encased in brick, which can fireproof it, but also becomes a means in which moisture comes through the wall and is introduced into the steel, which is colder in winter and causes condensation, rusting, and oxidation jacking. He stated that it is a standard problem that is endemic in the nature of buildings of this period, and the Committee should question whether these buildings can actually survive.

Mr. Thomas continued his discussion regarding the compromised structure of the building. He showed a photograph of wood piers at the basement, which are structurally failing so they are sistered with another piece. They are sitting in water. He questioned the logic of using wood on the bottom floor and steel on the second floor. He showed a photograph of a steel girder and column below a brick refrigeration room on the floor above, which is causing the steel to expand and blow apart in the center. The center has now failed so much that it has been shored up on both sides with wood to carry the floor because the structure itself is no longer adequate to carry the loads of just the floor above. He showed a photograph of a third floor room collapsing from loss of structural support below, and stated that nothing about this building is right as built. Mr. Cohen observed that Mr. Thomas is speaking a great deal about condition, which is not the purview of the Committee. Mr. Thomas responded that it is, because the Committee must understand what it is recommending. It is not fair to a property owner to push the owner forward in a building that is collapsing. Mr. Cohen responded that the Committee is not pushing anything; rather, it is judging historic significance. Mr. Thomas responded that the Committee is recommending historic significance, and it needs to know that the architect was incompetent. Mr. Cohen responded that the nomination does not include Criterion E, for significance associated with an architect. Mr. Thomas responded that he understands, but the nomination tries to argue that the architecture is significant, and Mr. Thomas would like the Committee to know that the building is grotesque and there are enormous difficulties associated with the building. Mr. Cohen responded that the Committee acknowledges difficulty, but the argument should be whether or not the building is historically significant.

Mr. Thomas summarized that the building has no capacity to contribute to the City; the meat industry is not understood in the nomination; the key players in the meat industry are not acknowledged in the nomination; Clark did not design a building of quality or significance; the

architectural character adds nothing to the understanding of the history of the region; and the building is inferior to what all of the good Philadelphia architects were designing at the time.

Mr. Beisert commented that Mr. Thomas focused on the loss of context, but this is not a historic district nomination, so discussion about context is irrelevant. He noted that there is density near this building, and not everything was demolished. He asserted that the City Planning Commission's 2035 district plan for this area featured a theme of industrial building reuse, with the recommendation that new construction maintain and recognize the area's industrial character. He claimed that the plan featured a photograph of this building. He suggested that the Committee look to other parts of the City and other cities in general that have reused meat packing buildings and other industrial buildings. Ms. Cooperman commented that the question of whether or not this building can be adaptively reused is not part of the Committee's purview. Mr. Beisert added that the nomination does not try to make the argument for Criterion E, so discussion about the architect's lack of significance is irrelevant.

Ms. Cooperman opened the floor to public comment. Joseph Menkevich commented that he believes that only the exterior of the building is proposed for historic designation, so Mr. Thomas did not need to go into such detail about the interior. He opined that the building would make a great brewery. Ms. Cooperman confirmed that only the exterior of the building is proposed for designation. David Traub, representing Save Our Sites, commented that this building features a handsome façade. He commented that while Clark was not a member of the American Institute of Architects, Mr. Traub is, if that offers him any authority to appraise the building. He commented that Criterion J is appropriate because it is for significance to the community, rather than the city or nation. He commented that retaining the façade would make a tremendous contribution to the streetscape. Patrick Grossi, representing the Preservation Alliance for Greater Philadelphia, commented that the Alliance supports the nomination for reasons similar to the prior designation matter. He commented that the Alliance has met with the Callowhill Neighborhood Association in the past, although he does not speak for the Association. He commented that the Alliance included this building, in addition to Esslinger's and others, as possible candidates for designation in a presentation to the Association. He explained that the Alliance tried to focus on buildings that were not recognized in the Callowhill Industrial National Register Historic District, which is modest in size and as such the boundaries do not extend to include this building. He commented that the Association was very enthusiastic for just about every building that the Alliance shared with them, because these buildings are essentially industrial ornament in the Callowhill neighborhood. He described Callowhill as unique in that it is an opportunity to live in a neighborhood where one can kind of live amidst the past, but can also recognize that there is incredible potential for what that neighborhood might become.

Mr. Cohen asked Mr. Beisert if the other Armour building examples in the nomination were also designed by Clark. Mr. Beisert responded that he does not remember, but some may have been. Mr. Cohen commented that for buildings that were built for this specific purpose, they are rather ambitious in terms of their public faces. He described it as almost a civic public presence, and reflective of the Callowhill neighborhood. He cautioned against judging on handsomeness, but described it as a building that presents a very composed public face.

Mr. Cohen stated that the nomination claims significance under Criteria for Designation A, C, D, and J. He referred to Criterion A as "inflated" and removed it from consideration. He asked the difference between Criteria C and D, and noted that the staff recommended Criterion D but not Criterion C. Ms. Chantry explained that Criterion D is that the building itself embodies distinguishing characteristics of an architectural style, whereas Criterion C reflects the environment of an era characterized by a particular architectural style. Mr. Cohen commented

that the most compelling case for designation is under Criterion J. Ms. Cooperman agreed, and commented that she was unsure of the argument for Criteria C and D, although she considers it to be a handsome building. She asked if it is necessary to put a name on the style for it to exist. Mr. Cohen commented that there was some confusion about style in the nomination, but ultimately the Committee is not just discussing the nomination, but also the merits of the building itself. He reiterated that the strongest case is under Criterion J. Ms. Cooperman suggested that Criterion D is more applicable when compared to Criterion C. Mr. Cohen agreed.

