ADDRESS: 156 W SCHOOL HOUSE LN
Proposal: Demolish building
Review Requested: Final Approval
Owner: Pennsylvania School for the Deaf
Applicant: Matthew N. McClure, Ballard Spahr LLP
History: 1897; Boxwood; Mantle Fielding Jr., architect
Individual Designation: 3/12/2021
District Designation: None
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW:
This application proposes to demolish the house at 156 W. School House Lane, owing to financial hardship and necessity in the public interest. The Pennsylvania School for the Deaf owns the property, which is adjacent to its campus in central Germantown. The application claims that the building cannot be feasibly adapted for use by the school and that demolishing the building and redeveloping the land for the school's use is necessary in the public interest.

The Penn Knox Neighborhood Association nominated the property in January 2019, when a different non-profit owner planned to sell the property to a for-profit developer for redevelopment as an apartment complex. After the nomination was submitted, the apartment plan was abandoned and the Pennsylvania School for the Deaf purchased the property in July 2019. The school's campus borders the property on the northeast. The review of the nomination was delayed for a while as the school and the neighborhood association discussed the matter but did not come to a resolution. In March 2021, the Historical Commission reviewed the nomination. During the review, school representatives objected to the designation and explained that the school needed to redevelop the property at 156 W. School House Lane to redesign the traffic flow on the campus and improve safety for the deaf students. The school's consultants also explained that the house was in very poor condition and could not be feasibly adaptively reused for deaf students. The Historical Commission eventually designated the property over the school's objections at its meeting in March 2021. At the time of designation, the Commission suggested that the school submit a financial hardship application formalizing and demonstrating its claims about the infeasibility of reuse and the public interest. This application is the result of that advice. The nomination is available at this link:
https://www.phila.gov/media/20210312151800/156-W-School-House-Ln-nomination.pdf

Section 14-1005(6)(d) of the City of Philadelphia's historic preservation ordinance expressly prohibits the Historical Commission from approving demolitions of historic buildings in all but two instances. It may approve a demolition only after determining that:

- the demolition is necessary in the public interest; and/or,
- the building cannot be used for any purpose for which it is or may be reasonably adapted.

In the first instance, the ordinance authorizes the Historical Commission to approve demolitions for public policy reasons, when the public interest advanced by the demolition greatly outweighs the public interest in the preservation of the building. In the second instance, the ordinance authorizes the Commission to approve demolitions when the Commission's regulation of the property denies the owner of all economically viable use of it and thereby inflicts a financial hardship on the owner. If the Commission requires the retention and preservation of a building with no feasible reuse without justly compensating the owner for the imposed hardship, its actions will result in a taking in the constitutional sense and violate the property owner's

constitutionally guaranteed rights. The hardship provision in Philadelphia's preservation ordinance and equivalent provisions in nearly all municipal preservation laws in the United States are designed specifically to allow preservation agencies to avoid takings claims and thereby function constitutionally. If a preservation ordinance prohibited all demolitions regardless of circumstances, the courts would find it unconstitutional.

The application consists of an affidavit and supporting documents. The application claims that the configuration and condition of the building prohibit a financially feasible reuse of the property. The application also claims that the demolition is necessary in the public interest because redeveloping the land at 156 W. School House Lane is the only means of meeting certain needs of the school and its students.

At its essence, this application asks the Historical Commission to compare the public interest in the preservation of the house at 156 W. School House Lane to the public interest in the reuse of the property to enhance the educational experiences provided by the Pennsylvania School for the Deaf; and, if the benefit of reuse exceeds that of preservation, whether the reuse of the property as outlined is the only feasible means of achieving that benefit. In other words, does the public benefit of the enhancements to the campus exceed that of the preservation of the house and, if so, is the demolition of the house and reuse of the property necessary to achieve the benefit? These questions are fundamentally the same questions that the Historical Commission confronted during the review of the nomination. However, now, with the submission of this application, the Historical Commission has considerably more information on which to base a decision.

In 2001, the Pennsylvania School for the Deaf sought and received the Historical Commission's approval to demolish the designated house at 143 W. Coulter Street, which was southeast of the property at 156 W. School House Lane and adjacent to the school's campus. The Historical Commission approved the demolition as necessary in the public interest, to clear the site for the construction of a facility for the school. Meeting minutes related to the Historical Commission's approvals of the demolition and new construction are included with application materials.

The Historical Commission's Rules and Regulations indicate that both the Architectural Committee and Committee on Financial Hardship must review financial hardship applications and offer recommendations to the Historical Commission. The Committee on Financial Hardship's role is clear; it must evaluate the claims of financial hardship and necessity in the public interest and determine whether they have merit. The Architectural Committee's role is less clear, but it typically offers a recommendation regarding the claims made in the application related to architecture, planning, and design. The Architectural Committee reviewed the application on 23 August 2022 and recommended that:

- The Architectural Committee acknowledges that the primary program spaces that the school currently lacks and needs to provide such as dining and assembly spaces cannot be accommodated in the building at 156 W. School House Lane.
- The application has not proven that the demolition of the building and repurposing of the property will achieve the school's parking and circulation goals. More information is needed to show that reuse of the property for parking and circulation will increase the safety and efficiency of the campus.
- The application has not proven that the demolition of the building is necessary in the public interest, but that deficit could be remedied with additional information.
- Additional information should be provided to the Committee on Financial Hardship and the Historical Commission.

After the Architectural Committee's review, the applicants submitted additional information including materials regarding campus planning as it relates to parking and traffic circulation, existing and proposed facilities, floor plans for the house in question, and information about planning spaces for deaf persons.

SCOPE OF WORK:

- Demolish building.

STANDARDS FOR REVIEW:

The historic preservation ordinance and Rules and Regulations include the following guidance:

- *Section 14-1005(6)(d), Restrictions on Demolition: "No building permit shall be issued for the demolition of a historic building, structure, site, or object, or of a building, structure, site, or object located within a historic district that contributes, in the Historical Commission's opinion, to the character of the district, unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted, the owner must demonstrate that the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed."*
    - The Historical Commission typically determines whether a property can be reasonably adapted for a new purpose by comparing the cost to rehabilitate a property for the new use(s) with the value of the rehabilitated property derived from the new use(s) over time to determine whether the reuse project(s) will produce reasonable rates of return. Such an analysis can demonstrate whether the sale of the property is impracticable, whether commercial rental will provide a reasonable rate of return, and whether other potential uses of the property are foreclosed.
- *Section 10.1 of the Historical Commission's Rules and Regulations, Financial Hardship for Non-Profit Organizations: "The Commission recognizes that the provisions of Section 14-1000 of the Philadelphia Code and other sections of these Rules & Regulations may not all have applicability to a property owned and used by a non-profit organization. No single set of measures can encompass the highly variegated types and contexts of buildings held by non-profit organizations. The economics of a building in the middle of a college campus may differ from that of a church, hospital, museum, or child care center."*
    - Section 10.1 of the Rules and Regulations indicates that financial hardship reviews for non-profit organizations differ from other hardship reviews and implies that a hardship review for a property held by a non-profit may combine aspects of hardship and public interest reviews, given that non-profits presumably work in the public interest.
- *Section 12 of the Historical Commission's Rules and Regulations, Demolition in the Public Interest: "Section 14-1005(6)(d) of the Philadelphia Code authorizes the Commission to approve a permit application for demolition that may not otherwise satisfy the Commission's review criteria if the Commission 'finds that issuance of the permit is necessary in the public interest.' … The applicant must provide documentation demonstrating the necessity of demolition in the public interest."*
    - The historic preservation ordinance authorizes the Historical Commission to make determinations related to necessity in the public interest but does not define or elaborate on necessity in the public interest. The Rules and Regulations likewise do not define or elaborate, imbuing the Historical Commission with broad discretion.

STAFF RECOMMENDATION: The staff notes that the application raises thorny questions about the meaning and intent of Section 10 of the Historical Commission's Rules and Regulations, which indicates that the Historical Commission may review financial hardship applications submitted by non-profit institutions in ways that differ from standard hardship reviews but provides few guidelines for non-profit reviews. The staff suggests that those questions can be set aside, even if the current hardship claim has merit, and the application can be decided solely on its claim of necessity in the public interest. The staff recommends that the Historical Commission find that issuance of the demolition permit is necessary in the public interest and approve the application for the following reasons and with the following conditions:

- The application demonstrates that adaptively reusing the building at 156 W. School House Lane in a way that would accommodate deaf and hard-of-hearing persons would be prohibitively expensive.
- The application demonstrates that, even if adapted at great expense, the building at 156 W. School House Lane would not meet any need of the Pennsylvania School for the Deaf.
- The application demonstrates that incorporating the property at 156 W. School House Lane into the campus of the Pennsylvania School for the Deaf would provide needed space for campus improvements that would increase safety and enhance educational experiences for students.
- While designated as historic, the building at 156 W. School House Lane is of relatively minor historical and architectural significance. Relative significance can and should be factored into financial hardship and necessary in the public interest decisions.
- The historic preservation ordinance declares that, as a matter of public policy, the preservation and protection of buildings of historic, architectural, cultural, educational, and aesthetic merit are public necessities and are in the interests of the health, prosperity, and welfare of the people of Philadelphia. The mission of the Pennsylvania School for the Deaf is to empower children with hearing loss by providing fully accessible services and a quality education so that they can become educated, productive, and responsible members of society, which is also in the interests of the health, prosperity, and welfare of the people of Philadelphia. The task for the Historical Commission is to weigh the public's interest in the preservation of the building at 156 W. School House Lane with the public's interest in the expanded opportunities that the Pennsylvania School for the Deaf could provide with an improved campus. The staff contends that the public's interest in the enhancement of the Pennsylvania School for the Deaf's provision of educational opportunities facilitated by the demolition of this structure and the reorganization of its campus substantially exceeds the public's interest in the preservation of the relatively insignificant structure. Moreover, given the current configuration of the campus and restrictions on its expansion, the demolition of the structure is the only feasible way of improving the campus; the demolition is necessary in the public interest.
- The staff advises that the Historical Commission grant final approval of this application but withhold placing its stamp of approval on the demolition permit application in the Department of Licenses and Inspections' permit management system until it has reviewed and approved a campus reorganization plan that includes the relocations of drives, parking lots, and walkways, the location and massing of any new buildings, and the protection of archaeological resources.

MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION

TUESDAY, 23 AUGUST 2022
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:12 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair		X	
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro		X	
Justin Detwiler	X		
Nan Gutterman, FAIA	X		Acting Chair
Allison Lukachik	X		
Amy Stein, AIA, LEED AP		X	

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:
Jon Farnham, Ph.D., Executive Director
Laura DiPasquale, Historic Preservation Planner II
Shannon Garrison, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Mary Costello, Esq., Law Department
Maggy White, Esq., Law Department

The following persons were present:
Jeff Wyant
Param Doshi
Hal Schirmer, Esq.
Greg Paulmier
Chinmay Nerurkar
Nancy Pontone
Michael Skolnick
Matt Masterpasqua
Nick Cartolaro
Supreet Khandate
Matt Taylor, Permit Capital
Kelly Edwards, Arts + Crafts Holdings
Mike Kitsios
Greg Smolley, DRA
Kelly Ladd

Oscar Beisert, Keeping Society
John Athanasiadis
Peter Bailey
Susan Wetherill
Russell Fulton
Irwin Trauss
David Gest, Esq.
Paul
Allison Weiss, SoLo
Brad Landis
Renita Dubuque
George Earl Thomas
Melissa Draganac-Hawk
Matthew McClure, Esq.
Peggy Steele
Deneene Brockington, Penn Knox Neighborhood Association
Rhonda Lancaster
Jay Farrell
Devon Beverly, Esq.
Kathleen Wilson
Mike Treacy
James Barrett, DRA
Megan Robb
Amanda Landrey, ASL Interpreter
Brett Feldman, Esq.
David Traub, Save Our Sites
Paul Steinke, Preservation Alliance
Joe Lombardi
Doug Mooney

AGENDA

ADDRESS: 1915 SPRUCE ST

Proposal: Add front gate, rear addition with garage, and roof deck with pilot house
Review Requested: Final Approval
Owner: Jennifer and Paul McLean
Applicant: Jeffrey Wyant, Wyant Architecture
History: 1925
Individual Designation: None
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:
This application seeks final approval for alterations to the front and rear elevations and the addition of a roof deck with pilot house at 1915 Spruce Street. The property is contributing to the Rittenhouse Fitler Historic District. The original building was constructed circa 1870 in the Italianate Style. In 1925, the front facade was reconstructed in the Colonial Revival Style. The historic district inventory recognizes the 1925 facade as a contributing element to the property's design.

ITEM: 1717-19 Mount Vernon St MOTION: Denial; Standards 2,6, 9 MOVED BY: Lukachik SECONDED BY: Cluver					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey					X
John Cluver	X				
Rudy D'Alessandro					X
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein					X
Total	4				3

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Owner: Pennsylvania School for the Deaf
Applicant: Matthew N. McClure, Ballard Spahr LLP
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District Designation: None
Staff Contact: Jon Farnham, jon.farnham@phila.gov

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Section 14-1005(6)(d) of the City of Philadelphia's historic preservation ordinance expressly prohibits the Historical Commission from approving demolitions of historic buildings in all but two instances. It may approve a demolition only after determining that:

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The application consists of an affidavit and supporting documents. The application claims that the configuration and condition of the building prohibit a financially feasible reuse of the property. This application also claims that the demolition is necessary in the public interest because redeveloping the land at 156 W. School House Lane is the only means of meeting certain needs of the school and its students.

At its essence, this application asks the Historical Commission to compare the public interest in the preservation of the house at 156 W. School House Lane to the public interest in the reuse of the property to enhance the educational experiences provided by the Pennsylvania School for the Deaf; and, if the benefit of reuse exceeds that of preservation, whether the reuse of the property as outlined is the only feasible means of achieving that benefit. In other words, does the public benefit of the enhancements to the campus exceed that of the preservation of the house and, if so, is the demolition of the house and reuse of the property necessary to achieve the benefit? These questions are fundamentally the same questions that the Historical Commission confronted during the review of the nomination. However, now, with the submission of this application, the Historical Commission has considerably more information on which to base a decision.

In 2001, the Pennsylvania School for the Deaf sought and received the Historical Commission's approval to demolish the designated house at 143 W. Coulter Street, which was southeast of the property at 156 W. School House Lane and adjacent to the school's campus. The Historical Commission approved the demolition as necessary in the public interest, to clear the site for the construction of a facility for the school. Meeting minutes related to the Historical Commission's approvals of the demolition and new construction are included with application materials.

The Historical Commission's Rules and Regulations indicate that both the Architectural Committee and Committee on Financial Hardship must review financial hardship applications and offer recommendations to the Historical Commission. The Committee on Financial Hardship's role is clear; it must evaluate the claims of financial hardship and necessity in the

public interest and determine whether they have merit. The Architectural Committee's role is less clear; the staff suggests that the Architectural Committee apply its expertise to the review of the application and offer a recommendation regarding the claims related architecture, such as condition of the building, cost to rehabilitate, and incorporating the property into the larger campus to solve traffic flow and other problems.

SCOPE OF WORK:

- Demolish building.

STANDARDS FOR REVIEW:

The historic preservation ordinance and Rules and Regulations include the following guidance:

- *Section 14-1005(6)(d), Restrictions on Demolition: "No building permit shall be issued for the demolition of a historic building, structure, site, or object, or of a building, structure, site, or object located within a historic district that contributes, in the Historical Commission's opinion, to the character of the district, unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted. In order to show that building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted, the owner must demonstrate that the sale of the property is impracticable, that commercial rental cannot provide a reasonable rate of return, and that other potential uses of the property are foreclosed."*
    - The Historical Commission typically determines whether a property can be reasonably adapted for a new purpose by comparing the cost to rehabilitate a property for the new use(s) with the value of the rehabilitated property derived from the new use(s) over time to determine whether the reuse project(s) will produce reasonable rates of return. Such an analysis can demonstrate whether the sale of the property is impracticable, whether commercial rental will provide a reasonable rate of return, and whether other potential uses of the property are foreclosed.
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    - The historic preservation ordinance authorizes the Historical Commission to make determinations related to necessity in the public interest but does not define or

elaborate on necessity in the public interest. The Rules and Regulations likewise do not define or elaborate, imbuing the Historical Commission with broad discretion.

