

**THE MINUTES OF THE 706TH STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 JUNE 2021  
REMOTE MEETING ON ZOOM  
ROBERT THOMAS, CHAIR**

**CALL TO ORDER**

**START TIME IN ZOOM RECORDING: 00:00:00**

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Department of Planning & Development)		X	
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq.	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director  
Kim Chantry, Historic Preservation Planner III  
Laura DiPasquale, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner II  
Allyson Mehley, Historic Preservation Planner II  
Leonard Reuter, Esq., Law Department  
Megan Cross Schmitt, Historic Preservation Planner II

The following persons attended the online meeting:

Marlene Schleifer  
Patricia Heller  
Dart Sageser  
Theresa Poulos  
Mary Brignola  
Susan Davis  
Danielle Giangreco  
Eric Marshall  
Loretta Nass  
Richard DeMarco  
David Ade  
Itay Porat  
Maureen McGee  
Heather Little  
Lauren Trimbur  
Patti Mychack  
Jackie Kelly  
Christine Polito  
Matt Gendaszek  
Jennifer Manning Bytof  
Gina Hall  
Bohdan Kulchycky  
Peggy Pacella  
Katie Berkery  
Vivian Brady Jones  
Olivia Baackes  
Janis Coffey  
Tammy McFadden  
Donah Beale  
Marisol Ortiz  
Patrick Grossi, Preservation Alliance  
Maryann Fox  
Logan Dry  
Jenn Walker  
Dolores Lukomski  
Nicole Belz  
Bernie McGraw Mann  
Zoraida Ortiz  
Erin Donnelly  
Jay Farrell  
Magdalis Melo  
Maria Cifelli  
Helen Burke  
Lisa Kushner  
Justin Bright  
Betty O'Brien  
Holly Scally  
Lisa McCauley  
Monica Gonzalez  
Dana Luca

Marykate Houlihan  
Celeste Oliveri  
Nancy Pontone  
Sheree Monroe  
Jim Duffin  
Donna McCullough  
Kimberly Ferraro  
Irene Gross  
John Scanlon  
Maureen Schindle  
Paul Steinke, Preservation Alliance  
Joy Kimbrell  
Jasmin Rivera  
Alyssa Zalenski  
Patricia Howell  
Kim Kimrey  
Jacqueline Wiggins  
Mary Tracy  
Suzanne Edinger  
Liz Rodriguez  
Marybeth Baranosky  
Ed Barnhart  
Frankie Graff  
Danielle Damore  
Chris Spay  
David Traub, Save Our Sites  
Audrey Hampton  
Erin Pierce  
Annie Brown Simon  
Janice Woodcock  
Bella Amichetti  
Colleen Smith  
Dorothy Burton  
Krystal Whalin  
Denise Kassekert  
Eileen Lafferty  
Patrice Goodman  
Tony Forte, Esq., Saul Ewing  
Erin Brosious  
Deanna Hatter  
Gabriel Deck  
Jaime Kelly  
Bridget Cole  
Oscar Beisert, Keeping Society  
Denise Baron  
Sarah Antonelli  
Paul Toner, Esq.  
H. Doyle  
Jana Monaco  
Maria Dias  
Liz Kulchyckyj

Annamary Smith  
 David Whipple  
 Paula Sahn  
 Maryann Mackey  
 Jennifer Coffey  
 Dan Stratz  
 Nicole Fuhrmeister  
 Alice Kaiser  
 Caitlin Siemien  
 G. Blakla  
 Steven Peitzman  
 Lorraine Rocci

**ADOPTION OF MINUTES, 705<sup>TH</sup> STATED MEETING, 14 MAY 2021**

**START TIME IN ZOOM RECORDING:** 00:00:00

**DISCUSSION:**

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 705<sup>th</sup> Stated Meeting, held 14 May 2021. No corrections were offered.

**ACTION:** Ms. Carney moved to adopt the minutes of the 705<sup>th</sup> Stated Meeting of the Philadelphia Historical Commission, held 14 May 2021. Mr. Lippert seconded the motion, which was adopted by unanimous consent.

<b>ITEM: Adoption of the Minutes of the 705<sup>th</sup> Meeting</b>					
<b>MOTION: Adoption of minutes</b>					
<b>MOVED BY: Carney</b>					
<b>SECONDED BY: Lippert</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

## **SELECTION OF VICE CHAIR**

**START TIME IN ZOOM RECORDING: 00:05:35**

### **DISCUSSION:**

- Ms. Cooperman nominated Kimberly Washington for Vice Chair. All other Commissioners concurred with the nomination.

**ACTION:** Ms. Cooperman moved to elect Kimberly Washington as Vice Chair of the Philadelphia Historical Commission. Ms. Sanchez seconded the motion, which was adopted by unanimous consent.