Mr. Schaaf commented on the location of the building. He noted that Reading Terminal was constructed several years before this building, within blocks of it. He suggested that it was a strategically important location for Armour to choose to locate a major building in this location, immediately adjacent to the Reading Viaduct. He noted that the brick color of Armour is similar to that of Reading Terminal, and suggested that there is a tension between the two buildings. Ms. Cooperman cautioned that it might be a coincidence. Mr. Cohen noted that the presence of train tracks was not a coincidence, and that the other meat packing locations at 9th Street and Girard Avenue were also located right by railroad infrastructure.

Mr. Mooney commented that this property is similar to Esslinger's in its potential to yield information important in prehistory or history. This building replaced an earlier nineteenth-century neighborhood and remnants of that neighborhood are likely preserved beneath this particular building. He advocated for the inclusion of Criterion I.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation unanimously voted to recommend that the nomination demonstrates that the property at 909-31 Noble Street satisfies Criteria for Designation D, I and J, but not Criteria A and C.

Mr. Laverty excused himself from the meeting.

ADDRESS: 801-15 N 4TH ST AND 319 BROWN ST

Name of Resource: St. Agnes Roman Catholic Church, Parish House, and School

Proposed Action: Designation

Property Owner: St. Agnes-St. John Nepomucene Parish/Archdiocese of Philadelphia

Nominator: Northern Liberties Neighbors Association/The Keeping Society of Philadelphia

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

STAFF RECOMMENDATION: The staff contends that the nomination fails to demonstrate that the properties satisfy Criteria for Designation A and J and do not merit designation and listing on the Philadelphia Register. Regarding Criterion A, the fact that the institution expanded its campus over time does not in and of itself indicate any historical significance. If it did, every institution that bought or built a second building would automatically qualify for designation, an untenable assertion. Regarding Criterion J, the nomination presents no evidence that these properties "exemplify" the cultural, political, social, or historical heritage of the Slovak community. The nomination presents a brief, incomplete history of the congregation, but makes no attempt to explain how this group of buildings exemplifies the heritage of the Slovak community. Unlike the case recently made for the linkage between St. Laurentius Church, the Polish-American community in Philadelphia, and its identity and heritage, no such case is made in this instance.

OVERVIEW: This nomination proposes to designate as historic St. Agnes Roman Catholic Church, rectory, and school at 801-15 N. 4th Street and 319 Brown Street and list them on the

Philadelphia Register of Historic Places. In 1980, owing to declining membership, St. Agnes and St. John Nepomucene, a Slovak parish in South Philadelphia, merged and the church is now called St. Agnes-St. John Nepomucene. The nomination claims that the properties at 801-15 N. 4th Street and 319 Brown Street satisfy Criteria for Designation A and J. The nomination identifies a period of significance running from 1910, when the church construction began, to 1982. The choice of the endpoint in 1982 is not explained in the nomination.

The church building stands at the northeast corner of 4th and Brown Streets. The church building is described as a “basement church.” Although not clear in the nomination, the congregation began to construct a large church in 1910, but in fact only completed the foundations and basement level (stone-faced section) before abandoning the plan, presumably for financial reasons, and then temporarily constructed a wood superstructure over the central nave section. The nomination proposes the designation of the temporary church, which still stands today. The nomination incorrectly refers to the church as evidencing the Greek Revival and Egyptian Revival styles; the incomplete building has no real architectural style, but the temporary superstructure may perhaps evidence some aspects of the strain of the Classical Revival style found throughout Central Europe.

The rectory stands to the east of the church, at the northwest corner of N. Orianna and Brown Streets. The rectory building was constructed about 1890 as a rowhouse with first-floor commercial space and converted for use as a rectory about 1918.

The school building stands to the east of the church and north of the rectory, facing N. Orianna Street. The school was constructed in 1926. It is three stories in height and housed school facilities on the lower floors and a convent on the upper floor. The school closed in 1969.

The nomination claims that the properties satisfy Criterion J (exemplifies the cultural, political, social, or historical heritage of the community) because they include the oldest remaining purpose-built church for the Slovak community in Philadelphia and the only school built by that community. The nomination claims that the properties satisfy Criterion 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) because this institutional complex grew over time and therefore represents “a thread of the larger development of Philadelphia.”

DISCUSSION: Mr. Farnham presented the nomination to the Committee on Historic Designation. Attorney Michael Philips represented the property owner. Oscar Beisert represented the nomination.

Mr. Farnham stated the staff contends that the nomination fails to demonstrate that the properties satisfy Criteria for Designation A and J and do not merit designation and listing on the Philadelphia Register. Regarding Criterion A, he asserted that the fact that the institution expanded its campus over time does not in and of itself indicate any historical significance. If it did, every institution that bought or built a second building would automatically qualify for designation, an untenable assertion. Regarding Criterion J, he stated that the nomination presents no evidence that these properties “exemplify” the cultural, political, social, or historical heritage of the Slovak community, as required by the Criterion. The nomination presents a brief, incomplete history of the congregation, but makes no attempt to explain how this group of buildings exemplifies the heritage of the Slovak community. Unlike the case recently made for the linkage between St. Laurentius Church, the Polish-American community in Philadelphia, and its identity and heritage, no such case is made in this instance.