STAFF RECOMMENDATION: The staff recommends that the Architectural Committee not recommend approval or denial of the application because it is only considering a subset of the entire application and instead concentrate its efforts on evaluating the architectural aspects of the application such as the condition and architectural significance of the building, costs to adaptively reuse it, and campus planning issues such as traffic flow and parking.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:23:00

PRESENTERS:

- Mr. Farnham presented the application to the Architectural Committee.
- Attorney Matthew McClure, Peter Bailey, Head of the Pennsylvania School for the Deaf, consultant George Thomas, and architects Greg Smolley and Michael Skolnick represented the application.

DISCUSSION:

- Mr. Farnham confirmed with the applicants that sign language interpreters were able to communicate in the Zoom meeting with Mr. Bailey.
- Mr. Farnham asked the Architectural Committee to address the Penn Knox Neighborhood Association continuance request before proceeding to hear the application on its merits.
- Ms. Gutterman asked Mr. Farnham if the staff wanted to offer a recommendation on the continuance request.
    - Mr. Farnham noted that Leonard Reuter, the Historical Commission's attorney is in attendance and can offer legal advice if necessary. stated that the Penn Knox Neighborhood Association has no special status or standing in the review of this application. It is a member of the public like any other member of the public. Mr. Farnham stated that the Historical Commission is the appropriate body to decide whether this review should be postponed, not the Architectural Committee. He observed that, if the Architectural Committee continues the matter without offering a recommendation, it will tie the Commission's hands, which will have no choice but to remand the matter back to the Committee. Mr. Farnham advised that the Architectural Committee should conduct its review today and, then, the Historical Commission will have the full range of opportunities when it considers the continuance request. If the Historical Commission decides that the Architectural Committee was deprived of information that the neighborhood association would have provided had it had more time, the Commission can remand the matter to the Architectural Committee for a second review. Mr. Farnham asked the Architectural Committee to move forward today, nit tie the hands of the Commission, and conduct its review. Mr. Farnham reminded the Architectural Committee that the Commission has 60 days to review a building permit application or it is deemed approved, unless the property owner agrees with the continuance request.
- Mr. Detwiler asked why the Registered Community Organization (RCO), in this case the Penn Knox Neighborhood Association, does not have some special status that would give it the ability to delay this proceeding. He noted that the Association nominated the property for designation.

    - Mr. Farnham responded that the RCO does not have any special status or standing under the historic preservation ordinance as it does before the Zoning Board of Adjustment, where RCOs are formally included in the review process. He stated that the RCO and any other member of the public may request a continuance and offer comments on an application, but a member of the public is not a party to the Historical Commission's review. He reminded the Architectural Committee of the 60-day clock to review building permit applications and noted that it would not stop ticking unless the property owner requested or consented to the continuance.
- Deneene Brockington, the president of the Penn Knox Neighborhood Association, addressed the Committee. She stated that the Association's attorney was unable to attend today's meeting and the Association would like him to be able to participate in the review. She also stated that the Pennsylvania School for the Deaf is also contractually obligated to the Philadelphia Redevelopment Authority to maintain its historic properties, with the Association as a third-party beneficiary. She also stated that the Association just became aware of this application and needs time to prepare its response.
- Mr. McClure stated that his client does not agree to a continuance of the review. He observed that this review is an administrative proceeding, not a hearing, not a quasi-judicial proceeding. There are not opposing parties. This is not a hearing before the Zoning Board of Adjustment, where the RCO is represented by counsel and questions witnesses. The RCO may comment on this application like any other member of the public. Mr. McClure noted that the Association was represented by a different attorney during the designation of this property. He stated that the Association should not have been surprised by this application because he informed everyone at the time of designation that his client would be moving forward with an application like this one. He stated that there is no contract between the school and the Redevelopment Authority that relates to 156 W. School House Lane. He asserted that that is a "red herring." He asked the Architectural Committee to apply the City's historic preservation ordinance as well as federal ADA law to the application.
- Ms. Gutterman asked if the Historical Commission has considered continuance requests from third parties in the past.
    - Mr. Farnham stated that he has not researched the question but remembers a small number of such requests over the last 20 years. He stated that he remembers such requests being denied but does not remember any being approved without the consent of the property owner. He stated that continuing a building permit application review without the property owner's consent puts the application at risk for a deemed approval, owing to the 60-day clock.
    - Mr. Farnham stated that the presence or absence of a contract between the school and the Redevelopment Authority should not impact the Historical Commission's review. He stated that the Historical Commission has an obligation to review the application by applying the review criteria in the historic preservation ordinance, regardless of any contract. The Historical Commission is not the appropriate venue for the Redevelopment Authority to seek to enforce any contract it may hold. Mr. Farnham concluded that the Historical Commission, not the Architectural Committee, should make the final decision on the continuance request. The Architectural Committee should make a recommendation to the Historical Commission on the merits of the application.
- Ms. Gutterman polled the Architectural Committee members, who unanimously agreed to reject the continuance request and move forward with the review.

- Mr. McClure introduced his client and consultants. He then stated that 80% of the students at the Pennsylvania School for the Deaf (PSD) live at or below the poverty level, 75% are persons of color, and 40% have a second disability beyond deafness. He concluded that the school works in the public interest. Mr. McClure observed that he submitted an affidavit sworn to by Mr. Bailey, the head of school. Mr. McClure stated that this application intends to show that a demolition in this case is justified by financial hardship and necessity in the public interest, the grounds for demolition laid out in the preservation ordinance. He stated that they are also requesting a reasonable accommodation under the federal Americans with Disabilities Act. He stated that Section 10 of the Historical Commission's Rules and regulations governs the review of financial hardship applications submitted by non-profits. He contended that, under its rules, the Historical Commission does not require non-profits to market their properties or campuses for sale. He stated that the Commonwealth Court confirmed this provision in the 400 S. 40th Street case. He claimed that Section 10.2 of the Rules and Regulations stipulates that the question before the Historical Commission is not whether any potential owner can feasibly reuse the property for any use but instead whether the PSD can feasibly reuse the property for its needs. Mr. McClure claimed that the rule at Section 10.2 regarding non-profits and hardship applications has been applied in the manner described in at least two other applications, regarding the demolition of two buildings on the Episcopal Hospital campus and the building at 400 S. 40th Street, which was owned by the University of Pennsylvania. Mr. McClure also noted that the Historical Commission approved a demolition for PSD, for this campus, as necessary in the public interest in 2001. He stated that the public's interest in the PSD and the education it provides far outweigh the public's interest in the preservation of this building. Mr. McClure stated that it is illegal for a municipality to discriminate against a disabled person under the Americans with Disabilities Act. The City of Philadelphia is required to actively prevent discrimination by provided reasonable accommodation. He stated that the reasonable accommodation, the allowance of the demolition of this building, fits within the framework of necessary in the public interest in the preservation ordinance.
- Mr. Bailey stated that PSD has a great need for the property at 156 W. School House Lane. He stated that they "need" the property; they do not simply "want" it. He distinguished between disparity and parity and stated that the PSD students deserve parity. He stated that they need to demolish the building and reuse the space to serve the PSD students.
- Mr. McClure stated that several institutions involved in deaf education have submitted letters of support for this application to the Historical Commission.
- Mr. Smolley introduced himself and provided his credentials as an architect and planner. He stated that, when evaluating the building, they looked at it through the lens of education, the campus, athletics, and student life. He displayed Exhibit N. He stated that they identified a need for a space for theater, guest lecturers, poetry slams, dining, and other events. He stated that the school identified a need for a social space where interactions can take place. Once they identified the space needs, they looked at the building in question to see if it could be rehabilitated to accommodate those needs. They concluded that the building cannot support the spaces needed. The spaces are too small and cannot be redesigned to fit the needs of deaf and hard-of-hearing students. The design guidelines for deaf and hard-of-hearing students cannot be met. Deaf students require 50 sf per student, not the usual 35 sf per student. Visual connection is a key. Audio cues cannot be used.

- Using Exhibit N, Mr. Smolley discussed campus planning. He explained that under the current design cars are moving across the campus at all times of day, creating safety hazards. He stated that they would like to eliminate the intersection of students and cars. He explained that cars, buses, and delivery vehicles present challenges for deaf students, who do not hear them approaching. He showed current and proposed plans for the campus. He showed a plan with a new building for community activities and the parking shifted to the edge of campus. To achieve this desired plan with students and vehicles segregated, the building at 156 W. School House Lane would need to be demolished.
- Mr. Smolley discussed the floor plan of the existing building using Exhibit B. he stated that the school needs spaces for 100 for dining and for 250 for speakers and graduation. He concluded that the existing building cannot satisfy those needs. He stated that they considered adding to the historic building but could not develop a successful plan. He concluded that there is not a reasonable, financially feasible, educationally sound way of reusing the building for PSD's needs.
- Regarding the condition of the existing building, Mr. Smolley stated that it has suffered from a lacking of heating and maintenance before the school acquired it. The building would have to be completely rebuilt to use it for educational or assembly purposes. He stated that the cost estimate at Exhibit O is a prevailing wage estimate and is probably 5% to 8% before the market now because it was undertaken many months ago.
- Mr. Cluver asked about the circulation plans in Exhibit N. he asked why the building needed to be removed for the safe circulation to work.
    - Mr. Smolley responded that they need to widen the driveway between the gym and the house, create a bidirectional lane for buses, create space for a larger turning radius for buses, and change the grades on both sides of the gym to make the circulation safe. He stated that they need a 22 to 24-foot wide driveway, with 24 feet at the turns. He stated that the house needs to be removed to make the driveway and parking changes.
    - Mr. Cluver suggested that the applicants supplement the application with more information about parking and circulation.
    - Mr. Smolley stated that, to fit a regulation soccer field and the new building for assembly, they need to remove the house to maintain the required parking space count. The house is not able to support any of the school's needed spaces and, even if it did, it would be too expensive to rehabilitate. The traffic needs to be moved from the core of the campus.
- Mr. Cluver asked Mr. McClure about his statement that the house must be evaluated only with regard to the school's needs, within the school context, and a sale to a third party cannot be considered as an option.
    - Mr. McClure claimed that the Commonwealth Court confirmed that interpretation when it reviewed the 400 S. 40th Street case. He stated that Section 10.2 of the Rules and Regulations likewise supports that assertion. A non-profit institution is only required evaluate potential reuses of a building for its own needs, not from the viewpoint of any potential owner. He also pointed out that their overall argument has two prongs, the financial hardship prong and the necessary in the public interest prong.
- Mr. Skolnick stated that he was a former trustee of PSD and was the chair of the Buildings and Grounds Committee. He discussed Exhibit O. He stated that they received pricing from two companies and used the lower of the two. He stated that

the estimate is about 5% to 8.5% low, owing to recent changes in the market. He stated that the job is priced at $3,255,305.

- Mr. Detwiler asked about the size of the building's footprint.
  - Mr. Smolley stated that it is just over 4,000 sf.
  - Mr. Detwiler stated that the overall building without the basement is about 7,000 sf. He stated that there is very little architectural information to support the estimate.
  - Mr. McClure stated that that is the nature of a financial hardship application. The pricing is an estimate. They did not develop full architectural plans to have priced out. He stated that he understands why the Architectural Committee is having difficulty reviewing this application, when it is better suited for the Committee on Financial Hardship, but the Rules and Regulations require the Architectural Committee to review financial hardship applications.
  - Mr. Detwiler stated that the application should include full floor plans and photographs of every interior space.
  - Mr. McClure countered that this is one of the most thorough, most complete applications ever submitted to the Historical Commission. He asked that PSD be held to the same standard as other applicants.
  - Mr. Detwiler stated that the building has no structural deficiencies. It can be repaired.
  - Mr. McClure stated that they never alleged that it has structural deficiencies, nor do they need show that to prove their case. He suggested that Mr. Detwiler consider the necessary in the public interest, financial hardship, and ADA regulations and apply them to the application.
  - Mr. Bailey stated that the building is in poor condition and can no longer be inhabited.
- Mr. McClure introduced consultant George Thomas to discuss the significance of the building at 156 W. School House Lane relative to the buildings on PSD's main campus.
- Mr. Thomas introduced himself as an architectural historian. He stated that there is a wealth of great Colonial Revival buildings in Northwest Philadelphia, but the building at 156 W. School House Lane is not one of them. It is a minor piece, a rehabilitation of an earlier building accomplished with the addition of secondary motifs. It does not have the energy or richness of good Colonial Revival. He displayed photographs of several important Colonial Revival buildings in the area and asserted that the house at 156 W. School House Lane is not architectural important. Mr. Thomas stated that the Colonial buildings on PSD's campus are extremely important historically and architecturally. The buildings were some of the first that the Historic American Buildings Survey documented after the program was created in 1933. He displayed photographs and drawings of the PSD buildings that had belonged to Germantown Academy and now form the core of the campus. He stated that PSD carefully preserves and maintains its very important historic buildings from the eighteenth century as well as the latter Colonial Revival buildings that were added. PSD has made a great contribution by keeping these buildings alive. The school's mission is to provide education for children with special needs. The school cares for very important buildings. It cannot care for the very minor building at 156 W. School House Lane while providing education and preserving important buildings. The building at 156 W. School House Lane is an impediment to the school's more important efforts.

- Mr. McClure concluded that this review is about the balancing of interests, as the ordinance requires. The school provides education to children who need it and the school preserves very important buildings. The cost estimates show that it would be very expensive to rehabilitate the building at 156 W. School House Lane and the school does not need the sort of space that the building could provide. The school is located in an urban area and space is at a premium. Little new space is available. The school needs the space now occupied by the house at 156 W. School House Lane to redesign its campus, make it safe, and fulfill its mission.
- Mr. Cluver asked about the new building shown on some of the campus plans.
    - Mr. Smolley explained that the new building would house dining facilities and a black-box theater. It will be a communal space for students of all ages. He clarified that they are not proposing the building as part of this application but are only showing it to demonstrate how they would like to reorganize the campus.
    - Mr. Cluver opined that the proposed building does not seem to be much larger than the building proposed for demolition.
    - Mr. Smolley replied that it is larger than the building at 156 W. School House Lane and would be one floor only for accessibility. The older building is three floors and the spaces are not usable by the school. He stated that the new dining area would seat 100 people at a time and the theater space would seat 250; the spacs would be shared and have a folding wall between them. With support spaces, the building would be about 10,000 sf. The existing gym is 12,000 sf, for comparison.
    - Mr. Bailey added that the new building would allow PSD to hold graduation on campus. Currently, PSD uses space at Germantown Friends School for graduation. The new space could also be used for community events.
- Mr. Cluver asked about a playground on the campus plan between 143 and 151 W. Coulter Street. He asked if the playground could be relocated and the driveway run from School House Lane to Coulter, avoiding the need to demolish the house and moving the traffic away from the center of the campus.
    - Mr. Smolley stated that the playground would likely move with the construction of the new building.
    - Mr. Bailey noted that PSD does not own all of the properties on W. Coulter Street.
    - Mr. Smolley stated that running a driveway from School House Lane to Coulter would create significant safety and security problems. The long driveway between the streets would encourage people to use it as a short cut and would allow for high speeds. The plan would transfer some of the turning radius and other problems from School House Lane to Counter Street. It would be a road across the campus. It would not work.

PUBLIC COMMENT:

- Greg Palmier stated that he grew up in the area and has lived in Germantown for many years. He observed that he walked to school when he was a child and the experience of walking to school was a positive one. He stated that schools are becoming too insular. He stated that school students should walk to school or take public transportation. He suggested that the Pennsylvania School for the Deaf would not need so many driveways and parking lots if students walked and took public transportation to school. He stated that he did not see an overall budget for new building and other changes PSD wants to make at its campus and he asked the applicants what the overall budget would be.