<b>ITEM: Selection of Vice Chair MOTION: Elect Kimberly Washington Vice Chair MOVED BY: Cooperman SECONDED BY: Sanchez</b>					
<b>VOTE</b>					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

## **REPORT OF THE ARCHITECTURAL COMMITTEE, 25 MAY 2021**

### **CONSENT AGENDA**

**START TIME OF DISCUSSION IN ZOOM RECORDING: 00:06:50**

### **DISCUSSION:**

- Mr. Thomas asked the Commissioners, staff, and public for comments on the Consent Agenda. None were offered.

### **PUBLIC COMMENT:**

- None.

**ACTION:** Mr. Thomas moved to adopt the recommendations of the Architectural Committee for the applications for 413 S. Iseminger Street and 2411 Delancey Place. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

<b>ITEM: Consent Agenda</b> <b>MOTION: Approval</b> <b>MOVED BY: Thomas</b> <b>SECONDED BY: McCoubrey</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

## **AGENDA**

### **ADDRESS: 321 S CHADWICK ST**

Proposal: Modify and legalize roof deck

Review Requested: Final Approval

Owner: Olivia Baackes

Applicant: Olivia Baackes

History: 1890

Individual Designation: None

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov

### **BACKGROUND:**

In March 2021, the Department of Licenses and Inspections issued a violation for the construction of a roof deck without permits for this Contributing property in the Rittenhouse-Fidler Historic District. The deck, which sits on raised posts, replaced an earlier deck that was only a minimal black metal railing system connected into the roof, with no raised decking. The manner of construction of the new deck makes it more visible from the public right-of-way than others on this block, of which there are several with railings that are visible. This application proposes to modify and legalize the existing roof deck by adding copper standing seam metal roofing to the area between the decking and roof in order to hide the raised posts.

### **SCOPE OF WORK:**

- Install standing seam metal roofing between decking and roof.
- Legalize deck.

### **STANDARDS FOR REVIEW:**

- *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 work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

- The constructed deck is not compatible with the historic features of the property.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
  - The as-built deck is highly visible from the public right-of-way. If modified as proposed in the submitted drawings, the deck would remain conspicuous from the public right-of-way, and therefore the application fails to satisfy this guideline.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9 and the Roofs Guideline.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standard 9 and the Roofs Guideline.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:08:15

**PRESENTERS:**

- Ms. Chantry presented the application to the Historical Commission.
- Property owner Olivia Baackes represented the application.

**PUBLIC COMMENT:**

- Steven Peitzman opposed the application.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The roof deck was constructed without Historical Commission approval or a building permit from the Department of Licenses and Inspections.
- The roof deck structure as built is highly conspicuous from the public right-of-way.
- The visible railings on the carriage houses on this block were approved by the Historical Commission.

The Historical Commission concluded that:

- The constructed deck is not compatible with the historic features of the property, and therefore does not satisfy Standard 9. If modified as proposed in the drawings reviewed by the Architectural Committee, the deck would remain conspicuous from the public right-of-way, and fail to satisfy the Roofs Guideline.
- The revised design, which steps the deck down at the front, reduces visibility of the deck structure and is consistent with the approved carriage house decks on this block, satisfying Standard 9 and the Roofs Guideline.

**ACTION:** Mr. Thomas moved to approve the revised application, pursuant to Standard 9 and the Roofs Guideline. Mr. McCoubrey seconded the motion, which passed by a vote of 10 to 1.

<b>ITEM: 321 S Chadwick St</b> <b>MOTION: Approval of revised design</b> <b>MOVED BY: Thomas</b> <b>SECONDED BY: McCoubrey</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)		X			
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	10	1			1

**ADDRESS: 1915 DELANCEY PL**

Proposal: Modify façade; construct rooftop addition and deck

Review Requested: Final Approval

Owner: Chris Spay

Applicant: Logan Dry, KCA Design Associates

History: 1970

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

**BACKGROUND:**

The property at 1915 Delancey Place is listed as non-contributing to the Rittenhouse Fidler Historic District. This application proposes to modify the façade of the non-contributing building and construct a fourth-floor addition with a roof deck and pilot house. The context of the block is varied, with predominantly two and three-story residential buildings. The building to the east at 1913 Delancey is set back approximately 25 feet from the street edge, increasing the visibility of the side elevation of 1915 Delancey. The building to the west, a carriage house for 1920 Spruce Street, is two stories in height with a tall front gable.

At the first floor, the application proposes to narrow the existing garage opening and to install a person door. At the second and third floors, the application proposes to enclose existing recessed balconies.

Following the Architectural Committee meeting, the applicants revised to address the inconsistencies in the application; eliminate the proposed thin brick cladding of the garage; eliminate the third floor deck; add window sills; minimize the height of the pilot house; and pull back the fourth floor deck.



**SCOPE OF WORK:**

- Modify façade
- Construct fourth-floor addition with roof deck

**STANDARDS FOR REVIEW:**

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - Since the building is non-contributing, the Historical Commission is charged with evaluating the impact of the proposal not on the building itself but on the district as a whole. The use of brick and stucco are compatible materials with the district, but the cool colors of light and dark grey are not consistent with the warmer red brick, limestone, and brownstone palette of the district. It is difficult to determine the visibility and impact of the massing of the proposed addition from the application materials. The staff recommends additional renderings from the east and west be provided. The application appears to comply with this Standard.