Mr. Philips stated that he represents the church parish, St. Agnes. He stated that he agrees with the staff recommendation that these properties do not merit listing on the Philadelphia Register. He asserted that these properties do not satisfy Criterion A. They do not have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, Commonwealth, or nation; and, they are not associated with the life of a person significant in the past. He noted that the nomination provides a limited, cursory argument for the satisfaction of Criterion A. He also asserted that these properties do not satisfy Criterion J. They do not exemplify the cultural, political, economic, social, or historical heritage of the community. Mr. Philips noted that, when the Committee reviewed the nomination for St. Laurentius Church, the room was packed with Polish-American people who explained how the church was important to their heritage. He acknowledged that the Archdiocese never contested whether St. Laurentius exemplified the Polish-American community. He observed that there is no such crowd here today. It was evident how important the church was to their Polish-American heritage. He noted that the Polish-American community in Philadelphia makes up about 3.5% of the total population of the city. No one is making the argument that this church exemplifies the Slovak-American heritage. Mr. Philips stated that he is not aware of anyone from the Slovak-American community or this parish being involved in the current nomination in any way. He stated that there is no one here today to state that this church complex is significant to his or her heritage. He contended that the fact that one segment of the Slovak-American community erected this church in 1910 does not, in and of itself, demonstrate that this complex exemplifies that community's heritage. He noted that the school closed in 1969 and only had an enrollment of 70 students at the time. He reported that the Slovak-American community makes up 0.15% of the city's population. He remarked that there are important sites in the Czech and Slovak histories in the city; for example, Vaclav Havel, the president of the Czech Republic, delivered an important speech at Independence Hall on 4 July 1994, which is commemorated with a historic marker. He stated that no such important event occurred at this site. He asserted that this nomination was submitted by a neighborhood association that is seeking to gain some leverage over the future redevelopment of the site; it has nothing to do with historic preservation.

Mr. Beisert stated that he assumed that the review of the nomination would be continued and had advised the representative of the neighborhood association that he did not have to attend the meeting. He acknowledged that there are very few Slovaks connected with this church left in the city, but asserted that that does not mean that this church does not represent the heritage of the Slovak-American community. He noted that there are very few Quakers left in the city, but there are numerous Quaker buildings on the Philadelphia Register. He asserted that the argument offered by Mr. Philips is "a little bit flawed." Mr. Beisert contended that churches and school were always the centers of their communities for Catholics. He stated that the school was built because the Slovak children were not accepted at a nearby school. He remarked that this site developed from just a church to a complex. Mr. Beisert acknowledged that the church building on its own would not present as strong a case for designation as the group of three buildings does. The site has more significance because the Slovak-American community used all three buildings. The parish occupied an entire city block. Mr. Beisert addressed the fact that the congregation never completed the church building, leaving it as a basement with a temporary superstructure. He suggested that, perhaps, the congregation was not able to find the funds to complete the building. Or, perhaps, the congregants may have decided that they liked the temporary church in the basement. He stated that there are many possible reasons why they never completed the construction of the church. The fact that the church is incomplete does not mean that it is insignificant.

Mr. Philips responded to Mr. Beisert's statement, noting that every church is established by a community, but not every church is historically significant and worthy of preservation. The simple fact that a church was established by a "community" does not make it automatically eligible for designation. By Mr. Beisert's rationale, every single church building would be eligible for historic designation because every single church building represents a community of one sort or another. Mr. Philips observed that the question before the Committee is: Does this church "exemplify" the Slovak-American community in Philadelphia? He responded to his own question, answering that the nomination does not demonstrate that the site does exemplify that community. Slovak Americans attended numerous churches in Philadelphia. Mr. Philips noted that Holy Ghost Church on 24th Street north of Passyunk Avenue was founded in 1891 as a Catholic church for Czech and Slovak people. The current church building on that site, which was constructed in the early 1920s, is not designated as historic, but it better exemplifies the community in question. It is a complete building, not merely a basement.

Mr. Mooney suggested that the historic African Zoar Methodist Episcopal Church occupied the site in question. Ms. Cooperman corrected him, noting that the important African-American church was one block west on Brown Street.

David Traub of Save Our Sites stated that "this is not one church. This is one of a cluster of Eastern European churches in the Northern Liberties neighborhood." The group of churches gives that neighborhood "flavor." These churches give this neighborhood "character, color, and flavor." It was noted that only one church is proposed for designation in this nomination. Mr. Traub asserted that this church should have been nominated under Criterion D, "embodies distinguishing characteristics of an architectural style," because this church creates its own style. The incomplete church, he claimed, is "utterly unique and handsome in every respect." Of the incomplete church, he noted the one-story wings and two-story central section and proclaimed that "I don't know of anything in this city quite like it. The thought of it being demolished is utterly dismaying, if that were to take place." He stated that he has photographed this church for a book and it should be designated.

Patrick Grossi of the Preservation Alliance confessed that he had not read the nomination, but suggested that the site should be designated. He acknowledged that the neighborhood has changed significantly, which explains why there may not have been a wide showing of support from the Slovak community for designation. He stated that the designation should be considered, even if the Slovak community is not supporting its designation. Mr. Farnham responded that the staff's recommendation that the Commission reject this nomination is not predicated on the fact that no one from the Slovak community is here today to support the designation, but is instead based on the fact that the nomination itself does not demonstrate that this church exemplifies the Slovak community. He contended that the nomination offers no proof that this site exemplifies the heritage of the community.

Ms. Klein stated that the church building is a "unique" structure. She stated that it represents an "unusual" way of addressing a lack of funds to construct the church. She suggested that this church should have been nominated under Criterion F. She suggested that it contains elements of design, detail, materials, or craftsmanship that represent a significant innovation. She stated that the incomplete church building shows that the congregation responded to its failure with innovation.