    - Mr. Farnham informed the Architectural Committee and the audience that members of the public may offer comments, but they may not question the applicants. It is not an adversarial hearing with cross examination.
- Paul Steinke of the Preservation Alliance acknowledged that "the Philadelphia School for the Deaf and its consultants are clearly people of good faith who are dedicated to serving the school's mission and its constituency and community." He commented that his mother worked for a deaf church congregation and he grew up around hearing impaired and deaf people, so he is aware of the challenges that deaf people face. He stated that he submitted a letter on this application to the Historical Commission. Mr. Steinke asserted that the applicants have misrepresented the financial hardship provisions in the preservation ordinance by claiming that they do not apply to non-profit institutions. He stated that it is a shame that non-profit institutions like Drexel, Temple, St. Joe's, and the University of Pennsylvania demolish historic buildings to fulfill their institutional needs. He stated that "it's a shame to see the Philadelphia School for the Deaf is kind of doing the same thing here and undermining and disrupting the historic character of this part of Germantown." He stated that past administrations at the school found ways to reuse historic buildings but the current administration is failing to continue that legacy. He asserted that resourceful leaders could find ways of achieving parity in education without undermining and destroying the historic character of Germantown. He asked the Architectural Committee to reject the application and remand it to the Committee on Financial Hardship.
- Doug Mooney noted that 156 W. School House Lane was designated under Criteria B and I, meaning that archaeological resources at the site must be protected. He stated that the Architectural Committee cannot approve the new building and site improvements such as driveways and parking lots with the information provided today because the application does not address archaeology. He stated that the projects will certainly include significant ground disturbance and will impact archaeological resources including those related to the Battle of Germantown. He asked the Architectural Committee to recommend denial of the campus improvement projects until an archaeology plan is provided.
    - Mr. Farnham observed that the current application is not seeking an approval for the new building or parking lots and driveways but is only proposing the demolition of the building at 156 W. School House Lane. He noted that information about the other potential improvements is only provided today to make a case for the necessity of the demolition. The Architectural Committee is not reviewing the campus improvement projects for approval today. The applicant will be required to submit those projects for approval under separate applications and archaeology can be considered at the time of those reviews.
- David Traub of Save Our Sites stated that the building in question is already designated, so statements by Mr. Thomas about its relative historical significance are irrelevant. He stated that "there must be other uses for the building." He suggested that the building could be used as a home for the head of school. Presumably confusing the sign language interpreter for the head of school, Mr. Traub stated that she spoke earlier and, although he could not remember her name, she could live in the house, which could be restored as her house as the head of school. He agreed with Mr. Palmier and suggested that the number of automobiles on campus should be reduced. He asked the Historical Commission to reject the application.
- Irwin Trauss stated that he lives directly across the street from the property in question and was part of the Penn Knox Neighborhood Association team that worked

with PSD when it moved to the neighborhood in the 1980s. He stated that the other buildings on the site, which were behind the house, have been demolished. The space behind the main building is open and is used to park buses. He stated that, in essence, the school wants to demolish the house and turn the site into a parking lot. The parking lot will be in front of my house. He stated that that would be devastating for the block, neighborhood, and Germantown. The school lacks desire and vision; the house could be reused by the school. PSD obtained the campus in the 1980s with bond funding from the Redevelopment Authority and the City of Philadelphia. PSD could reuse the house at 156 W. School House Lane as it reused the Germantown Academy buildings. He objected that PSD has not provided its budget for the new building with the dining hall and other campus improvements. Mr. Trauss experienced technical problems and disconnected from the meeting.

- Rhonda Lancaster stated that she has lived in Germantown for many years. She objected to the proposal to demolish the building. She stated that Germantown is a good, stable neighborhood that is home to good people.
- Oscar Beisert of the Keeping Society objected to the application and stated that the house, which was designed by Mantle Fielding, is architectural significant. He stated that Mantle Fielding did design work for Germantown Academy, when it occupied the PSD campus. He objected to the "extremely narrow viewpoint on what is and is not historic" set forth by Mr. Thomas. He stated that Germantown Academy did not abandon the campus. It was used by other institutions after Germantown Academy left. He noted that a historic district nomination was prepared for Penn Knox many years ago and the building in question was classified as contributing in that draft nomination. He concluded that demolition is unacceptable and would demonstrate a disregard for the neighborhood. He added that the school already demolished a historic building on Coulter Street. The application should be denied.
- Hal Schirmer stated that the nominator of the property determined that it was in fair to good condition in 2019 but now the school is saying that it is in poor condition. The building is made of stone and would not deteriorate quickly. The Historical Commission should consider what was done to maintain the building. He noted the Criteria for Designation that were cited in the nomination. He noted that it was included in a draft nomination for a historic district. He stated that the school should undertake a campus mater plan. Buildings are often demolished with plans, but the properties remain vacant lots for many years after the demolition.
- Mr. Farnham stated that Georgette Bartell is next on the list to provide public comment. He noted that members of the PSD community were extremely offended by Ms. Bartell's comments about genome editing that she offered during the review of the nomination that led to the designation of the property. Mr. Farnham explained that she made similar comments in writing regarding the current application. He observed that she has the right to make any comment she wants because this is a government proceeding but asked her to try to limit her comments to the issues at hand related to the application for demolition.
    - Irwin Trauss responded that it was he, not his wife Georgette Bartell, wishing to speak. He stated that he was using her Zoom login. He continued his statement, after having technical difficulties earlier in the public comment period. He stated that the Historical Commission cannot make any decisions about the application until it is provided with the costs for the new dining hall and other improvements to the campus. He stated that the cost of adding to the extant building should be provided. He also asserted that the source of the money for the work must be disclosed. He stated that money may be available to restore the historic building

that is not available for other work on the campus. He suggested that the house could be converted for use as a multi-family residential building for perhaps $1 million. He explained that a developer had considered putting seven units in the house and 42 units in a new building at the rear at one time. The neighbors objected to the density but would accept a few apartments in the house. Also, after the developer abandoned the project and before PSD purchased the property, a group of neighbors was considering purchasing it. The neighbors were not given an opportunity to make an offer on the property. PSD purchased the property knowing that it was designated as historic. Mr. Trauss objected to Mr. McClure's assertions about the lack of a requirement for non-profits to market properties for sale when applying under the financial hardship provision of the preservation ordinance. He stated that the Pennsylvania Supreme Court is the final authority, not Commonwealth Court. He asked the Architectural Committee to deny the application, or to require the submission of additional information.

- Allison Weiss of SoLo stated that she concurs with other members of the public who have spoken.
- Deneene Brockington, the president of Penn-Knox Neighborhood Association, stated that she is new to her position. She stated that she is a developer and has recently come to understand the importance of historic preservation. She said that historic structures help people have pride in their neighborhood. She stated that she believes that PSD has done its due diligence and is trying to do what is best for the school. However, she suggested that the school should work harder and try to innovate and save this building. She said that the possibilities are endless. She asked the Historical Commission to ask PSD to undertake additional investigations.

ADDITIONAL DISCUSSION:

- Mr. McClure disagreed with Mr. Steinke's assertion that the rules for reviewing financial hardship applications for non-profits do not provide flexibility for the Historical Commission. He noted that the Historical Commission's Rules and Regulations were written by a former executive director of the Preservation Alliance and the hardship provisions for non-profits have never been challenged. He stated that Section 10 of the Rules and Regulations allows the Historical Commission to consider the public interest when reviewing financial hardship applications for non-profits. There is no conflict with the interpretation of the rule and the ordinance.
- Mr. McClure noted regarding Doug Mooney's testimony that there is no evidence in the designation record that there is a likelihood of archaeological resources at 156 W. School House Lane, as the nominator conceded.
- Regarding David Traub's testimony, Mr. McClure asserted that the testimony offered by Mr. Thomas was not irrelevant, as Mr. Traub claimed. He stated that not all designated buildings are of equal significance and the Historical Commission must weigh the relative significance of this building when deciding whether to approve the application.
- Mr. McClure thanked Mr. Trauss for his comments. Regarding the multi-family development proposed for the site, it is likely that the 42 new units at the rear would have subsidized the seven units in the historic building. There is no evidence in the record that the seven units in the historic building were viable on their own with the new development in the back. He also noted that there is no evidence in the record to support the assertion made by Mr. Trauss that it would cost $1 million to rehabilitate the house as apartments. Mr. McClure stated that he included real bids in

his application. He added that he did not include a union bid, which was much higher than the one that was included.

- Regarding Rhonda Lancaster's testimony, Mr. McClure stated that development pressures on Germantown are not a valid reason to deny PSD relief under the local ordinance and federal law.
- In response to Mr. Beisert's statement that this property would have been classified as contributing in a Penn Knox Historic District, Mr. McClure stated that the Rules and Regulations indicate that a building that is worthy of individual designation should be classified as significant in a historic district. This one was only classified as contributing in the draft district, meaning that it would not qualify for individual designation.
- Regarding Mr. Schirmer's claim that the change from a good-to-fair condition in the nomination to a poor condition is evidence of demolition by neglect is an insult to PSD. Mr. McClure noted that the school disputed the good-to-fair condition assessment during the review of the nomination and argued that the building was in poor condition in 2019. The nominator never entered the building and the nominator's condition assessment was factually inaccurate.
- Mr. McClure offered to meet with Ms. Brockington to discuss the school's needs.
- Ms. Gutterman asked Mr. Farnham to advise the Architectural Committee with regard to a recommendation.
    - Mr. Farnham noted that one member of the public had suggested that the Architectural Committee remand the application to the Committee on Financial Hardship. He stated that the application will be reviewed by the Committee on Financial Hardship regardless of the Architectural Committee's recommendation. He explained to the Architectural Committee that it does not have the authority to remand and suggested that the Committee not seek to remand the application anywhere. He advised that the Architectural Committee should not recommend approval or denial of this application because the Committee is only considering a subset of the evidence. The Committee should offer a recommendation related to its expertise including construction costs, the condition of the building, campus planning, and the historical and/or architectural significance of the building. Mr. Farnham stated that the Committee's opinions of the application, as it relates to those areas of your expertise should be provided. Perhaps the Committee may want to indicate where the application is lacking, or where it is convincing. However, he concluded that the Committee should resist the temptation to recommend approval or denial outright.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend that:

- The Architectural Committee acknowledges that the primary program spaces that the school currently lacks and needs to provide such as dining and assembly spaces cannot be accommodated in the building at 156 W. School House Lane.
- The application has not proven that the demolition of the building and repurposing of the property will achieve the school's parking and circulation goals. More information is needed to show that reuse of the property for parking and circulation will increase the safety and efficiency of the campus.
- The application has not proven that the demolition of the building is necessary in the public interest, but that deficit could be remedied with additional information.
- Additional information should be provided to the Committee on Financial Hardship and the Historical Commission.

ITEM: 156 W School House Ln MOTION: Additional information is required MOVED BY: Cluver SECONDED BY: Lukachik					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey					
John Cluver					
Rudy D'Alessandro					
Justin Detwiler					
Nan Gutterman					
Allison Lukachik					
Amy Stein					
Total					

ADJOURNMENT

START TIME OF DISCUSSION IN AUDIO RECORDING: 03:44:57

ACTION: The Architectural Committee adjourned at 12:57 p.m.

PLEASE NOTE:

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

AFFIDAVIT IN SUPPORT OF
FINANCIAL HARDSHIP & NECESSARY IN THE PUBLIC INTEREST APPLICATION
OF PENNSYLVANIA SCHOOL FOR THE DEAF

COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF PHILADELPHIA)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Peter Bailey, Head of School for Pennsylvania School for the Deaf, a Pennsylvania non-profit corporation ("PSD"), who in accordance with Section 14-1005(5)(b) of Philadelphia Code, Chapter 14-1000 (the "Ordinance") and Rule 10.1 of the Philadelphia Historical Commission Rules & Regulations (the "Regulations") deposed and stated, to his knowledge based on the exhibits attached to this affidavit (the "Affidavit"), the materials cited in this Affidavit and upon reasonable investigation or inquiry, all those matters as set forth below in this Affidavit.

I. CURRENT OWNERSHIP

1. PSD is the legal owner of the building located at 156 W. School House Lane, Philadelphia, Pennsylvania (the "Building"), identified as OPA Account No. 881058120 for real estate taxation purposes, as more particularly described by a metes and bounds legal description on Exhibit A, attached hereto and made a part hereof (the "Property"). As discussed below, at the time of PSD's acquisition of the Property in 2019, the Property was not listed on Philadelphia's Register of Historic Places.

2. As required by the Ordinance and the Regulations, specifically Rule 10.1, this Affidavit and its exhibits demonstrate the Property cannot be for any purpose for which it may be reasonably adapted given the various needs of PSD, as a non-profit organization.

3. Demolition of the Building is necessary in the public interest and PSD is entitled to such relief under the Americans with Disabilities Act ("ADA"). Copies of the demolition plan and demolition permit application are attached hereto as Exhibit B.

II. BACKGROUND OF OWNER

4. PSD was founded in 1820 and has served the needs of deaf and hard of hearing students across Pennsylvania for over 200 years. Presently, PSD is a 501(c)(3) organization, which has been recognized by the Commonwealth of Pennsylvania as part of a distinct and separate group of schools. See Exhibit C.

5. PSD is also revered locally. As of January 20, 2022, Councilmember Derek Green of Philadelphia's City Council introduced a resolution recognizing PSD. The resolution applauded PSD's commitment to developing students' individual strengths, building students' confidence, and collaborating with families and communities "to maintain a nurturing, dynamic, and language rich environment steeped in mutual respect, shared dignity, and cultural

awareness." All members of City Council signed onto the resolution and presented it to representatives of PSD "as a sincere expression of City Council's gratitude, appreciation, and commendation, especially for [PSD's] commitment to Deaf Education and their legacy as ***leaders*** in [the] field." (emphasis added). See Exhibit D.

6. PSD serves a large portion of Pennsylvania's deaf and hard-of-hearing student population. Students from thirty-three (33) school districts across Pennsylvania attend PSD.

7. In order to attend PSD, families must register with their local school districts and qualify for special education services. If a student qualifies for special education services and the local school district determines that the educational needs of the child cannot be served in that particular district, the local school district may refer the student to PSD. Presently, the School District of Philadelphia has referred seventy-four percent (74%) of the students that attend PSD.

8. The student population of PSD is quite diverse. During the 2018-2019 school year, student demographics were: 42% Black/African American; 28% Hispanic/Latino; 21% White; 2% Asian; and 7% multi-racial or unspecified. In recent years, PSD has also seen an increase in the number of immigrant students it serves

9. As a specially recognized school, PSD receives line item funding from the state, annually. This funding covers approximately sixty percent (60%) of the tuition for each student enrolled. The remaining forty percent (40%) of tuition is funded by local school districts. Other programs offered by PSD, such as early intervention services and food services, are funded by federal, state, and city grants. A high-level overview of PSD's budget for fiscal year 2020-2021 and 2021-2022 is attached hereto as Exhibit E.

10. This public funding is critical for PSD to function, because eighty percent (80%) of students that attend PSD meet the federal guidelines for at or below poverty.

11. Further, not only are the majority of students at PSD at or below the poverty line, many students also suffer from additional disabilities aside from their deafness. Thus, PSD must leverage its public funds in an efficient manner in order to ensure that each student receives the best education possible in an environment that is accessible and suited for their success.

12. Over the years, PSD's limited funding has been further constrained by maintenance obligations for numerous historically designated buildings on its campus. Presently, four buildings, in addition to 156 W. School House Lane, on PSD's campus are on Philadelphia's Historic Register. PSD has been committed to maintaining each of the four buildings in pristine condition. However, the resources needed to maintain these buildings lessens the funds available for its students. See Exhibit F.

13. PSD has been located in this community for over 35 years. Over the last three and a half decades, PSD has committed itself to being a good steward to this community by maintaining numerous historic buildings and working with the neighboring community. PSD has invested millions of dollars and grown its campus to include multiple buildings in order to

accommodate its student population. It is not feasible for PSD to relocate its educational campus somewhere else, nor does PSD desire to leave this community.

III. HISTORY OF ACQUISITION AND NOMINATION OF THE PROPERTY; APPRAISALS OF THE PROPERTY; AND CITY REAL ESTATE ASSESSMENTS

14. Teen Challenge Training Center, Inc. ("Teen Challenge") was the prior owner of the Property. Teen Challenge operated a non-profit rehabilitation center for teenagers recovering from drug and alcohol addiction at the Property. During Teen Challenge's ownership of the Property, the Property fell significantly into disrepair.