**STAFF RECOMMENDATION:** Approval, provided renderings or a mockup determine that the proposed massing will not overwhelm the neighboring properties, and that the materials are of a palette consistent with the district, pursuant to Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial as presented owing to inconsistencies in the application.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:31:40

**PRESENTERS:**

- Ms. DiPasquale presented the application to the Historical Commission.
- Architect Logan Dry represented the application.

**PUBLIC COMMENT:**

- None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The existing building at 1915 Delancey Place is non-contributing.
- The Historical Commission is charged with evaluating the impact of the proposal not on the building itself but on the district as a whole.
- The use of red brick and beige stucco are compatible materials with the district.
- The addition and deck are set back from the street, minimizing the impact of the proposed addition on the neighboring properties.

The Historical Commission concluded that:

- The proposed design is compatible with the historic district in terms of materials and massing, satisfying Standard 9.

**ACTION:** Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9. Ms. Edwards seconded the motion, which was adopted by unanimous consent.

<b>ITEM: 1915 Delancey PI</b> <b>MOTION: Approval</b> <b>MOVED BY: McCoubrey</b> <b>SECONDED BY: Edwards</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

**ADDRESS: 26 N 3RD ST**

Proposal: Modify and legalize vinyl windows and repainting of façade

Review Requested: Final Approval

Owner: Joseph Demesquita

Applicant: Magdalis Melo, Magda Green Design, LLC

History: 1866

Individual Designation: 12/31/1984

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

Staff Contact: Kim Chantry, kim.chantry@phila.gov

**BACKGROUND:**

In February 2021, the Department of Licenses and Inspections issued a violation for work to the façade at 26 N. 3rd Street which was neither permitted nor reviewed by the Historical Commission. This work, which occurred in 2019 but was more recently brought to the staff's attention by a neighbor, included repainting of the front façade and replacement of the windows in floors two through four.

The historic windows were four-over-four in pane configuration. The windows installed in 2019 are vinyl one-over-one hung windows with a transom to build down the height in floors two and three. The applicant is seeking approval to retain the vinyl windows, and apply an exterior muntin to the sash in order to create the appearance of four-over-four panes. The transoms would remain unmodified on the taller windows.

The application does not address the repainting of the façade, but the staff notes that the façade was painted a light color at the time of historic designation, but not the color of the underlying masonry.

**SCOPE OF WORK:**

- Apply exterior muntins to existing vinyl windows.
- Legalize repainting of façade and modified vinyl windows.

**STANDARDS FOR REVIEW:**

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The vinyl windows, with or without the proposed applied muntins, do not match the old in design, color, texture, or materials. The white paint on the façade is not the color of the underlying masonry.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 6.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standard 6.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:39:15

**PRESENTERS:**

- Ms. Chantry presented the application to the Historical Commission.
- Architect Magdalis Melo represented the application.

**PUBLIC COMMENT:**

- Paul Steinke opposed the application.
- Jim Duffin opposed the application.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The façade work was undertaken without Historical Commission approval or a building permit from the Department of Licenses and Inspections. The work required a permit because the property is designated as historic.
- The historic four-over-four sash was a character-defining feature of this building's façade.
- The building is Contributing to the Old City historic district and should be regulated as all other Contributing buildings are regulated, where vinyl windows have not been approved for front facades.
- Requiring the paint to be removed from the facade risks damage to the historic bricks, which have been painted for many years. However, the façade could be repainted the color of the underlying masonry.

The Historical Commission concluded that:

- The vinyl windows, with or without the proposed applied muntins, do not match the old in design, color, texture, or materials, failing to satisfy Standard 6.

**ACTION:** Mr. McCoubrey moved to deny the application to legalize the vinyl windows, pursuant to Standard 6. Mr. Lippert seconded the motion, which was adopted by unanimous consent.

<b>ITEM: 26 N 3<sup>rd</sup> St</b> <b>MOTION: Denial</b> <b>MOVED BY: McCoubrey</b> <b>SECONDED BY: Lippert</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

**ADDRESS: 2008 WALNUT ST**

Proposal: Construct seven-story building along Chancellor Street

Review Requested: Final Approval

Owner: Warren Lexton

Applicant: David Whipple, Assimilation Design Lab LLC

History: 1870

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**BACKGROUND:**

This application proposes to construct a seven-story building to be located on the vacant area at the rear of 2008 Walnut Street. The new construction would face Chancellor Street and would not connect to the historic building. As proposed, the building would be seven stories and contain 13 residential units. It would have a roof deck for residential use, on-site and off-site parking, and mechanical basement space. The proposed cladding materials are brick at the first three floors of the building and metal standing seam siding for the upper floors. The windows would be a black aluminum clad with simulated divided lites. It would have an open parking area at the first floor.

A new building of a similar scale stands adjacent to this property at 2010 Walnut Street. It was approved by the Historical Commission in 2016.