Mr. Schaaf asked if a plan or drawing for the complete church has survived. He asked if we know what this building was intended to look like. He noted that we can see the foundation, but do not know how the remainder of the structure would have appeared if completed to the

original plan. Mr. Beisert stated that the only drawing he found was of the temporary interior. He noted that it located at the Historical Society of Pennsylvania and is incorrectly labeled. Mr. Schaaf observed that one can conclude from the foundation that this church was initially intended to be a very grand building. Mr. Schaaf noted that the 1916 Sanborn map describes the existing building as a “temporary roof over a foundation.” He asked if the Commission was being asked to designate a “temporary roof over a foundation.” Mr. Farnham responded affirmatively, stating that the Commission is being asked to designate the foundation for a church that was never completed. Only the foundation was completed. Mr. Schaaf replied that that is “troubling.” Ms. Cooperman agreed. Ms. Cooperman disagreed with Ms. Klein, asserting that a temporary roof cannot be an innovation. Mr. Cohen explained that the roof was considered temporary until the church found the money to continue with the construction. Mr. Beisert explained that he deliberately did not nominate it for architectural reasons because it is clearly just a foundation with a temporary roof. He stated that the congregation found a way to make the building look “presentable” once it realized it was not going to be able to implement the initial plan. He noted that he does not know when the congregation abandoned its original plan for the church. He added that he has found photographs of other basement or incomplete churches which are not as nice as this one.

Mr. Cohen stated that, in his opinion, the nomination does not make a case for the satisfaction of Criterion A; it is “clearly an overreach.” He stated that he is undecided whether the nomination makes a case for Criterion J; he observed that it depends on the meaning of the term “exemplify.” He asked whether the basement of what was likely going to be a Gothic church can “exemplify” the heritage of the community. He suggested that a case could not be made that the basement “exemplifies” the community if “exemplify” means “distinctive” or “expressive of the community.” However, he noted, “exemplify” may many things. He noted that, in this case, the Slovak community did not have the money to complete the church, but did create something that is “funkadelic.” Mr. Cohen commented that, after the congregation ran out of money, they tried to build a Classical structure on a Gothic base, but broke all of the rules of Classical architecture. Despite breaking the rules, they seemed to create something “distinctive.” He stated that this is one of many small ethnic churches in a neighborhood full of ethnic churches. He concluded that this incomplete building is, in fact, an asset to the community. Mr. Cohen stated that the staff asserts that the nomination does not make the connection between the incomplete church building and the heritage of the Slovak community. He noted that the Slovaks did not live in one area, but were spread out in the city. He claimed that this church “nicely expresses that mixture of different ethnicities” in Northern Liberties. He stated that he finds that the incomplete building with its Gothic foundation and vaguely Classical temporary roof expresses the Slovak community “in a very distinctive way.” He stated that he believes that the Classicism was intended to represent the Catholic faith more so than the Slovak ethnicity. He concluded that, owing to the “triumphant” cross on the building, this is clearly a Catholic church.

Mr. Philips stated that the reason the congregation failed to complete this church is obvious. He observed that the Slovak community split in two at the time the church was under construction. The split occurred between urban and rural immigrants. Many at the time transitioned to a Slovak church at 9th and Wharton Streets. Mr. Philips stated that the church in South Philadelphia was demolished in the 1980s. He stated that St. Agnes did not exemplify the Slovak community; there were several Slovak churches in Philadelphia. He added that, if there was one location that exemplified the community, it was the Slovak Hall at 5th and Fairmount Streets. There was another Slovak church nearby, on 5th Street north of Fairmount. The nomination does not demonstrate that St. Agnes exemplified the Slovak community. He stated that the congregation and school numbers in the nomination indicate that this was not the key

religious facility in the community. He asserted that the nomination provides no historical context within which to evaluate the importance of this institution. The nomination merely asserts that any religious building associated with the community, even one that was never completed, is inherently significant. He asked the Committee to reject the nomination. Mr. Cohen countered that he sees the incomplete building “as a really powerful affirmation of their presence on the streetscape.” He stated that the temporary superstructure has double pilasters like St. Philip Neri in Queen Village and is therefore more Catholic than Slovak. Mr. Philips responded that he cannot understand how this church has architectural significance, as Mr. Cohen claims, when it consists of a temporary wooden structure on a stone basement. He reiterated that the church was never completed.

Mr. Traub asked to speak again. Ms. Cooperman replied that the Committee had already heard from him. She stated that the Committee members are now discussing the matter; the public has had its opportunity. Mr. Traub began to speak anyway. He claimed that the temporary wood superstructure on the stone foundation creates a perfect composition. He asserted that no one should ever be permitted to add anything to the two one-story “wings” of the unfinished church because it would destroy the perfect composition. The unfinished building must stay exactly as it is. Ms. Cooperman warned Mr. Traub that he had not been granted the floor and was out of order. Mr. Traub refused to stop speaking despite Ms. Cooperman’s requests for order. Mr. Traub continued despite repeated warnings. He asserted that the foundation with the temporary wood superstructure is “really fascinating architecture. This is a unique piece of architecture. It is part of what I would say is the spice that makes this city unique and should be designated.”

Mr. Cohen stated that there are some “funky” aspects of the nomination. The nomination claims that this building is Egyptian Revival in architectural style. That is absolutely wrong and should be corrected. Other corrections should be made.

Ms. Cooperman stated that she has some fundamental problems with the nomination. She stated that it provides no context within which one can determine whether or not this incomplete building “exemplifies” the community. She stated that she is unable to determine whether this building is significant from the nomination. She acknowledged that it is associated with a community, but every institutional building is associated with a community. She stated that no attempt was made to define the community. Mr. Cohen stated that the temporary, incomplete building tells us how the people who built it understood themselves. He stated that he interprets the building to mean that the Slovaks identified themselves more as Catholics than as Slovaks. He concluded that the temporary, incomplete building “exemplifies the self-presentation choice of that community.” Ms. Klein asked Mr. Cohen if that means that he has determined that the building satisfies Criterion C. Mr. Cohen responded negatively, stating that he believes that it satisfies Criterion J, not C. Mr. Cohen stated that this building represents “an ad hoc attempt to deal with a situation.” Mr. Schaaf stated that he is not convinced. He asked the Committee members to look at the long elevations, not just the front façade. He asserted that the incomplete, temporary building is “shed-like.” Ms. Klein stated that the shed is really a mansard. Mr. Schaaf disagreed. Ms. Klein pointed to the church-like interior in the temporary building. The other Committee members reminded her that the interior is not within their purview. Ms. Klein stated that she finds Criterion F to be the most relevant. Ms. Cooperman disagreed. She stated that “just because you make something up [the temporary superstructure] does not mean that it is an innovation.” Mr. Cohen responded that the temporary superstructure on the foundation “was a good save.”