15. From PSD's perspective, the Property would enable PSD to create a safer and more accessible environment for each student. The Property would also serve as a great bridge between the lower and upper campuses allowing younger students to have more interaction with their older peers without crossing parking lots and drive aisles.

16. This Property is key to PSD's pedagogical and charitable mission. PSD's campus is bounded by W. School House Lane, Greene Street, W. Coulter Street, and Wayne Avenue. Currently, the campus occupies a good portion of the block – leaving few opportunities for expansion. The properties surrounding PSD's campus are not owned by PSD, nor are they presently for sale. See Exhibit G.

17. A third party nominated the Property for inclusion on Philadelphia Register of Historic Places in February 2019. PSD opposed the nomination at the time, as the designation would frustrate PSD's ability to provide a safe educational campus consistent with its pedagogical objectives.

18. Ultimately, PSD purchased the Property on July 12, 2019 for $515,000.00 prior to designation. See Exhibit H.

19. In the face of PSD's opposition to the nomination, the Commission designated the Property. Prior to designation, the Committee on Historic Designation stated that considering the financial burden on PSD was not within its purview when considering designation and requested that PSD keep its presentation on such issues brief.[1] Further, shortly before the Commission voted to designate the Property, the Commission stated that even though PSD presented evidence alluding to a significant hardship, the Commission has a different procedure for financial hardship claims; thus, requiring PSD to come back before the Commission in order to show that the designation places an unreasonable hardship upon PSD and PSD's ability to provide students with a quality education.[2]

20. PSD has not had the Property appraised.

21. For 2020 and 2021, the OPA assigned an assessment of $651,500. See Exhibit I.

[1] See minutes 32:08-33:53 of Exhibit M.
[2] See minute 2:55:00 of Exhibit Q.

22. PSD has invested over $200,000 into the Building and Property to date. This investment solely covers the cost to secure and maintain the building as-is, to keep the lawn in orderly condition, and to prevent further deterioration. See Exhibit J.

IV. THE PHYSICAL CONDITION OF THE BUILDING

23. Exterior photographs of the Building can be found on Exhibit K.

24. The Building is in no condition for reuse – according to a Conditions Report by Drummey Rosane Anderson, Inc. ("DRA"). See Exhibit L.

25. The Building is in poor condition with no ADA compliant entrances.[3]

26. There is abundant evidence of neglect and decay throughout the Building. Some areas of the Building show considerable deterioration; other areas show significant deterioration.[4]

27. Mold and dry rot can be found throughout the Building, along with abundant evidence of insect and vermin infestation.[5]

28. All utilities to the Building were disconnected a number of years ago, prior to PSD acquiring title, resulting in severe to complete deterioration of the utilities. The heating and ventilation systems are not salvageable. The hot water heaters are damaged and rendered inoperable due to years of neglect. The electrical service for the building is undersized and out of date. See minutes 0:50:00-0:54:00 of Exhibit M.

29. The exterior of the Building shows obvious signs of deterioration. The roof shingles have failed and require replacement. The roof has no ventilation, which must be provided in order to prevent failure of any new roof. The exterior stonewalls have been re-pointed numerous times and the mortar is failing in many areas, which allows water infiltration inside of the exterior walls and the building interior. Further, the columns, deck, and roof of the porch are all showing deterioration. There are a number of columns that are missing, with nothing provided as a replacement support structure.[6]

V. INABILITY TO REUSE THE BUILDING AND/OR PROPERTY IN ACCORDANCE WITH PSD'S NEEDS.

30. As a school that serves deaf students and students with additional disabilities, PSD's primary goal is to ensure that its learning environment is conducive to growth for all students.

31. Unlike a traditional school, PSD must create spaces with an eye to the following criteria: space, sensory reach, mobility, light, color, acoustic interference and

[3] See Exhibit L, page 5.
[4] See Exhibit L, page 1.
[5] See Exhibit L, page 2.
[6] See Exhibit M, minutes 0:50-0:54.

electromagnetic interference. Deaf and hard of hearing students learn best in environments that cater to their sensory needs. These students must be able to perceive sensory inputs from 360 degrees. There is a need for flexible seating options to allow for visual connections between individuals.[7]

32. To accommodate flexible seating with adequate space, classrooms must provide a minimum of 50 square feet per student to facilitate separation in order to allow students to sign. Further, the acoustics of classrooms must be tailored to allow for little distractive noises.[8]

33. Deaf and hard of hearing students must have clear sightlines in their built environments. To effectuate this, many classrooms have low walls, wall openings, curved walls, cut back corners, and glazed interior walls to allow for sightlines out of the classroom. Ultimately, all spaces at PSD must accommodate the bilingual community present on its campus. All classrooms and social spaces must allow for verbal, signed, and non-verbal communication to be easily seen and heard.[9]

34. PSD retained DRA Architects ("DRA") to evaluate the condition of the Property and assess what may be required to rehabilitate the Building for an adaptive re-use, in addition to developing a master plan for PSD's campus as a whole. DRA conducted months of research and planning. A site plan of the existing conditions is attached hereto as Exhibit N. Portions of the master plan illustrating the optimal site design, optimal traffic flow and least optimal site plan are attached as Exhibit N.

35. DRA determined that on PSD's campus there was an express need for the following: additional classroom spaces, a large multi-purpose theater arts space, a larger dining space, an entry vestibule for the current gymnasium, a 160' x 270' athletic field, a 440 meter track, walking paths, elimination of pedestrian and vehicular conflict points, improved ingress and egress to campus, and an increase in visibility for security officers. An in-depth look at each need follows.

36. PSD needs additional classroom spaces across campus. Some existing classrooms on campus are too small or contain undesirable dimensions. The Building, however, cannot address these needs efficiently. The Building is not ADA compliant. Also, the Building does not contain spaces that could be easily modified to accommodate the needs of deaf students. Any money invested into rehabilitating the Building diverts resources from creating these additional classrooms elsewhere on campus. If the Building were demolished, on the other hand, it would provide PSD with the opportunity to construct a new facility that incorporates additional classroom spaces.

37. PSD needs a multi-purpose theater arts space. Currently, PSD does not have a large gathering space where performance arts can take place. Theater arts spaces are critical to positive educational outcomes for youth because they encourage high levels of

[7] See Exhibit M, minutes 0:49-0:50.
[8] See Exhibit M, minutes 0:49-0:50.
[9] See Exhibit M, minutes 0:49-0:50.

engagement from students. Given the footprint and layout of the Building, the design of the theater would be compromised if the Building was re-used for such purpose. Further, the design would not provide the best space for students.

38. PSD needs a larger dining space. The existing kitchen and service area cannot support adequate storage and food preparation. In addition, the existing dining area cannot accommodate the lower school and upper school at the same time, which limits younger students' exposure to mentoring and positive modeling. The Building does not provide adequate space for a cafeteria of optimal design; hence, an addition would need to be constructed onto the Building in order to provide the needed dining space, which comes at a large expense to PSD.

39. PSD needs a vestibule for its gymnasium. Currently, the gymnasium does not contain a space for students to gather, aside from the playing floor. Without this gathering space, students must stand outside of the building, which poses safety and security risks especially since parking lots and drive aisles surround the gym. The construction of a vestibule would require reconfiguration of the driveway into PSD's campus. If the Building was removed, this driveway could be relocated. If the Building remains the ability to create a vestibule is harder and more costly to PSD.

40. As a school that strives to provide a well-rounded education to its students, PSD seeks to provide students with the opportunity to participate in competitive sports. Currently, PSD does not have a soccer field that allows for eight-on-eight play, which is standard for middle school and high school students. In an effort to provide students with this opportunity, PSD would like to build a soccer field that is approximately 160' x 270'. The only way that this field can be constructed is if the Building is relocated or demolished. If the Building is maintained, the soccer field would have to be reduced in size, thus not affording students the opportunity to play on a sports field similar to their peers.

41. In addition, PSD would like to give its students access to a formalized trail for walking and jogging. With a walking trail, PSD would also be able to encourage students to exercise and engage with each other in a safe space. However, the trail can only be constructed on campus if the Building is removed. By adding a community trail and regulation soccer field, PSD would be able to increase the number of sports that students have access to and provide an inclusive outdoor environment.

42. As a school that serves younger and older students, there is a great need to encourage peer mentoring and modeling. A way of achieving this is by ensuring that the upper and lower campuses are accessible through a network of pathways. Accordingly, PSD wishes to construct pathways across its campus. These pathways will also make the campus easier to navigate for guests. These pathways could be constructed with the Building in its current location; however, the space available for the pathways would be considerably reduced, which is not ideal for PSD.

43. PSD also has a great need to increase pedestrian safety on its campus. The existing campus arrangement causes many pedestrian and vehicular conflict points, which become especially dangerous for young, deaf children. On PSD's campus, certain buildings and fields cannot be accessed without crossing a drive aisle or parking lot, which is a constant

concern for PSD given the young students on its campus. These conflict points could be addressed by altering the ingress and egress points of campus. The most efficient way to do this is by removing the Building.

44. Further, PSD maintains an open campus, meaning no fences are erected around the property. Given that PSD has an open campus, PSD maintains security guards on a daily basis. The field of view for security guards on campus is currently impaired. Security guards cannot view the majority of campus from their current office. By removing the Building, PSD would be able to relocate the security office to a place with better views of the entire campus.

VI. THE DESIGNATION OF THIS PROPERTY PRESENTS A FINANCIAL HARDSHIP PURSUANT TO RULE 10 OF THE REGULATIONS.

45. As discussed above, the Building does not adequately address any of PSD's needs.

46. The most cost effective re-use option for the Property would be to convert the Building into an office space. While there is not a need for additional office space on PSD's campus, rehabilitating and retrofitting the Building to accommodate any other use would be extremely costly. An office space is the most basic re-use option for the Property.

47. In an effort to determine the cost of such re-use, PSD solicited an estimate from a prevailing wage contractor – McBrick Building Group ("McBrick"). McBrick provides labor at prevailing wage rates for the City of Philadelphia.

48. In total, by McBrick's estimate, it will cost approximately $3,255,305.00 to convert the Building into an ADA compliant space for PSD's use. Effectively, that means that it will cost about $448.02 per square foot. See Exhibit O.

49. Further, since individuals who are deaf and/or hard of hearing will be using the space, PSD must install a visual emergency alert system to ensure a safe environment for everyone. Layered Solutions, Inc., a specialist in this area, provided an estimate to bring the building up to industry standard for deaf schools. The estimated cost is $39,959, and this sum is included in McBrick's estimate.[10]

50. The exterior renovations to the roof, façade, windows and doors total over $850,000.00. The interior renovations to restore, remove and relocate structural and demising walls will cost over $1,270,000.00. To create a shell of a building without any safety or accessibility features requires PSD to pay over $2,000,000. The additional safety and accessibility features bring the total cost of renovation to over $3,200,000. As an institution that prides itself on serving a vulnerable and disadvantaged population, spending over $3,000,000 on a building that will rarely be used presents a large problem.

51. Further, grants are not a viable solution to rehabilitating the Building. The Keystone Historic Preservation Construction Grant is an extremely competitive application, and

[10] See Exhibit O.

even if PSD were to receive the grant, it has a maximum award of $100,000. A grant from the Redevelopment Assistance Capital Program is also not a feasible option for this rehabilitation given the very competitive nature of such grants and the other pedagogical needs of PSD.

52. It is unreasonable for a City agency to mandate that a non-profit institution, lauded for its commitment to deaf education, spend millions of dollars on preserving a building that even proponents of preservation deem not a significant building of Colonial Revival.[11] The Regulations explicitly call for the Commission to consider the "architectural or aesthetic significance" of a building in determining the appropriateness of a designation.[12] For a building that clearly is not a significant example of Colonial Revival, it appears unreasonable for the Commission to require a non-profit to spend millions to maintain it.

53. Pursuant to Rule 10.1 of the Regulations, the Commission recognizes that the needs of non-profit organizations are distinct from the needs of for-profit institutions. The Commonwealth Court of Pennsylvania has also found that Rule 10.1 affords "flexibility to non-profit entities" and recognizes that different standards apply to buildings that are part of an academic campus, let alone buildings for deaf and hard of hearing children. *See Woodland Terrace Homeowners' Ass'n v. Phila. Bd. of License & Inspection Review*, 112 A.3d 702 (Pa. Commw. Ct. 2015).

54. The cost to rehabilitate and reuse the Building is extremely high for a non-profit and poses a financial hardship to PSD. Adapting the Building to an office space is the most reasonable use of the Property. However, the cost to do so would constrain PSD's already limited funds making it difficult for PSD to continue to provide a "nurturing, dynamic, and language rich environment" for its students, for which Philadelphia's City Council praised PSD.

VII. DEMOLITION OF THE BUILDING IS NECESSARY IN THE PUBLIC INTEREST

55. The Historical Commission has previously approved the demolition of a historically designated building on PSD's campus under a necessary in the public interest application. In 2001 and 2002, the Historical Commission in concert with staff members found that the demolition of a building owned by PSD was appropriate after recognizing the distinct needs of the school, including peer-to-peer mentoring and the need for a communal space.[13] The Historical Commission also recognized the limited funds available to the school. See Exhibit P.

56. Over the course of twenty years, as PSD has continued to grow, some needs remain the same. PSD still needs a communal space where high school and elementary school students can interact. The needs of the school also continue to grow as documented above. The demolition of this building would enable PSD to accomplish its growing needs.

[11] See minute 1:29:07 of Exhibit M.
[12] Rule 6.9.a.2.
[13] See page 3 of the Architectural Committee meeting dated February 27, 2001. See page 5 of the Historical Commission meeting dated June 14, 2002.

57. Further, it is important to keep in mind that PSD is balancing the needs of its students, along with its maintenance obligations for four other historic buildings on its campus, when determining how to effectively and efficiently deploy funds in order to continue to be a leader in deaf education.

VIII. PSD IS ENTITLED TO REASONABLE ACCOMMODATIONS UNDER THE AMERICANS WITH DISABILITIES ACT OF 1980 (the "ADA")

58. Under the ADA, individuals with disabilities are entitled to reasonable accommodations. An individual with a disability shall not, solely by reason of his or her disability, be denied the benefits of, or be subjected to discrimination under any program or activity by a local government. *See New Directions Treatment Servs. v. City of Reading*, 490 F.3d 293, 303 (3d Cir. 2007). Individuals may request reasonable modifications as long as the modifications do not "fundamentally alter the program, activity, ordinance, or statute." *See id.*

59. In order to offer students a quality education akin to their peers who are not deaf or hard-of-hearing, PSD is seeking the ability to demolish the Building in order to continue to build a safe educational campus on par with other schools in the area.

60. PSD does not have a regulation soccer field or track to enable its students to compete in competitive sports. PSD does not have an assembly space for its students to have an on-site graduation or participate in performance arts. PSD does not have a cafeteria which is able to fit its student population. PSD also is not able to provide the safest campus possible due to the drive aisles located throughout the campus.

61. The demolition of the Building would enable PSD to eliminate conflict points across campus – thereby eliminating numerous points where young, deaf students are exposed to moving vehicles. These are needs for PSD. These are not simply wants. With the drive aisles relocated, PSD would be able to construct a regulation soccer field and track. All students regardless of their hearing ability should be able to participate in competitive sports. They should be able to participate in theater arts. They should know that their school is a physically safe place for them.

62. Unfortunately, at the designation hearing on March 12, 2021, the public simply thought of PSD's needs as wants. From PSD's point of view, individuals failed to consider the unique struggles that deaf and hard-of-hearing students face on a daily basis. They also failed to consider that the educational facilities that PSD has are not the same facilities available at other schools.

63. Further, some individuals at the hearing made comments about deaf and hard-of-hearing children that at best were not sympathetic. See Exhibit Q. Sadly, these comments were not corrected, and it is our hope that these comments did not color the Historical Commission's decision. See, for example, the comments from Georgette Bartell at minutes 2:35:05 – 2:36:17 (Exhibit Q). Surely, the Commission understands that an institution like PSD will continue its mission for centuries to come, and the safety of deaf children is paramount.