**SCOPE OF WORK:**

- Construct new seven-story building with roof deck.

**STANDARDS FOR REVIEW:**

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
  - Since Chancellor Street is primarily composed of low-scale buildings, the proposed new construction should be reduced in height or incorporate setbacks to meet Standard 9. Although the approved project at 2010 Walnut Street is seven floors, the top floor steps back to mitigate the appearance of height.
  - Screen or enclose the first-floor parking area to satisfy Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
  - Since the new construction is separated from the historic building, the application satisfies Standard 10.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standard 9.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:53:15

**PRESENTERS:**

- Ms. Mehley presented the application to the Historical Commission.
- Architect David Whipple represented the application.

**PUBLIC COMMENT:**

- David Traub of Save Our Sites opposed the application.
- Oscar Beisert opposed the application.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The application was revised based on comments by the Architectural Committee and included the following:
  - Setbacks have been incorporated into the top floors of the proposed building.
  - The height is now in line with adjacent building at 2010 Walnut Street.
  - The cladding materials have been updated.
  - The open parking area on the first level has been enclosed.

The Historical Commission concluded that:

- The revised application, with setbacks at the upper floors and revised cladding materials, is more compatible with the residential character of Chancellor Street, satisfying Standard 9.
- Since the new construction is not attached to the historic building, the application satisfies Standard 10.

**ACTION:** Mr. McCoubrey moved to approve the revised application, provided the balcony faces are clad with metal panels, with the staff to review details, pursuant to Standard 9. Ms. Carney seconded the motion, which was adopted by unanimous consent.

<b>ITEM: 2008 Walnut St</b> <b>MOTION: Approval, with conditions</b> <b>MOVED BY: McCoubrey</b> <b>SECONDED BY: Carney</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

**ADDRESS: 1819 ADDISON ST**

Proposal: Construct pilot house and roof deck

Review Requested: Final Approval

Owner: Bohdan & Elizabeth Kulchychy

Applicant: Ed Barnhart, Always by Design

History: 1860

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**BACKGROUND:**

This application proposes alterations to the front elevation, rear elevation, and roof of 1819 Addison Street. The property is a three-story brick row house with a low pitch gable roof. The majority of properties along this block of Addison Street are a similar height and scale. The rear of the property faces Waverly Street, used primarily as a service alley for parking, trash receptacles, and mechanical equipment.

**SCOPE OF WORK:**

Front elevation:

- Replace existing front door with a traditional solid 6-panel wood door and install storm door.
- Replace existing front windows with double-hung, six-over-six, simulated-divided-light, aluminum-clad wood windows.

Rear elevation:

- Remove roof canopy and column above existing rear entryway.

- Relocate rear door to underneath existing two-story “tower” wing.
- Insert column under existing two-story “tower” wing.
- Alter rear window configurations to suit interior room changes using casement and awning type windows without muntins.
- Relocate HVAC condensers from street level to roof level.

#### Roof

- Insert two low-profile skylights to front roof.
- Add roof deck above existing roof. New roof deck includes pilot house, parapets, railings, and hot tub.
- Install HVAC condensers at new roof deck.

#### STANDARDS FOR REVIEW:

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

- *Standard 9: New addition, exterior alterations, or related new construction will not destroy historic materials, features, and spacial relationships that characterize the property. The new work will 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.*
  - Proposed work on the front façade satisfies Standard 9.
  - Owing to Waverly Street’s much altered and non-historic streetscape as well as its use as a service alley, the majority of the proposed work at the rear facing Waverly satisfies Standard 9. Window openings should be maintained as much as possible and replacement windows should be maintained as double-hung where possible in order to satisfy Standard 9.
  - The proposed rooftop work does not satisfy Standard 9, as explained below.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
  - The proposed front skylights satisfy the Roofs Guideline.
  - The proposed deck covers a portion of the front roof and all of the rear roof, including the ridge. The proposed deck would not be inconspicuous or minimally visible and would significantly alter the spatial characteristics of the character-defining gable roof, the roof deck does not satisfy the Roofs Guideline.

**STAFF RECOMMENDATION:** Denial of the roof deck, pursuant to the Roofs Guideline; approval of the work proposed to front and rear façade, with the staff to review details, pursuant to Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial of the roof deck, pursuant to the Roofs Guideline; approval of the work proposed to front and rear façade, with the suggestion that the rear window configurations and openings should be retained, with the staff to review details, pursuant to Standard 9.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:05:30

#### PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Ed Barnhart represented the application.

**PUBLIC COMMENT:**

- None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- In response to the Architectural Committee's comments, the application was revised with the following changes:
  - The front of the roof deck is set slightly behind the roof ridge.
  - The majority of the original window openings on rear facade will be maintained and double-hung windows are now proposed as the replacement units.
  - The rear cladding will be stucco on first floor and brick on second and third floors.