Mr. Cohen stated that he would make a motion to recommend that the church satisfies Criterion J. Mr. Schaaf asked if the nomination proposed the designation of the church or the whole

complex with the school and rectory. Ms. Cooperman and Mr. Cohen stated that they are considering the entire complex. It was noted that the Committee had not discussed the school and rectory. Ms. Cooperman stated that she is still not convinced that the church exemplifies the Slovak community as the nomination claims.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted 4 to 1 to recommend that the nomination demonstrates that the property at 801-15 N. 4th Street and 319 Brown Street satisfies Criteria for Designation J. Ms. Cooperman dissented.

ADDRESS: 2854 AND 2870 WILLITS RD

Name of Resource: Holme-Crispin Park and Thomas Holme-Crispin family burial ground

Proposed Action: Designation

Property Owner: City of Philadelphia

Nominator: Joseph Menkevich

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2854 and 2870 Willits Road satisfies Criteria for Designation A, B, G, H, I, and J. All references to “posthumous co-nominators” and other such frivolities should be removed from the nomination, which will become an official government document if adopted.

OVERVIEW: This nomination proposes to designate the property at 2854 and 2870 Willits Road as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Holme-Crispin Park and Thomas Holme-Crispin family burial ground satisfy Criteria for Designation A, B, G, H, I, and J. The nomination argues that the site is associated with Thomas Holme, Surveyor General to William Penn, who mapped the City of Philadelphia, and as such, is associated with an event central to the founding of the Commonwealth. The nomination further contends that the distinctive public square has contained a burial ground for over 300 years, where, in 1864, the Trustees of the Lower Dublin Academy erected an obelisk monument for Thomas Holme’s gravesite in the Crispin family burial ground, which is worthy of historic designation as an early public monument. Lastly, the nomination argues that the site may be likely to yield information important in pre-history or history, owing to the park’s location within a significant watershed, known to have supported Native American activity and travel routes, and as the site of early colonial dwellings and outbuildings, since demolished, associated with laborers and farmers.

DISCUSSION: Ms. Chantry presented the nomination to the Committee on Historic Designation. No one represented the City of Philadelphia’s Department of Public Property as the property owner. Joseph Menkevich represented the nomination.

Mr. Menkevich stated that the nomination should have been completed years ago by someone else who could have exercised brevity. He explained that he included information about black history when he learned that it was part of the history of this area and needed to be told. He noted that this site borders Greenbelt Knoll, which was a mid-1950s planned integrated suburban development in the city. He commented that the Thomas Holme burial site is well-maintained and the burial ground is surrounded by a fence.

Ms. Cooperman opened the floor to public comment. David Traub, representing Save Our Sites, agreed with Mr. Menkevich that the site should have been designated years ago. He suggested that Thomas Holme is the father of us all, because he drew the plan for Philadelphia. He

concluded that he supports the nomination. Mr. Menkevich commented that many sections of Pennypack Park have historic assets, and he loves archaeological history.

Mr. Schaaf asked about designating both the park and the burial ground, and asked if just the burial ground should be designated. Ms. Chantry responded that the nomination claims that there is archaeological significance associated with the park. Mr. Menkevich explained that he cannot separate the burial ground from the park, and there are graves outside of the fenced area. Mr. Cohen agreed that that is an argument for designating both the park and burial ground. Ms. Klein provided a newspaper clipping and program of the dedication of the historic marker for Thomas Holme from 1995. She noted that the article states that the burial site was restored.

Mr. Mooney commended Mr. Menkevich on the nomination. He stated that, from an archaeological standpoint, the significance is not only the burial ground itself, but the high potential for Native American artifacts owing to the stream that runs through the park. Mr. Cohen asked Mr. Menkevich to include figure numbers in any future nominations, and if the figures do not have a place within the narrative as something that is being referenced, then they belong in an appendix. He explained that it is not a mistake, but rather a better way to do it, and referred to the research as “impressive.” Mr. Menkevich thanked Mr. Cohen for his suggestions. Ms. Klein asked if Greenbelt Knoll is historically designated. Mr. Farnham confirmed that it is one of the Commission’s local historic districts.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation unanimously voted to recommend that the nomination demonstrates that the property at 2854 and 2870 Willits Road satisfies Criteria for Designation A, B, G, H, I and J.

ADDRESS: 1430 N BROAD ST

Name of Resource: Charles E. Ellis House

Proposed Action: Designation

Property Owner: Palace Mission, Inc.

Nominator: Staff of the Philadelphia Historical Commission

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1430 N Broad Streets satisfies Criteria for Designation D and J.

OVERVIEW: This nomination proposes to designate the property at 1430 N. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation D and J. The nomination argues that the mansion and its carriage house, constructed in 1890-91 for streetcar magnate and philanthropist Charles E. Ellis, is significant under Criterion J as an exemplification of the history of North Broad Street as an avenue for the exuberant homes of Philadelphia’s *nouveau riche* of the Gilded Age. Under Criterion D, the nomination argues that the property is significant as an excellent example of Richardsonian Romanesque design, popular among the *nouveau riche* of this era.

DISCUSSION: Ms. DiPasquale presented the nomination to the Committee on Historic Designation. No one represented the property owner. Ms. DiPasquale explained that the staff had not heard directly from the property owner, but had been contacted by Bob Thomas, chair of the Historical Commission, to whom the property owner had reached out.