64. People are sometimes insensitive to the difficulties of individuals who are not like them. At times when empathy and compassion are needed, sometimes the bigger picture

is lost and people fail to consider how to make the world a more equitable place where all students, with and without disabilities, are afforded a safe learning environment and a quality education.

IX. CONCLUSION

65. For the past 200 years, PSD has served the needs of deaf and hard of hearing students across Pennsylvania. PSD strives to provide its students with the best education possible within a safe and accessible environment. The acquisition of the Property provided PSD with the ability to rectify many issues currently plaguing its campus. The Property serves as a great bridge between the lower and upper campuses allowing younger students to have more interaction with their older peers. It also allows PSD to eliminate conflict points between students and vehicles; and it affords PSD the opportunity to create sports fields for its students, who deserve the same access as their peers in other schools. However, if the Building currently located on the Property remains, the majority of these possibilities are foreclosed upon. Consequently, as demonstrated by this Affidavit and the exhibits attached hereto, the Property should be removed from the Historic Register since the Property cannot be used for any purpose for which it is or may be reasonably adapted given the distinct needs and constraints of PSD as a non-profit organization.

Further, your deponent saieth not.

Peter L Bailey

Peter Bailey
Head of School
Pennsylvania School for the Deaf

Sworn to and subscribed before me
this 22 day of April, 2022.

Harriet D. Nabatesa
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Harriet D. Nabatesa, Notary Public
Montgomery County
My commission expires November 18, 2025
Commission number 1399940
Member, Pennsylvania Association of Notaries

EXHIBIT A

Legal Description

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected.

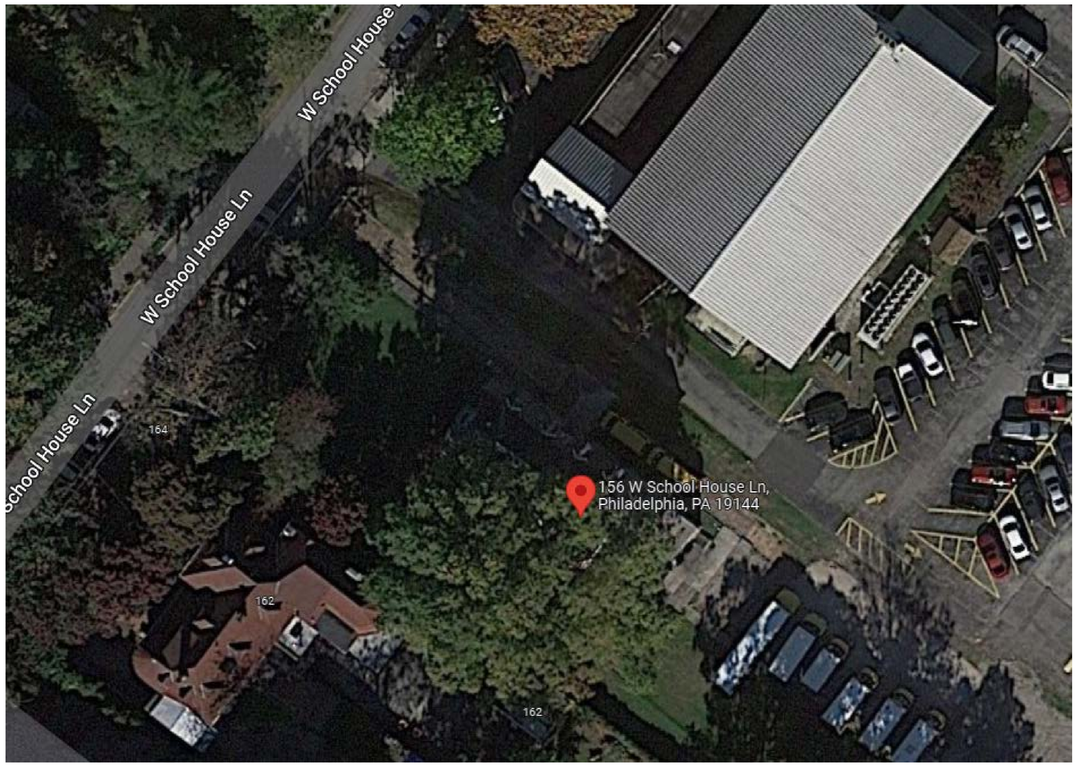
SITUATE in the 12th Ward of the City of Philadelphia and described according to a Survey thereof made on the Fourth day of September A.D. 1897 by Joseph C. Wagner, Surveyor and Regulator of the Ninth District of the said City as follows to wit:

BEGINNING at a point in the Southeast side of School Street as fifty feet wide, at the distance of two hundred and eighty-three feet five and three-eighths inches Northeastwardly from the Northeast side of Wayne Avenue, as Eighty feet wide; thence along the said Southeast side of School Street North forty-two degrees twenty-eight (erroneously set forth in prior deed as thirty-eight) minutes ten seconds East Eighty-nine feet four inches to a point; thence South forty-eight degrees twelve minutes seventeen seconds East four hundred and sixty-seven feet seven and seven-eighths inches to a point; thence South forty-two degrees twenty-six minutes fifty-six seconds West eighty-eight feet three and seven-eighths inches to a point; thence continuing South forty-two degrees thirty-nine minutes West one foot and one eighth of an inch; thence North forty-eight degrees, twelve minutes seventeen seconds West four hundred and sixty-seven feet eleven and three-eighths inches to a point in the said Southeast line of School Street, being the place of beginning.

BEING known as No. 156 West School House Lane.

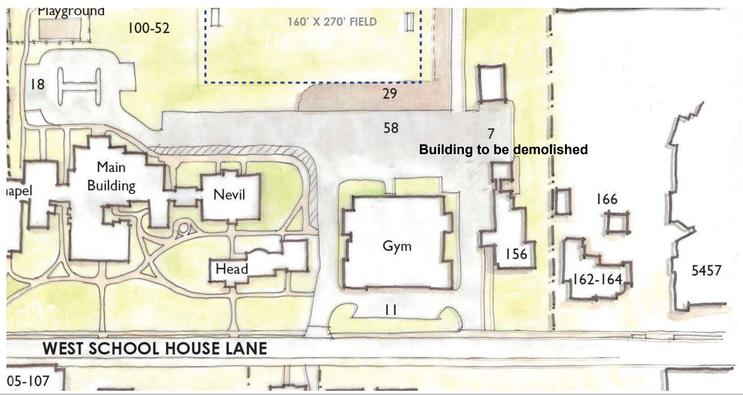
EXHIBIT B

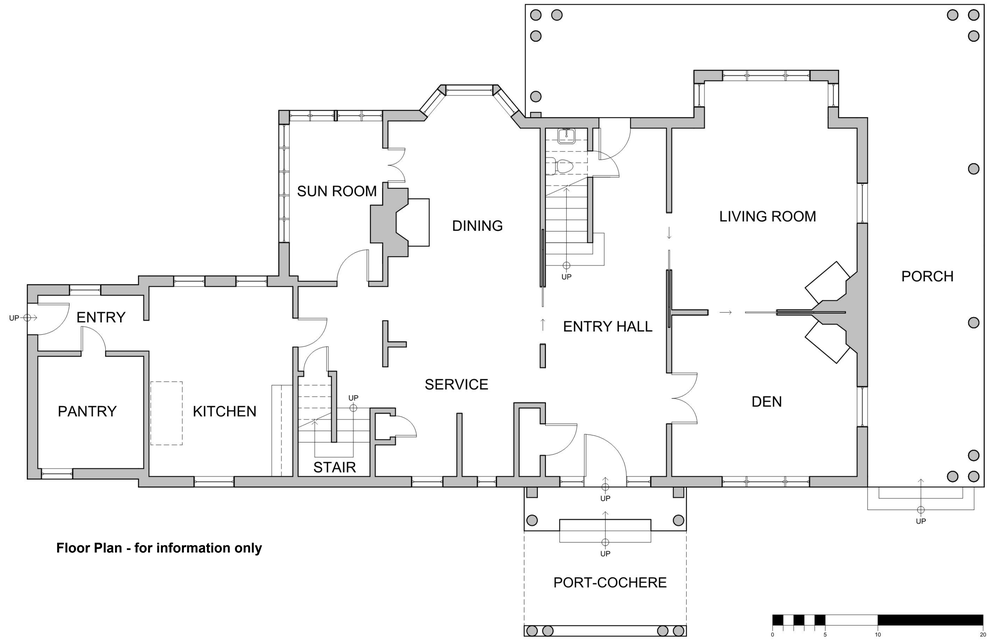
Demolition Plan and Application



Locus Map

Aerial photo of subject property





Floor Plan - for information only

Demolition Notes:

1. Salvage items to be removed initially. The mantles and fireplace surrounds on the ground and second floor should be salvaged if possible.
2. Coordinate disconnection of electrical, water, and sanitary sewer with appropriate agencies.
3. Make safe and secure all disconnected utility feeds and outflow piping.
4. Coordinate with appropriate vendors for disconnection and return of any propane or oil tanks as applicable.
5. The entirety of the remaining structure(s) are to be demolished, inclusive of all foundation walls and sub-grade construction.
6. Horizontal construction (driveways, concrete sidewalks and parking areas, asphalt parking and drives appurtenant to the residence are to be demolished.
7. Contractor shall provide demolition sequence drawings for review and acceptance prior to commencement of demolition.
8. Contractor shall provide areas of temporary evacuation as appropriate for use during the demolition and subsequent clearing and removal of debris.
9. Contractor shall cease demolition and notify Owner immediately if conditions vary from those indicated.
10. Contractor is responsible for obtaining all approvals and permits for demolition.
11. Contractor is to provide protection of adjacent areas and adjoining properties, buildings, landscaping, trees, bushes, shrubberies, parking areas, etc.
12. Contractor is responsible for adherence to all local and OSHA codes, regulations, and requirements.
13. Contractor is responsible for maintaining the watertightness of any building on-site that is to remain after completion of the demolition and clearing of debris.
14. Contractor is responsible for all dust control and mitigation measures during demolition and subsequent clearing of debris.
15. Contractor is responsible for all shoring, flasework, tiebacks, formwork, staging, bracing, etc. as may be required to assure the integrity of the structure throughout all phases of the demolition.
16. Contractor shall take pre-demolition photographs of the exterior of all buildings and structures within a 150' radius of the face of the building to be demolished.
17. Contractor shall take pre-demolition photographs of the interior of all buildings directly adjacent to the building to be demolished. Distribute all photographs to Owner.
18. All debris will be removed from the site and properly disposed of, unless otherwise directed by the Owner. Items to be salvaged shall be delivered to the Owner at the place and time selected by the Owner.

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DRA

Drummey Rosane Anderson, Inc.

225 Oakland Road
Studio 205
South Windsor, CT
06074
Tel: 860.644.8300

260 Charles Street
Studio 300
Waltham, MA
02453
Tel: 617.964.1700

Planning | Architecture | Interior Design

www.draws.com

Pennsylvania School For The Deaf

156 West School House Road Demolition

Philadelphia, Pennsylvania

PROGRESS SET

PROJECT NORTH
MAGNETIC NORTH

Demolition Plan and Notes

Scale:
Job No.: 20206.00
Drawn By: DRA
Date: 4/22/22

AD-0-1

DO NOT MAIL THIS APPLICATION

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

1 Address

Identify the location of work for the permit(s).

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.

Parcel Address: 156 W. School House Lane

Specific Location:

☐ Check box if this application is part of a project and provide project number: PR- 20 | | | - | | | | | |

2 Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expediters. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name: Matthew McClure, Esq. Company: Ballard Spahr LLP

Address: 1735 Market Street, 51st Floor, Philadelphia, PA 19103

Email: mcclure@ballardspahr.com Phone: 2 1 5 8 6 4 8 7 7 1

3 Property Owner

Identify the deeded property owner.

*If the property owner is a 'company', then provide the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.

The property owner is a/an: ☐ Individual ☒ Company*

Owner (1)

Name: Pennsylvania School for the Deaf ☐ Check box if new owner is being listed

Address: 100 W. School House Lane, Philadelphia, PA 19144

Owner (2)

Name:

Address:

4 Design Professional in Responsible Charge

Identify the PA- licensed design professional who is legally responsible.

Name: Firm:

PA License #: Phila. Commercial Activity License #:

Email: Phone:

5 Project Scope

Use this section to provide project details; all fields are mandatory.

(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.

(b) Identify if the project will be new construction, an addition, or interior/ exterior alterations.

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(e) State the number of new or affected stories.

(f) Provide a detailed description of the work proposed.

(g) Select all conditions that apply to this project (if any).

***P**rovide the associated Streets Review number if "Project Impacts Streets/Right-of-Way" is selected.

(a) Occupancy

☐ Single-Family ☐ Two-Family ☒ Other, please describe: Vacant

(b) Scope of Work

☒ New Construction ☐ Addition and/or Alteration ☐ Shell (No Fit Out) – Option for Commercial Permits Only

(c) Earth Disturbance

Area of Earth Disturbance: TBD (Sq. Ft.)

(d) Building Floor Areas

New Floor Area: 0 (Sq. Ft.) Existing Altered Area: 0 (Sq. Ft.)

(e) Number of Stories: 0

(f) Description of Work: Demolition of existing building.

(g) Project Conditions

☐ New High Rise ☐ Green Roof Included ☐ Initial Fit Out of Newly Constructed Space

☐ Modular Construction ☐ Façade Work ☐ Project Impacts Streets/Right-of-Way*

*Provide the associated **Streets Review** number for this project, if applicable: SR - 20 | | -- | | | | | | |

DO NOT MAIL THIS APPLICATION

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:
- Number of registers/ diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:
- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:
- Sprinkler Heads (separate new/ relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(g) Provide the total improvement cost for residential (including multi-family) alterations and additions.

6

(a) Check all that apply:

☐ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: *Trades listed below are mandatory for all residential new construction jobs.*

RP or CP-20 ___ - ____

Provide the associated **Zoning Permit** number for this construction, if applicable: **ZP-20** ___ - ____

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work $ _____

License Number _____ Phone _____

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work $ _____

License Number _____ Cost of Fuel Gas Work $ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone _____

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Electrical Work $ _____

License Number _____ Phone _____

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Plumbing Work $ _____

License Number _____ Phone _____

Number of Fixtures _____

Check one: ☐ Interior Work ☐ Exterior Building Drainage ☐ Exterior Water Distribution; line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Fire Supp. Work $ _____

License Number _____ Phone _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(g) Total Improvement Cost: $_____

(The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Declaration & Signature

All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: /s/ Matt McClure, Esq. **Date:** 4 / 21 / 2022

EXHIBIT C

IRS Letter & Pennsylvania Exemption Certificate

Internal Revenue Service
District Director

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: May 19, 1999

Person to Contact:
Shirley Rudolph 31-03949
Customer Service Rep.
Telephone Number:
877-829-5500
Fax Number:
513-684-5936
Federal Identification Number:
23-1581227
Accounting Period Ends
June 30

Pennsylvania School for the Deaf
100 West School House Lane
Philadelphia, PA 19144-3404

Dear Sir or Madam:

This is in response to your request for a letter affirming your organization's exempt status.

In November 1953 we issued a determination letter that recognized your organization as exempt from federal income tax under section 101(6) of the Internal Revenue Code of 1939 (now section 501(c)(3) of the Internal Revenue Code of 1986). That determination letter is still in effect.

We classified your organization as a publicly supported organization, and not a private foundation, because it is described in sections 509(a)(1) and 170(b)(1)(A)(ii) of the Code. This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's purposes, character, method of operations, or sources of support have changed, please let us know so we can consider the effect of the change on the organization's exempt status and foundation status.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than $25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of $20 a day, up to a maximum of $10,000, when a return is filed late, unless there is reasonable cause for the delay.

As of January 1, 1984, your organization is liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more the organization pays to each of its employees during a calendar year. There is no liability for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to your organization as provided in section 170 of the Code.

Pennsylvania School for the Deaf
23-1581227

Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the permanent records of the organization.

If you have questions, you may direct them to us at the address or telephone number shown in the heading of this letter.