The Historical Commission concluded that:

- The revised plan for the rear façade maintains most original window openings and proposes historically compatible double-hung windows as replacements. This along with a plan to rehabilitate the upper floor brick and maintain stucco on first floor, satisfies Standard 9.
- The revised roof plan, setting the deck behind the ridge, enables the deck to be inconspicuous from Addison Street and maintains the historic form of the front roof, satisfying the Roofs Guideline.

**ACTION:** Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

<b>ITEM: 1819 Addison St</b> <b>MOTION: Approval</b> <b>MOVED BY: McCoubrey</b> <b>SECONDED BY: Mattioni</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1



**ADDRESS: 413 S ISEMINGER ST**

Proposal: Construct shed dormer and rear addition

Review Requested: Final Approval

Owner: John Hardt

Applicant: Susan Miller Davis

History: 1830

Individual Designation: 2/28/1961

District Designation: None

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov)

**BACKGROUND:**

This application proposes to construct a front dormer and rear third-floor addition with deck on this mid-block rowhouse. The existing roof slopes in a continuous plane from back to front, as do the roofs of several adjacent houses on the street. The adjacent houses at 409, 411, and 415 S. Iseminger Street have wide shed dormers at the front. The wide shed dormer at 411 S. Iseminger Street dates to 1958 and predates the designation of the property. A wide shed dormer at 421 S. Iseminger Street was approved by the Historical Commission in 2002. The wide shed dormer at 415 S. Iseminger Street was approved by the Historical Commission in 2005, seemingly to be consistent with the 2002 approval for 421 S. Iseminger Street, according to the meeting minutes. The rear of this property is not visible from the public right-of-way.

**SCOPE OF WORK:**

- Construct 8'-6" wide front dormer.
- Construct additional story on existing two-story rear addition with deck.

**STANDARDS FOR REVIEW:**

- *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 work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
  - The existing sloped roof, which is not discernable from the street, is not a character-defining feature of the building, and the new dormer will have the same impact on the street as the existing wide shed dormers found on adjacent properties, which is minimal. The dormer will be compatible with the block and will not impact the integrity of the environment.

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

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, provided that the depth of the proposed rear deck is minimized to two feet and the dormer is designed to closely match the dormers at the adjacent houses, with the staff to review details, pursuant to Standard 9.

**ACTION:** See Consent Agenda

**ADDRESS: 2409 DELANCEY PL**

Proposal: Construct addition with decks

Review Requested: Final Approval

Owner: Jessica & Gregory Phillips

Applicant: Gabriel Deck, Gnome Architects, LLC

History: 1963, William Weissman, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov)

**OVERVIEW:** The property at 2409 Delancey Place is part of a row of buildings on the north side of the 2400-block of Delancey Place constructed in the about 1963 by architect Walter Weissman. The building at 2409 Delancey Place is one story tall along the street with a second story set back from the front façade. It is classified as non-contributing in the Rittenhouse-Fidler Historic District.

This application proposes to construct a third and fourth-story addition with decks. Currently, the ground floor facing Delancey Place is finished with smooth stucco and board formed concrete. The façade materials proposed for the addition includes wood cladding and metal panels.

**SCOPE OF WORK:**

- Construct a third and fourth-story addition with decks.

**STANDARDS FOR REVIEW:**

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed addition appears to be compatible in materiality and massing with the other buildings on the block; however, the applicant should clarify how the overall height of the proposed building relates to the adjacent structures. Owing to its location within a row of non-contributing structures, the proposed building would not destroy any historic materials, nor would it impact the historic integrity of the surrounding environment. The work complies with this standard.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
  - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
  - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
  - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
  - The proposal adds a third and fourth story to a non-contributing building located in a row of non-contributing buildings. The proposed addition is compatible in materiality and massing and would have no visual impact on the historic district. The work complies with this guideline.

**STAFF RECOMMENDATION:** Approval, provided that the height of the addition is demonstrated to be compatible with its surroundings, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, owing to a lack of information about the appropriateness of the proposed fourth story and to the proposed use of wood cladding as a primary façade material, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 0:13:45

**PRESENTERS:**

- Ms. Schmitt presented the application to the Historical Commission.
- Architect Gabriel Deck represented the application.

**PUBLIC COMMENT:**

- None.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The additional information provided by the applicant effectively documents the proposed additions in relationship to the surrounding context.
- The revised fiber-cement cladding material is more appropriate to the materials seen on the block.
- The significant set-back proposed for the fourth-story addition precludes an adverse impact of the addition on the historic district by maintaining the streetscape.

The Historical Commission concluded that:

- The revised use of fiber-cement cladding is compatible with the surrounding buildings on the block, satisfying Standard 9.
- The additions will not have an adverse impact on the streetscape or the surrounding buildings, owing to the significant set-back proposed, satisfying Standard 9.

**ACTION:** Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction. Ms. Edwards seconded the motion, which was adopted by unanimous consent.