Ms. Cooperman opened the floor to public comment, of which there was none.

Mr. Cohen opined that the nomination was extraordinarily well-done, with an exemplary architectural description. Mr. Cohen asked who had written the nomination. Ms. DiPasquale responded that she had written the nomination on behalf of the staff of the Historical Commission. Mr. Cohen stated that the nomination is incredibly well-written and makes an excellent argument for the significance of the property.

Ms. Cooperman asked if the staff had considered including significance for the property's association with the Peace Mission. Ms. DiPasquale responded that she had considered it initially, but had decided to keep the statement of significance more succinct. Ms. Cooperman agreed, noting that the nomination must only make a case for significance under one Criterion. Mr. Cohen suggested that Criterion E as the work of architect William Decker would be appropriate, as he is an architect of interest. Mr. Cohen explained that Decker designed the Betz Building at Broad and Chestnut Street (One South Broad Street), a photograph of which is included in the nomination. He noted that the Betz Building was in competition with an Addison Hutton-designed building called Girard Life to see which could be the tallest. He opined that Decker designed numerous significant buildings. Ms. Cooperman noted that she has been struggling with the appropriate place for the line between master architect and lesser architects, particularly in a city like Philadelphia which produced so many good designers. Mr. Cohen replied that he could make the argument that Decker is someone who is above the line. Ms. Cooperman explained that she was speaking more generally, and not about Decker specifically. Mr. Cohen noted that there is a tendency to cast architects as various "rates," but that that is not necessarily true. He explained that Decker had a thriving career and was working for a class of newly-wealthy people who want to blow off all of the strictures of traditional wealth and design. Mr. Cohen noted that Decker achieved the commission for the Betz Building, which was in a triumphal location, and the remarkable Manhattan Building at 4th and Walnut Streets, which had giant faces on it. Mr. Cohen concluded that Decker was an architectural persona of the late nineteenth and early twentieth centuries. Ms. Cooperman responded that she agrees with the inclusion of Criterion E. Speaking more generally, Ms. Cooperman noted that there are many architects who might not have been recognized as "masters" because they were not great style innovators, but nonetheless they might be significant. Mr. Cohen noted that there is also a difference between local and national significance.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted unanimously to recommend that the nomination demonstrates that the property at 1430 N. Broad Street satisfies Criteria for Designation D, E and J.

ADDRESS: 1805-07 E YORK ST

Name of Resource: Western Saving Fund Society of Philadelphia

Proposed Action: Designation

Property Owner: Dimitrios and Melissa Tsiobikas

Nominator: The Keeping Society of Philadelphia

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1805-07 E York Street satisfies Criteria for Designation C, D, E, and J.

OVERVIEW: This nomination proposes to designate the property at 1805-07 E York Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Western Saving Fund Society building, constructed in 1916, is significant under Criteria for Designation C, D, E, and J. Under Criteria C and D, the nomination argues that the building is a

fine example of the Neo-Renaissance or Italian Renaissance palazzo style that became popular for bank buildings in the early twentieth century. Under Criterion E, the nomination contends that the building is significant as the work of the prominent firm of Furness, Evans & Co. Under Criterion J, the nomination argues that the property is significant for its role as the first branch office of the Western Saving Fund Society.

DISCUSSION: Ms. DiPasquale presented the nomination to the Committee on Historic Designation. No one represented the property owner. Oscar Beisert represented the nominator, the Keeping Society.

Ms. Cooperman opened the floor to public comment, of which there was none.

Mr. Schaaf commented that under Criteria C and D, fourth paragraph, third sentence, the nomination reads “Baltimore Savings Bank,” when it should read “Provident Savings Bank in Baltimore.” Other than that, he opined that the nomination is clean, and the building is clearly worthy of designation. He noted that the building exhibits enormous civic pride and is an astoundingly beautiful and compelling building, which is reminiscent of Strickland’s Stock Exchange building, and is incredibly fine in its details.

Ms. Stein asked if the nomination included the cast iron fence and gate. Mr. Cohen noted that the fence is on the property and was called out specifically in the architectural description, so it is part of the nominated property.

Mr. Cohen questioned the inclusion of Criterion E. Ms. Cooperman agreed, noting that the nomination rests largely on the significance of Frank Furness, who had been dead for several years when this building was designed. Mr. Cohen noted that, if the nomination comments on the distinctive hand of an architect, it should be commenting on the significance of Charles Willing and Joseph Sims, rather than Furness. Mr. Beisert responded that they worked for the firm of Furness & Evans. Mr. Cohen responded that the connection is weak. Ms. Cooperman agreed, noting that the design is not representative of the work for which the firm of Furness & Evans is known. Ms. Cooperman opined that the significance of the design of the building stands on its own without reference to Furness & Evans.

Mr. Cohen noted that he appreciates that the nomination includes examples in New York and Baltimore that show the increasing monumentality of bank buildings, but also a “spareness” of that monumentality. Ms. Cooperman agreed, noting that that is obviously where the PSFS banks end up in the next decade.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1805-07 E York Street satisfies Criteria for Designation C, D, and J.

ADDRESS: 2101 WASHINGTON AVE

Name of Resource: Howell & Brothers Wallpaper Hangings Manufactory

Proposed Action: Designation

Property Owner: 2101 Washington Real Estate

Nominator: Dennis Carlisle

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 2101 Washington Avenue satisfies Criteria for Designation A and J. The staff recommends that the period of significance end in 2005, when Frankford Chocolate Company relocated and sold the property. It also recommends that some of the later, makeshift additions be classified as non-contributing to the overall significance of the complex.

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

DISCUSSION: Ms. Mehley presented the nomination. The nominator was not present. One of the property owners, Jake Ketchum, was present at the meeting.