Sincerely,

C. Ashley Bullard

C. Ashley Bullard
District Director

REV-IS10009 AFP (08-17)

LSUEXM

Commonwealth of Pennsylvania
Department of Revenue

CERTIFICATE OF EXEMPTION

PENNSYLVANIA SCHOOL FOR THE DEAF
100 W SCHOOL HOUSE LN
PHILADELPHIA PA 19144 USA

Account ID: 75489146

Exemption Type: Non-Profit Education
Expiration Date: 02/28/2024

pennsylvania
DEPARTMENT OF REVENUE

USE OF THIS CERTIFICATE FOR PERSONAL OR NONEXEMPT PURCHASES WILL RESULT IN CANCELLATION OF EXEMPT STATUS

This certificate is not assignable or transferable.

EXHIBIT D

Resolution

City of Philadelphia

Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 220021)

RESOLUTION

Recognizing the Pennsylvania School for the Deaf on the 200th Anniversary of its founding.

WHEREAS, Pennsylvania School for the Deaf ("PSD"), the third school of its kind in the United States, was founded in 1820, when the Philadelphia-based crockery maker & dealer David G. Seixas, concerned with the plight of impoverished Deaf children he observed on the city's streets, began providing them with assistance and instruction in his private home on High Street (now Market Street) west of 16th Street; and

WHEREAS, About a year later, in desperate need of additional space to accommodate students, PSD relocated to a rented office space on the southeast corner of 11th & High Streets; and

WHEREAS, Also in 1821, the renowned Deaf Frenchman Laurent Clerc, a cofounder of the nation's first school for the deaf, the American School for the Deaf, in Hartford, Connecticut, was hired as PSD's second principal; and

WHEREAS, In 1825, PSD moved into its first "official" school building, located at Broad and Pine Streets, currently known as the University of the Arts' Dorrance Hamilton Hall, where the institution would remain for nearly seven decades before expanding yet again; and

WHEREAS, In 1892, PSD moved onto a spacious 33-acre property in Mt. Airy, upon which fourteen buildings were constructed to accommodate all students, staff, and school activities, and where they would stay for 92 years, until declining enrollment and related economic factors prompted another relocation; and

WHEREAS, In 1984, PSD purchased its current home at 100 West School House Lane, the site of the Old Germantown Academy, which has a unique historical character dating back to the Revolutionary Era, and where they have continued their tradition of excellence in Deaf Education; and

WHEREAS, After two centuries of educating and empowering Deaf children to succeed and thrive, PSD continues to recognize and develop students' individual strengths, build their

confidence, and collaborate with families and communities to maintain a nurturing, dynamic, and language-rich environment steeped in mutual respect, shared dignity, and cultural awareness; now, therefore, be it

RESOLVED, THAT THE COUNCIL OF THE CITY OF PHILADELPHIA, Recognizes the Pennsylvania School for the Deaf on the 200th Anniversary of its founding.

FURTHER RESOLVED, That an Engrossed copy of this resolution be presented to representatives of the Pennsylvania School for the Deaf as a sincere expression of City Council's gratitude, appreciation, and commendation, especially for their commitment to Deaf Education and their legacy as leaders in that field.

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-seventh day of January, 2022.

Darrell L. Clarke
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Green

Sponsored by: Councilmembers Green, Squilla, Gilmore Richardson, Parker, Bass, Gym, Gauthier, Brooks, Quiñones Sánchez, Thomas, Jones and Domb

EXHIBIT E

Annual Budget

Pennsylvania School for the Deaf

Fiscal Year	2020-21 BUDGET	2021-22 BUDGET
Summary		
REVENUE		
PDE Allocation	12,215,534	12,215,534
PSERS Subsidy (Retirement)	931,500	1,166,432
Capital Project Subsidy	-	125,000
School Districts	264,656	330,820
1:1 Aide	1,113,840	1,058,148
Summer programs	678,280	753,103
Transportation Contract	576,394	576,394
Food Service, OT/PT, Support Svcs, Building rent	390,000	360,000
Early Intervention	477,000	333,900
Community Preschool	108,000	86,400
IDEA - B	116,242	118,500
GEER II	-	230,478
E-Rate	24,744	25,000
Parenting, FNL, Hearing Aid/CI	145,000	125,000
Annual Fund, Grants, Gifts, Events	345,000	370,000
Interest Income, Bond Coll. Trusts etc.	95,000	35,000
Other Misc. Income	42,600	17,600
Endowment/Plant fund transfers to cover capital projects	404,000	135,000
TOTAL REVENUE	17,927,790	18,062,309
Operating Expenditures		
Wages & Salaries	9,454,800	9,754,041
Employee Benefits	3,876,468	3,999,157
Contractors, Interpreters, Prof Development, fees	1,296,700	1,480,743
Maintenance	850,000	1,012,643
Insurance, Telecom, Travel	468,098	370,862
Supplies & Utilities	526,500	681,500
Misc.	50,000	40,000
Capital Projects	404,000	135,000
Non Operating Expenditures		
Depreciation, Amortize & Equip - non cash item	980,000	930,000
Write off of Prior Year bad debts	15,000	165,923
TOTAL EXPENSE	17,921,566	18,569,868
Net Results (Operational + Non Operational)	6,224	(507,559)

EXHIBIT F

Site Plan of Historic Structures on PSD's Campus

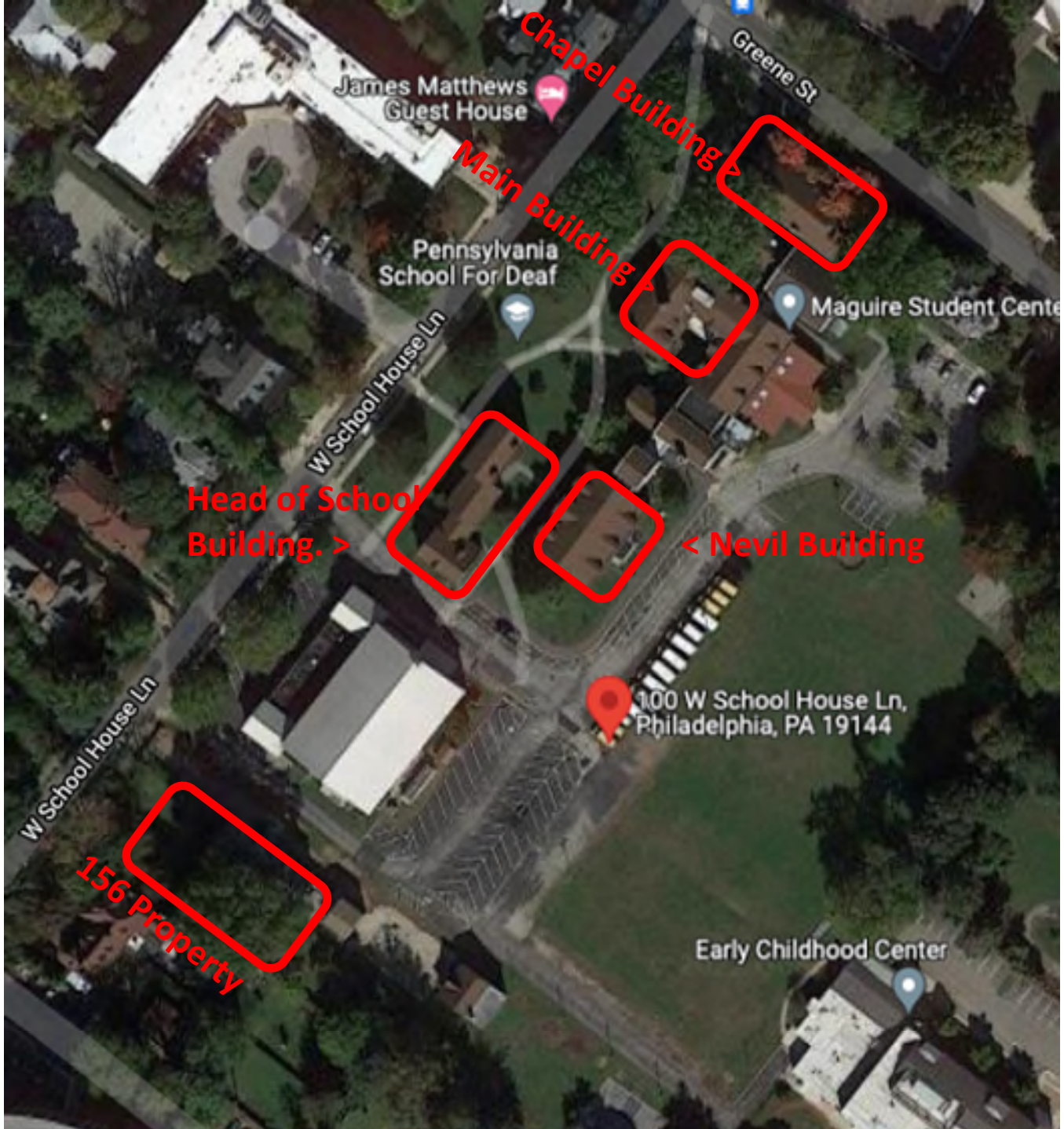

Chapel Building >
Main Building >
Greene St
James Matthews
Guest House
Pennsylvania
School For Deaf
W School House Ln
Maguire Student Cente
Head of School
Building. >
< Nevil Building
100 W School House Ln,
Philadelphia, PA 19144
W School House Ln
156 Property
Early Childhood Center

EXHIBIT G

Site Context

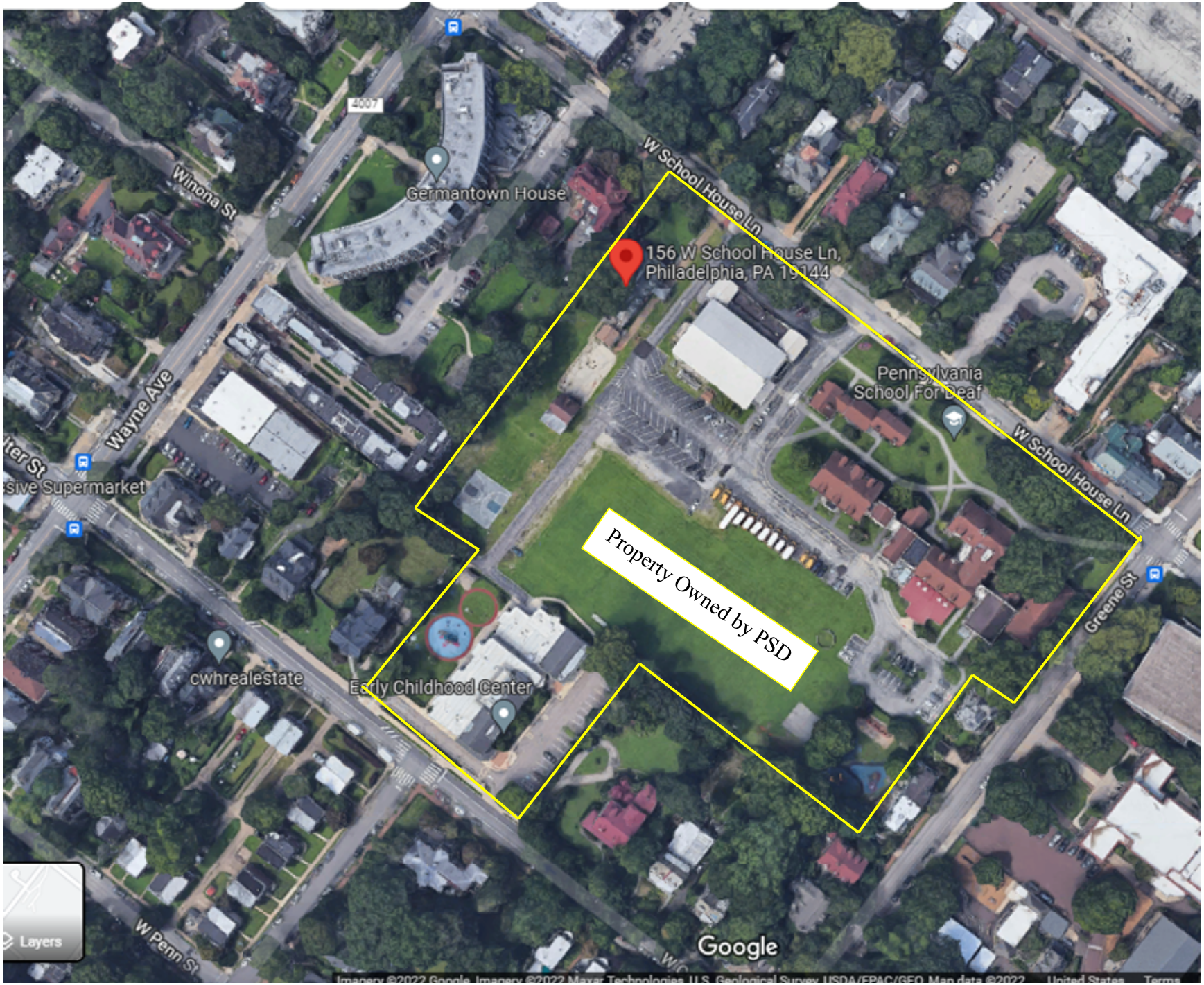

Germantown House
Winona St
W School House Ln
156 W School House Ln,
Philadelphia, PA 19144
Pennsylvania
School For Deaf
W School House Ln
Greene St
Wayne Ave
Property Owned by PSD
cwhrealestate
Early Childhood Center
W Penn St
Layers
Google

EXHIBIT H

Settlement Statement

A. Settlement Statement

U.S. Department of Housing and Urban Development

B. Type of Loan

OMB Approval No. 2502-0265

1. ☐FHA 2. ☐FmHA 3. ☐Conv. Unins. 4. ☐VA 5. ☐Conv. Ins.	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
	19-0710		

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 and Section 1010.