<b>ITEM: 2409 Delancey PI</b> <b>MOTION: Approval</b> <b>MOVED BY: McCoubrey</b> <b>SECONDED BY: Edwards</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

**ADDRESS: 2411 DELANCEY PL, UNIT A**

Proposal: Construct four-story building

Review Requested: Final Approval

Owner: Eugenia & Steven Galetta

Applicant: Gabriel Deck, Gnome Architects, LLC

History: 1967

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

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

**OVERVIEW:** The property at 2411 Delancey Place, Unit A, is part of a row of nondescript buildings constructed in the late 1960s on the north side of the 2400-block of Delancey Street. They are part of the development of Bauhaus-style structures that stand to the south on Delancey Street, but do not share the Bauhaus styling. Both the Delancey and Cypress sections of the development are classified as non-contributing in the Rittenhouse-Fidler Historic District. The fronts of the buildings face an interior court between Delancey Place and Cypress Street, and the rears of the buildings face directly onto Cypress Street. The south side of the 2400-block of Cypress Street consists of seven non-contributing buildings, while the rears of the Spruce Street properties, which include numerous roll-down gates, comprise the block's north side. No contributing structures front onto the street.

Within the past couple years, a fire destroyed an adjacent building and caused significant damage to 2411 Delancey Place. The Historical Commission staff approved a permit for complete demolition of the fire-damaged structure on 4 December 2020. The Department of Licenses and Inspections issued the permit in January 2021, and the four-story building was subsequently demolished.

This application proposes to construct a four-story building with a roof deck and pilot house in place of the previous non-contributing structure. At its Cypress Street elevation, the new

building would feature a brick base and balcony at the second story. It would be clad in composite panel siding with flat metal accent panels. Like the previous building, the new structure would have a garage door at the first story.

**SCOPE OF WORK:**

- Construct four-story building with pilot house and roof deck.

**STANDARDS FOR REVIEW:**

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed four-story building would replace a previous building of approximately the same size. The new building would be compatible in massing, size, and scale. Owing to its location within a row of non-contributing structures, the proposed building would not destroy any historic materials, nor would it impact the historic integrity of the surrounding environment. The work complies with this standard.
- Guidelines for New Exterior Additions to Historic Buildings and Related New Construction:
  - *Recommended: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
  - *Recommended: Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.*
  - *Not Recommended: Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.*
  - The proposed building would be visible only from Cypress Street, where no fronts of contributing or significant structures are located. The proposed building is compatible in massing and size and would have no visual impact on the historic district. The work complies with this guideline.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standard 9, and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, with the suggestion that the width of the balcony at the Cypress Street elevation be reduced to match the width of the opening, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.

**ACTION:** See Consent Agenda

## **REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 2 JUNE 2021**

### **ADDRESS: 404 FOUNTAIN ST**

Name of Resource: Wright Cottage

Proposed Action: Designation

Property Owner: 404 Fountain LLC

Nominator: Marlene Schleifer, Ridge Park Civic Association

Staff Contact: Kim Chantry, kim.chantry@phila.gov

**OVERVIEW:** This nomination proposes to designate the property at 404 Fountain Street as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the Wright Cottage satisfies Criteria for Designation C and D. Under Criterion C, the nomination argues that the building, completed in 1856, reflects the environment in an era characterized by the Gothic and Italianate styles of architecture. Under Criterion D, the nomination contends that the building embodies distinguishing characteristics of the “bracketed cottage” motif popularized by Andrew Jackson Downing’s *Cottage Residences* (1842) and *The Architecture of Country Houses* (1850).

A development project for the site was underway when the Historical Commission notified the property owner on 8 April 2021 that it would consider a nomination proposing to designate the property. A zoning permit application for a five-story multifamily building with 65 apartments (ZP-2020-010120) was filed with the Department of Licenses and Inspections on 16 December 2020. The permit has not been issued yet because the Civic Design Review process is not completed. A zoning permit application for complete demolition of the existing building (ZP-2021-003855) was filed with the Department of Licenses and Inspections on 14 April 2021 and the permit was issued on 20 April 2021. A building permit application for complete demolition (DP-2021-000563) was started in eclipse, the City’s online permitting system, on 1 April 2021, but was not completed. That application was superseded by a second building permit application for complete demolition (DP-2021-000615), which was filed with the Department of Licenses and Inspections on 13 April 2021.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 404 Fountain Street satisfies Criteria for Designation C and D. In light of the ongoing development project for the site, the staff suggests a compromise to save the historic building: limiting the designated area to the building and site wall with a narrow buffer at sides and rear.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 404 Fountain Street satisfies Criteria for Designation C and D, and should be designated as historic and listed on the Philadelphia Register of Historic Places, with an amended period of significance from 1850 to 1902, and with the entire building including the one-story volume considered contributing to the property’s significance.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 01:40:00

#### **PRESENTERS:**

- Ms. Chantry presented the nomination to the Historical Commission.
- Oscar Beisert represented the nominator.

- Attorney Richard DeMarco and developer Eric Marshall represented the property owner. Mr. DeMarco stated that they are willing to accept the designation, provided the development proposal is approved by the Historical Commission.