Before Ms. Mehley read the staff summary for 2101 Washington Avenue, Mr. Farnham made an announcement. Mr. Farnham stated that the nominator who prepared and submitted the nomination contacted him late afternoon on 13 February, the day before the meeting, asking to withdraw the nomination. Mr. Farnham remarked that he has been in ongoing discussions during the last couple months with the Law Department about withdrawals of nominations. He noted that it is the Law Department's position was that once the Historical Commission had issued its written notice to the property owner announcing the consideration of the nomination, the nominator no longer has the authority or the capacity to withdraw the nomination and it is then the prerogative of the Historical Commission to decide to move forth and consider a designation.

Mr. Farnham stated that the Law Department had provided guidance regarding how to proceed with the review of the nomination for 2101 Washington Avenue at the at today's meeting. The Law Department advised the Committee to proceed with the review of the nomination as it would with any nomination, consider it on its merits, determine whether or not the property has historical and architectural significance, and make a recommendation to the Commission. He explained that the nominator is free to make his case for withdrawal of the nomination at the Commission meeting and to advocate for the Commission to decline to designate. Mr. Farnham noted that it was the Law Department's view that once the written notice announcing the consideration of the nomination has been mailed to the property owner, initiating the

Commission's jurisdiction over the nominated property, it is the Commission's prerogative to decide whether or not to proceed with the review.

Ms. Cooperman stated that the Committee should proceed as usual. Mr. Schaaf asked if the Committee needed to resolve to proceed by adopting a motion. Ms. Cooperman restated that the Committee should proceed as usual; no motion is necessary. Mr. Farnham advised the Committee to proceed as usual and noted that the nominator will have the opportunity to make his argument for withdrawal or refusal to designate when the Historical Commission reviews the nomination. Mr. Farnham also noted that the nominator contacted him and told him that he was unable to attend the Committee meeting. Mr. Farnham explained that the nominator would not be participating in today's meeting, but was aware of the advice from the Law Department that was shared with Committee members.

Ms. Mehley read an overview of the nomination as well as the staff recommendation.

Ms. Cooperman inquired if it was recently nominated to the National Register. She recalled reading about the property and providing feedback on the National Register nomination. Other members and Ms. Mehley confirmed her assertion.

Ms. Cooperman invited the owner to introduce himself. Mr. Ketchum introduced himself and stated that he represents the ownership. He stated that they are not prepared to discuss the nomination. He therefore requested a continuance. Mr. Ketchum stated that he was under the impression that the review of the nomination would be moved to a March meeting. Ms. Cooperman noted that the Committee could proceed with the review today and then the review by the full Commission could be postponed at the March meeting. She noted that the Committee would be making a recommendation to the Commission. Mr. Ketchum restated that he was not prepared for the Committee's review and would like the Committee to decline to review the nomination on its merits and instead recommend that the Commission remand it back to the Committee at a later meeting.

Mr. Farnham advised that the Committee could choose to recommend to the Commission that it continue the matter without reviewing the nomination on its merits today, as the Committee has done that in the past. He also noted that, since the property owner had been provided with the requisite notice of today's review, the Committee could also move ahead with the review today. Ms. Cooperman thanked Mr. Farnham for the clarification.

Mr. Cohen asked if recommending a continuance would place the building at risk. Ms. Cooperman stated that the Committee could recommend to postpone the review without any jeopardy to the property because it will remain under the Commission's jurisdiction.

Mr. Cohen asked if the Committee will hear the nomination again. Ms. Cooperman responded that the Committee could recommend that the Commission continue the matter and remand it back to the Committee for the next meeting. Mr. Cohen stated that it may give the owner more time to formulate a position and give the nominator an opportunity to be present. Mr. Farnham concurred. He added that it would give the Commission the opportunity to hear from the nominator about his desire to withdraw the nomination.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission continue the review of the nomination for 2101 Washington Avenue and remand it to the Committee on Historic Designation for its 18 April 2018 meeting.

ADDRESS: 1106-14 SPRING GARDEN ST

Name of Resource: Woodward-Wanger Co.

Proposed Action: Designation

Property Owner: Greenway Plaza LLC

Nominator: Callowhill Neighborhood Association

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1106-1114 Spring Garden Street satisfies Criteria for Designation C and D.

OVERVIEW: This nomination proposes to designate the property at 1106-1114 Spring Garden Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation C and D. The nomination argues that the Woodward-Wanger Co. building (also known as the The Lawsonia Building), constructed in 1929 as a warehouse and office building, is significant under Criterion D as a distinctive example of the Colonial Revival Style as applied to a commercial and industrial building. Under Criterion C, the nomination argues that 1106-1114 Spring Garden Street reflects the environment of commercial and light industrial building design as influenced by Colonial Revival style during this period in Philadelphia. It should be noted that the building is a shell; the rear section of this building was recently demolished and the openings created by the demolition were boarded, but not permanently sealed.

DISCUSSION: Ms. Mehley presented the nomination. Oscar Beisert represented the nomination.

Ms. Cooperman inquired if the property owner was present at the meeting. The owner was not in attendance. Ms. Mehley confirmed that the property owner had not contacted the Historical Commission's staff in advance of the Committee on Historic Designation meeting.

Oscar Beisert of the Keeping Society introduced himself as the nominator in partnership with the Callowhill Neighborhood Association. He stated that he welcomed questions about the nomination.

Mr. Cohen pointed out the extensive grammatical, spelling, and formatting errors in the nomination. Mr. Schaaf agreed. Mr. Beisert defended the submitted draft and noted the main reason for these flaws was the speed with which the nomination was written, owing to a demolition threat. Mr. Cohen stated that he did not intend to be overly critical, but that he wished to see the nomination revised to address the numerous errors.