TitleExpress Settlement System
Printed 07/12/2019 at 09:21 EF

D. NAME OF BORROWER: The Pennsylvania School for the Deaf
ADDRESS: 100 West School House Lane, Philadelphia, PA 19144

E. NAME OF SELLER: Teen Challenge Training Center, Inc.,
ADDRESS: c/o James F. Devine, Esquire, 45 East Orange Street, Lancaster, PA 17602

F. NAME OF LENDER:
ADDRESS:

G. PROPERTY ADDRESS: 156 West School House Lane, Philadelphia, PA 19144
156 West School House Lane, City of Philadelphia

H. SETTLEMENT AGENT: Liberty Bell Abstract, LLC
PLACE OF SETTLEMENT: 1800 Pennbrook Parkway, Lansdale, PA 19446

I. SETTLEMENT DATE: 07/12/2019

J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		**400. GROSS AMOUNT DUE TO SELLER**	
101. Contract sales price	515,000.00	401. Contract sales price	515,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	24,979.25	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. School taxes		408. School taxes	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	539,979.25	**420. GROSS AMOUNT DUE TO SELLER**	515,000.00
200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER		**500. REDUCTIONS IN AMOUNT DUE TO SELLER**	
201. Deposit or earnest money	15,000.00	501. Excess Deposit (see instructions)	
202. Principal amount of new loans		502. Settlement charges to seller (line 1400)	31,651.35
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of First Mortgage Loan	
205. Seller Credit	10,000.00	505. Seller Credit	10,000.00
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. School taxes		512. School taxes	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	25,000.00	**520. TOTAL REDUCTION AMOUNT DUE SELLER**	41,651.35
300. CASH AT SETTLEMENT FROM OR TO BORROWER		**600. CASH AT SETTLEMENT TO OR FROM SELLER**	
301. Gross amount due from borrower (line 120)	539,979.25	601. Gross amount due to seller (line 420)	515,000.00
302. Less amounts paid by/for borrower (line 220)	25,000.00	602. Less reduction amount due seller (line 520)	41,651.35
303. CASH FROM BORROWER	514,979.25	**603. CASH TO SELLER**	473,348.65

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: 260565730) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: _____ - _____ - _____ / _____ - _____ - _____ SELLER(S) SIGNATURE(S): _____ / _____

SELLER(S) NEW MAILING ADDRESS: _____

SELLER(S) PHONE NUMBERS: _____ (H) _____ (W)

SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 07/12/2019 at 09:21 EF

L. SETTLEMENT CHARGES	PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL SALES/BROKER'S COMMISSION based on price $515,000.00 =		
Division of commission (line 700) as follows:		
701. $ to		
702. $ to		
703. Commission paid at Settlement		
800. ITEMS PAYABLE IN CONNECTION WITH LOAN		
801. Loan Origination Fee %		
802. Loan Discount %		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Application Fee		
807. Assumption Fee		
808.		
809.		
810.		
811.		
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE		
901. Interest From to @$ /day		
902. Mortgage Insurance Premium for to		
903. Hazard Insurance Premium for to		
904.		
905.		
1000. RESERVES DEPOSITED WITH LENDER FOR		
1001. Hazard Insurance mo. @ $ /mo		
1002. Mortgage Insurance mo. @ $ /mo		
1003. City Property Tax mo. @ $ /mo		
1004. County Property Tax mo. @ $ /mo		
1005. School taxes mo. @ $ /mo		
1009. Aggregate Analysis Adjustment	0.00	0.00
1100. TITLE CHARGES		
1101. Settlement or closing fee		
1102. Abstract or title search		
1103. Title examination		
1104. Title insurance binder		
1105. Document Preparation		
1106. Notary Fees to Liberty Bell Abstract, LLC	10.00	10.00
1107. Attorney's fees to Dischell, Bartle & Dooley	10,300.00	
(Includes above items No:)		
1108. Title Insurance to Liberty Bell Abstract, LLC	3,373.40	
(includes above items No:)		
1109. Lender's Policy		
1110. Owner's Policy 515,000.00 - 3,373.40		
1111.		
1112.		
1113.		
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		
1201. Recording Fees Deed $280.00 ; Mortgage $; Release $	280.00	
1202. City/County tax/stamps Deed $16,881.70 ; Mortgage $	8,440.85	8,440.85
1203. State Tax/stamps Deed $5,150.00 ; Mortgage $	2,575.00	2,575.00
1204.		
1205.		
1300. ADDITIONAL SETTLEMENT CHARGES		
1301. Survey		
1302. Pest Inspection		
1303. Escrow pending w/s payments to Liberty Bell Abstract, LLC		300.00
1304. Legal fees to Cipriani & Werner		20,265.50
1305. wire fees to RBS Citizens NA		60.00
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)	24,979.25	31,651.35

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

The Pennsylvania School for the Deaf

Teen Challenge Training Center, Inc., EVP Operations

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18: U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT: DATE: 7/12/19

EXHIBIT I

OPA Assessment Value

156 W SCHOOL HOUSE LN

PHILADELPHIA, PA 19144-3404

PRINT

Year	Market Value	Taxable Land	Taxable Improvement	Exempt Land	Exempt Improvement
2022	$651,500	$162,875	$488,625	$0	$0
2021	$651,500	$162,875	$488,625	$0	$0
2020	$651,500	$162,875	$488,625	$0	$0
2019	$651,500	$81,437	$244,312	$81,438	$244,313
2018	$632,600	$0	$0	$158,150	$474,450
2017	$2,027,400	$0	$0	$1,304,800	$722,600
2016	$2,027,400	$0	$0	$1,304,800	$722,600
2015	$2,027,400	$0	$0	$1,304,800	$722,600

EXHIBIT J

Carry Cost for Property

	7/1/2019 - 6/30/2020	7/1/2020 - 6/30/2021	7/1/2021 - 3/31/2022
Expense			
Interpreters Services	0.00	625.00	0.00
Water/Sewer	2,886.32	3,153.72	2,062.46
Facility Maint. Contract	0.00	0.00	103,704.00
Operating Maint. Expense	51,648.34	34,078.00	5,950.00
General Supplies	0.00	1,420.08	0.00
IT Equip & Software supplies	2,470.14	0.00	0.00
Electricity	1,580.03	1,578.16	832.06
Land and Improvements	0.00	18,148.20	0.00
Small Equipment Purchased	0.00	394.43	0.00
Total Expense	58,584.83	59,397.59	112,548.52

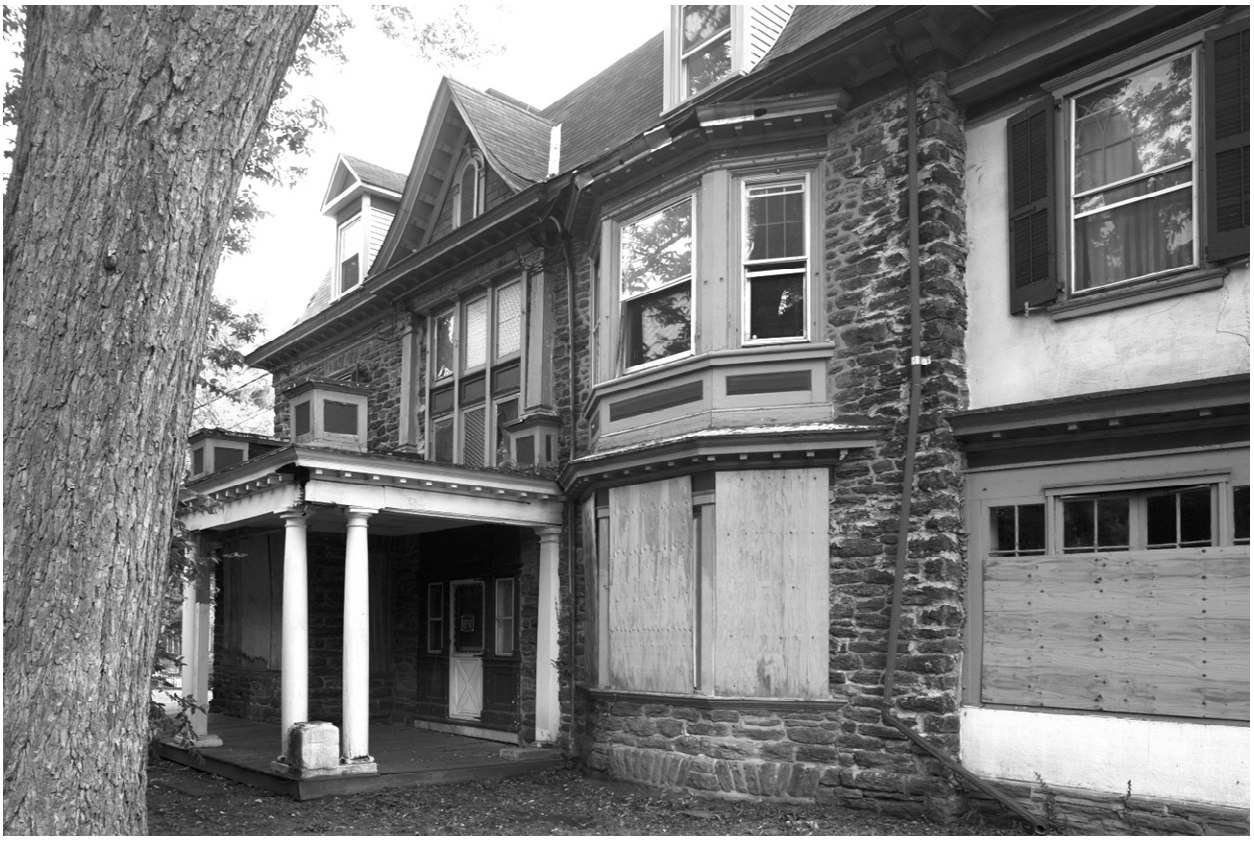
EXHIBIT K

Exterior Photographs of Building

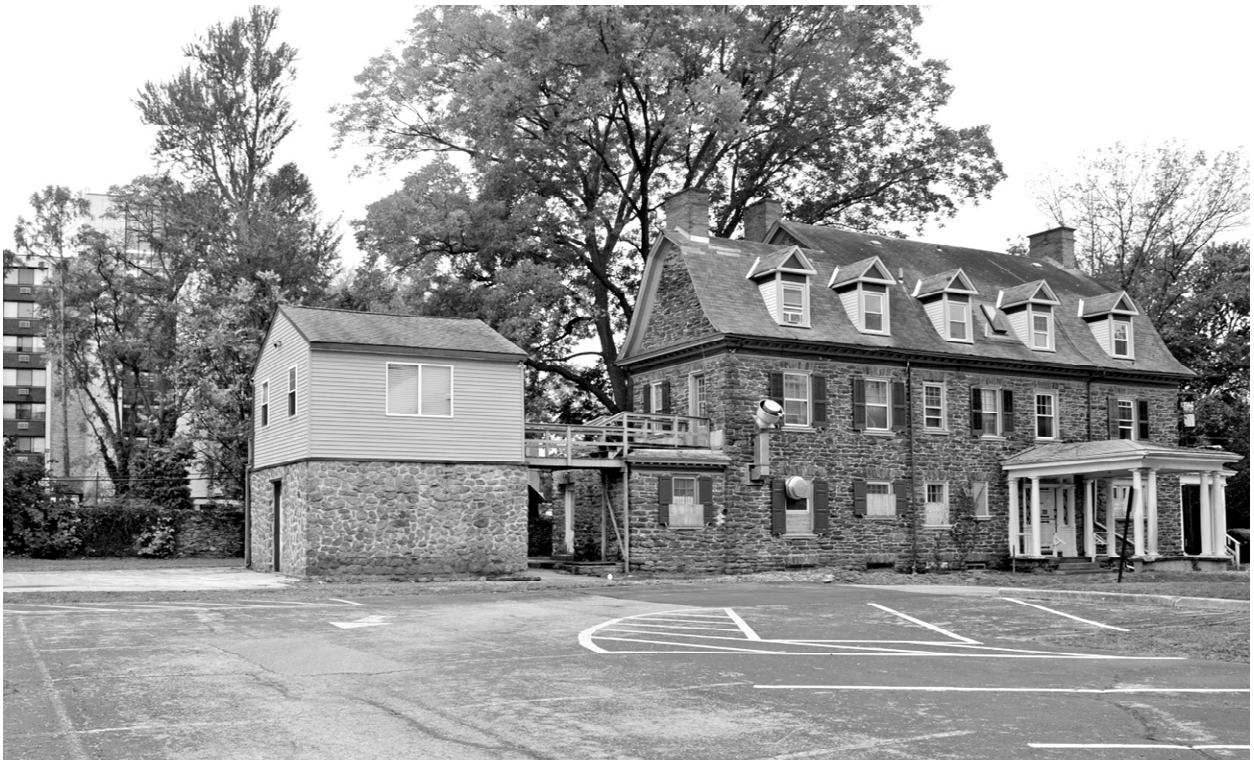
Drive Façade

Kitchen End

Lawn Side



Parking Lot Front



Street Front

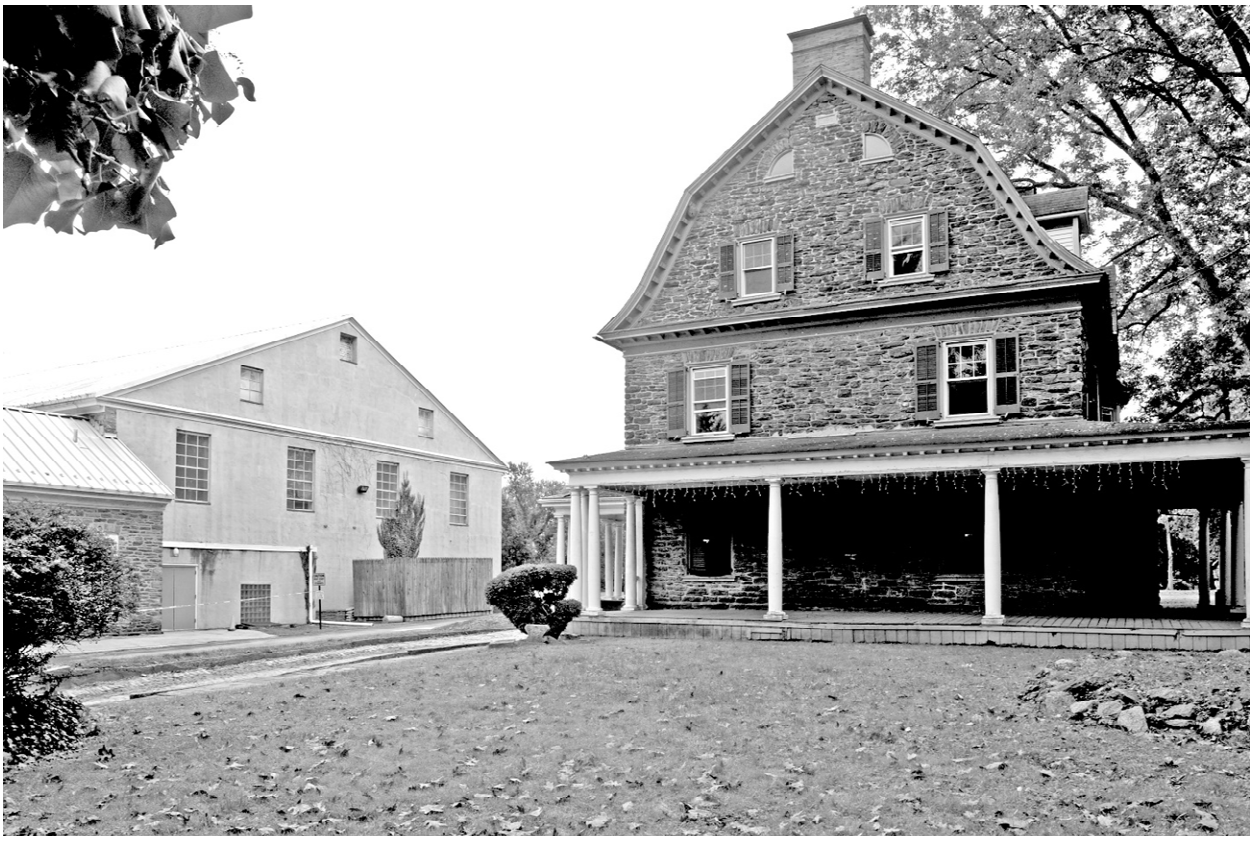


EXHIBIT L

DRA Condition Report

Report on 156 West School House Lane

Pennsylvania School for the Deaf acquired 156 West School House Lane to address campus needs and to provide students with a well-rounded educational experience.

After extensive review, it has become clear that the potential renovation and re-purposing of any of the existing structures located at 156 West School House Lane will be more expensive than new construction and will result in a building that is compromised relative to what PSD actually needs.

In Spring of 2020, Drummey Rosane Anderson Architects ("DRA") was asked to undertake a study of the land and buildings located at 156 West School House Lane (the "Property") as part of a larger master planning effort for the Pennsylvania School for the Deaf ("PSD").

DRA undertook a number of efforts to develop an understanding of the potential uses and options for the Property. These efforts included: discussions with educators and administrators regarding educational programming and school-wide needs, inspections of the buildings, and development of potential options for the Property.

Educational Program Needs

Discussions with educators at PSD showed consistent themes regarding educational needs. Those needs include:

- A need for peer mentoring and role models;
- A way to mitigate the negative impacts caused by the location of the Early Childhood Center relative to the rest of campus;
- A need for a large gathering space;
- A need for a new dining space due to the inadequacy of the current dining hall and food service space;
- Desire for more capacity to host speakers and events from outside of the PSD community.

School-wide Needs

Discussions with PSD leadership echoed many of the themes expressed by the educators, as well as some broader ideas:

- Desire to provide a benefit to the surrounding community;
- Desire to keep PSD current with all educational offerings both curricular and in physical space;
- Recognition that there is a lack of appropriate space for theater and productions;
- Recognition that there is inadequate space for pull-out educational programs;
- Agreement that more office space would be helpful in running the school.

Property Building Assessment - Physical

DRA visited the campus and, over a number of days, conducted inspections of the three buildings comprising 156 West School House Lane. Our observations include:

- The buildings are in no condition for reuse;
- The buildings are in poor condition;
- There is abundant evidence of neglect and decay throughout the buildings;
- There is considerable deterioration in some areas of the buildings;
- The main structure is showing significant deterioration;
- None of the heating, water, or electrical systems are operational;
- Each of the buildings incorporates different construction methods and materials.