**PUBLIC COMMENT:**

- David Traub, representing Save Our Sites, supported the designation.
- Paul Toner, representing Ridge Park Civic Association, supported the designation.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The rear volumes of the building are historic but plans for complete demolition were in place at the time that notice was sent to the property owner informing them of the proposed designation, and therefore Section 6.9.a.10 of the Rules & Regulations is applicable as it relates to the upcoming review of the removal of the rear volumes.
- The schist retaining wall at the front of the property dates to 1902.

The Historical Commission concluded that:

- The building reflects the environment in an era characterized by the Gothic and Italianate styles of architecture, satisfying Criterion C.
- The building embodies distinguishing characteristics of the “bracketed cottage” motif popularized by Andrew Jackson Downing, satisfying Criterion D.

**ACTION:** Ms. Cooperman moved to find that the property at 404 Fountain Street satisfies Criteria for Designation C and D, and to designate it as historic and list it on the Philadelphia Register of Historic Places, with an amended period of significance from 1850 to 1902, and with acknowledgement that Section 6.9.a.10 of the Rules & Regulations is applicable for the review of the development proposal, specifically as it relates to the rear volumes of the building. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

<b>ITEM: 404 Fountain St</b> <b>MOTION: Designate, Criteria C &amp; D; amend period of significance 1850 to 1902</b> <b>MOVED BY: Cooperman</b> <b>SECONDED BY: McCoubrey</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

**ADDRESS: 404 FOUNTAIN ST**

Proposal: Construct apartment building

Review Requested: Final Approval

Owner: 404 Fountain LLC

Applicant: Richard DeMarco, Zarwin Baum

History: 1854

Individual Designation: Pending

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov

**BACKGROUND:**

The property at 404 Fountain Street contains a c.1854 building on a large lot. A nomination to designate the property as historic was submitted to the Historical Commission, and notice of the proposed designation was sent to the property owner on 8 April 2021. At the time of notice to the property owner, draft building permit and zoning permit applications were in eCLIPSE, L&I's online permitting system, for complete demolition of the building. Section 6.9.a.10 of the Commission's Rules and Regulations, the so-called "transition rule," allows the Commission, its committees, and staff to consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation, including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications. The staff intends to recommend designation of only the historic building with a buffer, rather than designation of the entire parcel. Should this boundary recommendation be adopted by the Commission when it reviews the nomination to designate, the Commission would not have jurisdiction over this proposed new construction.

This application has been submitted as one possible option for the property owner, which is to retain the existing building and assume that the Historical Commission will have jurisdiction over the property. This application proposes to construct a four-story apartment building on the remainder of the lot, allowing for views of the historic building from Fountain Street.

**SCOPE OF WORK:**

- Construct four-story apartment building.

**STANDARDS FOR REVIEW:**

- *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 work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
  - The proposed new construction, while potentially overwhelming in scale, allows for the retention of the historic building without any attachment or alterations to the historic fabric.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - The apartment building could be removed in the future without impact to the historic building.
- *Historical Commission Rules & Regulations Section 6.9.a.10: The Commission, its committees, and staff may consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation including but not*



*limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications.*

**STAFF RECOMMENDATION:** Approval, pursuant to Standards 9 and 10 and Section 6.9.a.10 of the Rules & Regulations, in light of the plans for the development of the property already in place at the time the Historical Commission notified the property owner of its intent to consider a designation.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial as presented, owing to incompleteness.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 02:03:30

**PRESENTERS:**

- Ms. Chantry presented the application to the Historical Commission.
- Attorney Richard DeMarco, architect Janice Woodcock, and developer Eric Marshall represented the application.

**PUBLIC COMMENT:**

- Dorothy Burton, an area resident, commented that the design has improved, and offered suggestions for further improvement.
- Paul Toner, representing the Ridge Park Civic Association, commented that it is inappropriate for a developer to threaten litigation.
- Oscar Beisert commented that the revised design is a vast improvement from the initial design.
- Steven Peitzman asked if the two-story volume at the rear could be preserved.
- Paula Sahm offered comments on the rear volumes.
- Jim Duffin commented that this was an appropriate time to apply Section 6.9.a.10 of the Rules & Regulations.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- At the time of notice to the property owner, draft building permit and zoning permit applications had been filed in eCLIPSE, the Department of Licenses and Inspection's online permitting system, for complete demolition of the building.
- The rear one-story and two-story volumes are historic, but this compromise proposal preserves the main block of the historic house while allowing for development at the side and rear of the large site, rather than complete demolition of the historic resource as initially planned by the developer.
- The revised development proposal provides approximately 15 feet of a buffer at the side and rear of the historic building.

The Historical Commission concluded that:

- Section 6.9.a.10 of the Commission's Rules and Regulations, the so-called "transition rule," allows the Commission, its committees, and staff to consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation, including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications.

- The proposed new construction, while large in scale, allows for the retention of the historic building without any attachment to the historic fabric, and has been reduced in scale from the initial proposal to allow for more space at the side and rear of the historic building, satisfying Standard 9.