Mr. Cohen commented on the representative examples of Colonial Revival style warehouse and factory type buildings included in the nomination. He suggested that some of the examples hurt the argument for significance rather than help it. Mr. Cohen also suggested that these examples should include their construction dates and original uses as part of the captions of their photographs.

Mr. Cohen noted the merits of the arguments for the satisfaction of Criteria C and D, which relate to architectural style. Ms. Cooperman agreed.

Mr. Schaaf commented on the information included about the popularity of the Colonial Revival style. The nomination states the influence of the Philadelphia Centennial in 1876 and the Columbian Exposition 1893 as being the catalyst for its popularity. Mr. Schaaf pointed out that 1106-1114 Spring Garden Street was built three years after the 1926 Sesqui-Centennial

International Exposition in Philadelphia. Mr. Schaaf stated that he imagined the enthusiasm for Colonial Revival could also be attributed to the 1926 exposition as it was a more recent event.

Ms. Klein raised questions about the safety and stability of the existing structure, which is little more than a front façade and partial roof. She asked if the Department of Licenses & Inspections had determined that it was safe. She also questioned the condition of the roof and wondering about what would be designated. She was curious how much of the roof remained over the existing part of the structure. Ms. Mehley stated that the staff was not aware of the precise condition of the building currently. Ms. Mehley also stated that the staff was not currently aware of the Department of Licenses & Inspections' assessments of the building, but could investigate.

Mr. Schaaf inquired if the photographs shown on page 6 of the nomination were indicative of the present condition. Oscar Beisert stated that the top photograph on page 6 was an interior photograph while the lower the roof appeared to be intact showed the condition of the south elevation. Mr. Schaaf and Ms. Cooperman noted that the roof appeared to be intact in the lower photograph. Ms. Klein pointed out that the nomination referred to the building as being in poor condition. Mr. Cohen and Ms. Cooperman both noted that a building's physical condition is not a barrier to designation. It was noted that this building is only a partial shell.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1106-1114 Spring Garden Street satisfies Criteria for Designation C and D.

ADDRESS: 625 S DELHI ST

Name of Resource: William and Letitia Still House

Proposed Action: Designation

Property Owner: F & J Homes LLC

Nominator: The Keeping Society of Philadelphia

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

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 625 S. Delhi Street satisfies Criteria for Designation A and J.

OVERVIEW: This nomination proposes to designate the property at 625 S. Delhi Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criteria for Designation A and J. The nomination states that the building, named the "William and Letitia Still House & Underground Railroad Way Station" by the nominator, "represents the life and work of the important African American abolitionist, businessman, leader on the Underground Railroad, historian, writer, and civil rights activist William Still." Still's 1872 book, *Underground Rail Road*, is identified as "the only first-person account of African American activities on the Underground Railroad." The nomination also argues that the building served as an important stop for enslaved people as they passed through Philadelphia as they sought freedom.

DISCUSSION: Ms. Schmitt presented the nomination. Oscar Beisert and J.M. Duffin of the Keeping Society of Philadelphia represented the nomination.

Ms. Cooperman asked if there was any comment from the public. Mr. Beisert said that he had a question, and asked if the staff could please correct two formatting issues that were in the

nomination since they were provided with a Word document. Ms. Schmitt apologized for having overlooked the errors and said she would correct them.

Ms. Cooperman asked Mr. Duffin if he was there as part of the public comment or as co-nominator, and he confirmed that he was there because he had worked on the nomination. Ms. Cooperman then asked if there was any public comment, of which there was none.

Mr. Cohen acknowledged the impressive letters of support for the nomination that the Historical Commission had received and asked Mr. Duffin if he had requested them, to which he replied that he had. He said that he was shocked at the response, explaining that most of the letters had been penned with a week and a half of his request. He went on to say that it reinforced the importance of William Still in American history. Mr. Cohen said that the letters from some of the senior-most people in the field were very compelling. Mr. Beisert added that Kate Lawson, the author of a book about Harriet Tubman, reviewed the nomination immediately, which attested to the significance of the site.

Mr. Schaaf asked why the nomination did not extend to Criterion B, "is associated with an event of importance to the history of the City, Commonwealth or Nation." He suggested that the property's role as a stop on the Underground Railroad for many years during the Civil War could be considered an important event. Mr. Cohen asked whether something that happened over a long period of time could be considered an event, to which Mr. Schaaf responded that the Centennial, which went on for a long period of time, was considered an event. Ms. Cooperman added that if you call an event a pattern of events, then it could be considered. Mr. Duffin said that William Still's activity during this time period was in reaction to the Fugitive Slave Act, which was causing strong backlash in the North, because Southern states were forcing the federal government to intervene on state laws in the North that were protecting fugitive slaves. Ms. Cooperman said that they were talking about a five-year long event, and Mr. Schaaf added that Reconstruction is considered an event.

Mr. Cohen pointed out that he thought there was one minor error that describes the building as being located between 8th and 9th Streets. Mr. Duffin clarified that the quote from William Still may have been referring to a different one of his dwellings, since he lived in a few places. Mr. Beisert added that after 1855 he moved to a different building close by. Mr. Cohen suggested that the reference be clarified.

Mr. Mooney said that he wanted to see Criterion I added to the nomination, owing to the immense significance of William Still and the site's connection to the Underground Railroad. Mr. Cohen asked if there was an open yard in the back, and Mr. Mooney confirmed that there was. Mr. Cohen then asked if the house was 12 feet wide, and Mr. Duffin replied that he believed so. Mr. Cohen pointed out that the front façade was no longer intact but that the side of the building was. He asked Mr. Duffin if he had seen the back of the building, and he responded that he had only seen it partially. Mr. Schaaf stated that the back façade was in its original state.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 625 S. Delhi Street satisfies Criteria for Designation A, B, I, and J.

ADJOURNMENT

The Committee on Historic Designation adjourned at 1:02 p.m.

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.