**ACTION:** Mr. McCoubrey moved to approve the revised application, provided the entry wall is curved at the corner, with the staff to review details, pursuant to Standard 9 and Section 6.9.a.10 of the Rules & Regulations. Ms. Edwards seconded the motion, which was adopted by unanimous consent.

ITEM: 404 Fountain St MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

## **OLD BUSINESS**

### **ADDRESS: 319 N 19TH ST AND 312 N 18TH ST**

Name of Resource: John W. Hallahan Girls' Catholic High School

Proposed Action: Designation; Request to Continue to October 2021 CHD Mtg

Property Owner: Archdiocese of Philadelphia

Nominator: Preservation Alliance for Greater Philadelphia

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**OVERVIEW:** This nomination proposes to designate the properties at 319 N. 19<sup>th</sup> Street and 312 N. 18<sup>th</sup> Street, now collectively known as John W. Hallahan Girls' Catholic High School, as historic and list them on the Philadelphia Register of Historic Places. Located in the Logan Square neighborhood, the school's buildings were constructed in 1911 and 1914. Under Criterion A, the nomination argues that John W. Hallahan Girls' Catholic High School represents the first Catholic girls' high school in the United States and played an important part in the development of the city's educational system in response to the demands of an industrializing economy. Under Criterion C, the nomination contends that the building at 319 N. 19<sup>th</sup> Street was designed by one of Philadelphia's leading architects of ecclesiastical buildings, the firm of Ballinger & Perrot. The firm designed numerous Roman Catholic and Methodist

Episcopalian churches and parish schools, influencing the development of the city. The period of significance begins in 1911, the year the school began construction, and ends in 2021, when the school is scheduled to close as announced by the Archdiocese of Philadelphia in November 2020.

**STAFF RECOMMENDATION:** The staff recommends that the nomination demonstrates that the property at 319 N. 19<sup>th</sup> Street and 312 N. 18<sup>th</sup> Street, satisfies Criterion A, and 319 N. 19<sup>th</sup> Street satisfies Criterion E.

**COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION:** The Committee on Historic Designation voted to recommend that the nomination for 319 N. 19<sup>th</sup> Street and 312 N. 18<sup>th</sup> Street be continued to the October 2021 Committee on Historic Designation meeting.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 03:01:40

**PRESENTERS:**

- Ms. Mehley presented the update on the continuance request to the Historical Commission.
- Attorney Tony Forte represented the owner and the continuance request.
- Patrick Grossi of the Preservation Alliance represented the nomination.
- Attorney Leonard Reuter represented the Philadelphia Historical Commission.

**PUBLIC COMMENT:**

- Suzanne Edinger opposed the continuance request.
- Vivian Brady Jones opposed the continuance request.
- Sara Antonelli opposed the continuance request.
- Lisa Covilla opposed the continuance request.
- Jennifer Coffey opposed the continuance request.
- Lorraine Rocci opposed the continuance request.
- Dorothy Burton opposed the continuance request.
- Heather Doyle opposed the continuance request.
- Patrice Goodman opposed the continuance request.
- Nicole Fuhrmeister opposed the continuance request.
- Jana Monaco opposed the continuance request.
- Paula Sahm opposed the continuance request.

**HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:**

The Historical Commission found that:

- The property owner is actively consulting with various parties, including the nominator, to assess and create a plan for future preservation and redevelopment of the building and site.
- Since consideration of redevelopment is not within the Committee on Historic Designation's purview, the nomination could be moved to an earlier meeting without disruption to the owner's investigation of the buildings and planning for the future of the site.
- There is strong public support for moving consideration of the nomination forward.

The Historical Commission concluded that:

- As the Committee of Historic Designation's recommendation for designation is advisory only, the nomination review can be moved up to August 2021 meeting of the Committee on Historic Designation.

**ACTION:** Mr. Mattioni moved to continue the review of the nomination for 319 N. 19<sup>th</sup> Street and 312 N. 18<sup>th</sup> Street and remand it to the August 2021 Committee on Historic Designation meeting. Ms. Cooperman seconded the motion, which was adopted by unanimous consent.

<b>ITEM: 319 N 19<sup>th</sup> St and 312 N 18<sup>th</sup> St</b>					
<b>MOTION: Continue and remand to the August 2021 CHD meeting</b>					
<b>MOVED BY: Mattioni</b>					
<b>SECONDED BY: Cooperman</b>					
<b>VOTE</b>					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)	X				
Washington	X				
Total	11				1

## **ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING: 03:48:00**

**ACTION:** At 12:48 p.m., Mr. Mattioni moved to adjourn. Ms. Carney seconded the motion, which was adopted by unanimous consent.

<b>ITEM: Adjournment</b> <b>MOTION: Adjourn</b> <b>MOVED BY: Lippert</b> <b>SECONDED BY: McCoubrey</b>					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
Hartner (DPP)	X				
Lepori (Commerce)	X				
Lippert (L&I)	X				
Mattioni	X				
McCoubrey	X				
Sánchez (Council)					X
Washington					X
Total	10				2

**PLEASE NOTE:**

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