In-depth observations regarding the larger building raised significant concern for the viability of the building itself over the next few years.

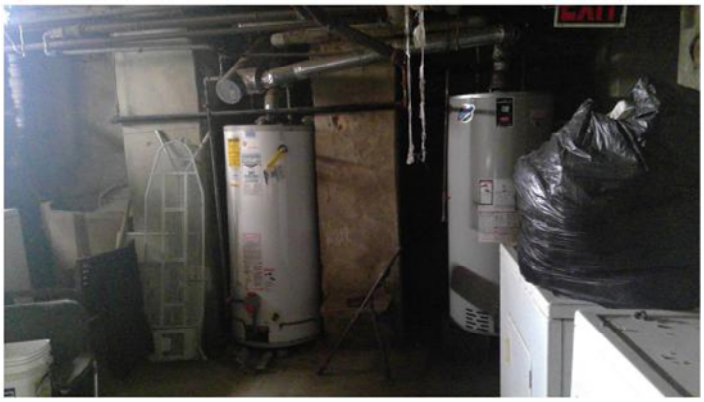
The basement floor is a combination of dirt and concrete areas. There is no ventilation of this area and evidence of mold and dry rot.

Structural deterioration in basement

All of the utilities have been disconnected for a number of years, resulting in deterioration of many aspects of the building.

The heating and ventilation systems are not salvageable. They are not adequate for the building's size and are beyond their useful life expectancy.

The hot water heaters were left with water in them as the building was subject to freezing temperatures. On account of the freezing temperatures, the water heaters are damaged and rendered inoperable.



The electrical service for the building is undersized and out of date. Complete replacement of the service entry, breaker panels, and circuit wiring throughout the building would be required.

The structural condition of the perimeter sill is very concerning. There are three sill beams that rest on a stone wall. On top of these three beams, the upper level stone exterior wall has been built. There is no moisture or water proofing materials to be seen, and it is apparent that water is infiltrating through the stone wall and onto these wood sill beams.

DRA Architects © 2020

This is an unusual wall framing method and the structural integrity of the sill beams, and therefore the entire exterior wall, is questionable.

The first and upper floor areas show considerable neglect and deterioration. Many of the interior trim features, such as doors, balusters, and built-in cabinetry, are either missing or have been defiled.

The main stair case has many replacement treads and risers, along with numerous balusters and railing portions that have been replaced with simple square section pine.

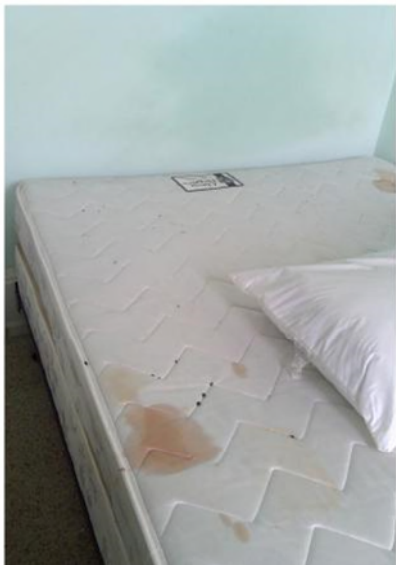
Many of the hardwood floors suffer from warping and twisting, have carpet tacks and glue remnants, and have shrunk considerably due to the lack of temperature and humidity controls.

Virtually none of the wood flooring appears to be salvageable.

There are many signs of water infiltration into the building, with failing plaster and bulging walls indicating that this condition has been present for some time.

The attic shows a mixture of construction types and ages. Of most concern is the size of the framing members for roof rafters. These appear to be considerably undersized for the span. There will be significant work required to address this area.

There is evidence of vermin and insect infestation throughout the building.



In summation, there are essentially no aspects of the interior that are in a condition that would allow reuse.

The exterior of the main building displays obvious deterioration.

The roof shingles have failed and require replacement. The roof has no ventilation, which must be provided to prevent failure of any new roof.

The exterior stone walls have been re-pointed numerous times and this mortar is failing in many areas. This is allowing water infiltration into the exterior walls and then into the building interior.

There are many areas of the exterior stone walls that are failing completely and will require significant investment to rectify.

The windows are not of a uniform type and are not double glazed. All of the windows are not storm windows which are designed to preserve energy.

The columns, deck, and roof of the porch are all showing deterioration. There are a number of columns that are missing, with nothing provided as a replacement support structure.

DRA Architects © 2020

There is no ADA compliant entry point to the building.

In summation - as with the interior, the exterior features are significantly deteriorated, with many showing signs of failure. There is considerable concern for the near-term integrity of many aspects of the building exterior. Total failure of areas, such as the porch roof and rear gable, is possible within the next year or two.

Building Assessment - Programmatic

Working from the information developed in discussions with the PSD community, DRA investigated the potential for the three buildings to be used for any of the following programming:

1. A spaces where students can spend time together developing community building skills and learning from one another and invited guests.
2. A needed auditorium, better dining, and specialized spaces (museum, transition program, makerspace, etc.) that would relieve other existing facilities. An auditorium should include a well-equipped performing arts space.

After determining the required area for each potential use, it became clear that the resulting conceptual floor plan did not work with the existing buildings on 156 West School House Lane.

Conclusion

After reviewing the conditions of the existing buildings, completing programmatic and space needs assessments, and developing conceptual ideas for the potential reuse of the Property, it is our findings that:

- The large residential structure contains no space that may address the principle needs expressed;
- The location of these buildings relative to other educational spaces does not address the stated needs of the school.
- None of the buildings contain spaces that adequately address large group learning, performance space, or dining/food preparation.

Our conclusion is that the Property is of value to PSD, but that none of the existing buildings offer programmatic or economical opportunities for renovation and conversion for future use.

The two smaller structures contain no spaces of value to the school's mission or physical space needs. Neither of these is of note from a historical or design aspect and present an impediment to effective use of the land to address established needs of the school.

Replacement of the existing buildings with a new structure would:

- Allow for creation of spaces designed expressly for the intended use;
- Create space the entire student population would use;
- Provide opportunity for community use;
- Address on-campus vehicle circulation concerns;
- Elevate PSD onto more equal standing with peer and aspirational institutions.

We recognize the desire of the Penn Knox Neighborhood Association to protect the aesthetic and historical aspect of the neighborhood and of the Philadelphia Historical Commission to assure that historical buildings and sites be properly protected or documented for future generations.

We also appreciate the constraints the PSD faces relative to financing construction of the spaces identified as critical to its mission of educating young students who are deaf or hard of hearing.

The potential renovation and re-purposing of any of the existing structures will be more expensive than new construction and will result in a building that is compromised programmatically relative to what PSD actually needs. Such expenditure by any school is difficult to justify.

DRA Architects © 2020

EXHIBIT M

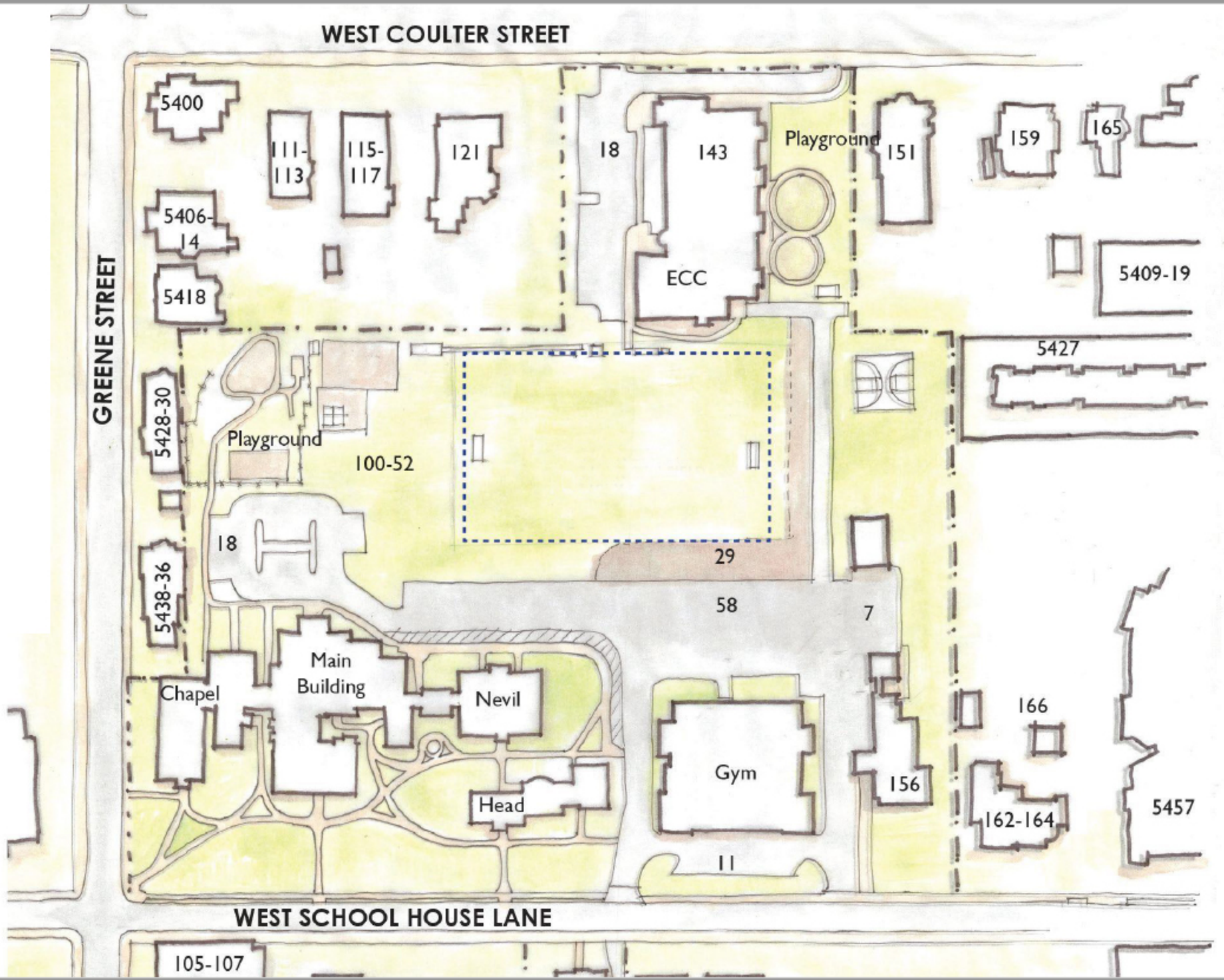
Link to Video Recording of Committee on Historic Designation meeting (start time in recording 00:26:25)

https://dpd-public-meetings.s3.amazonaws.com/PHC/CommitteeHistoricDesignation_Jan202021.mp4

EXHIBIT N

Site Plans

EXISTING SITE



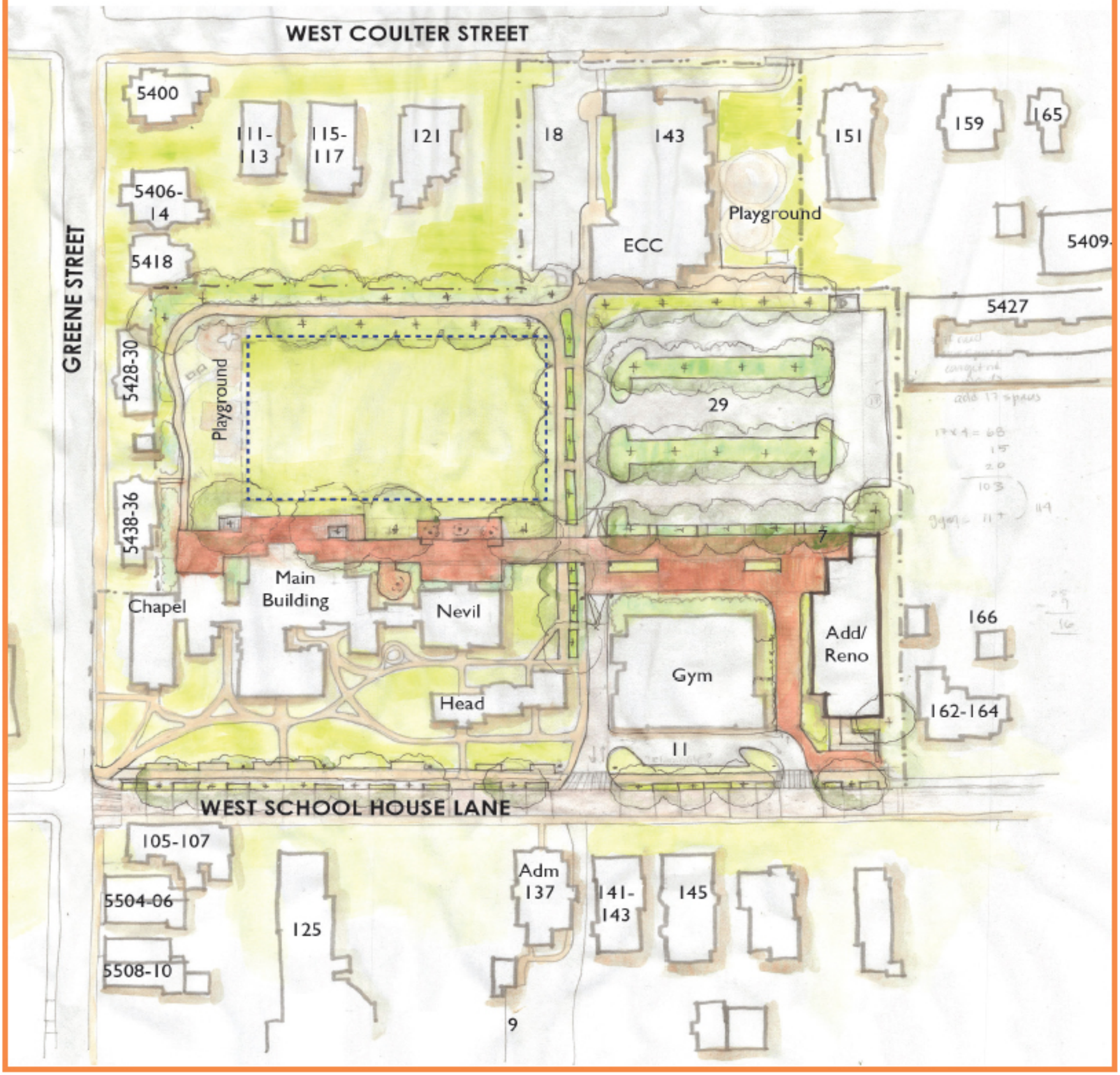
DRA

Pennsylvania School for the Deaf

Campus Master Plan Scheme - A

Illustrative Site Plan

February, 2021



Pennsylvania School for the Deaf

Campus Master Plan Scheme - B

Illustrative Site Plan

February, 2021

DRA

Pennsylvania School for the Deaf

Campus Master Plan Scheme - B

Vehicle and Pedestrian Circulation

February, 2021

DRA

EXHIBIT O

Cost Estimates

MBG | McBRICK BUILDING GROUP
General Contracting & Construction Management

January 17, 2022

Boyd Hoats
The Pennsylvania School for the Deaf
137 West School House Lane
Philadelphia, PA 19144

Dear Mr. Hoats,

Thank you for allowing McBrick Building Group to provide a revised preliminary budgetary number for the potential renovations of Building 156 located on your West School House Lane campus.

Interior Renovations:

- Budgetary price per square foot is $175.00 multiplied by the interior square footage of 7,266
- Structural and demising walls will be moved and opened
    - Bathrooms to be ADA compliant

Interior Budgetary Number … $1,271,550.00

Elevator:

- Budgetary number to supply and install a new elevator and shaft per code review
    - *Note: Number includes structural framing, concrete, masonry, electrical, engineering, and permits*

Elevator Budgetary Number … $412,100.00

Emergency Alert System:

- Budgetary number to Supply and install an Emergency Alert system
    - *Note: Number includes Layered Solutions equipment including lockdown alarms and cabling with installation*

Emergency Alert System Budgetary Number … $75,000.00

Sprinkler System:

- Budgetary price for sprinkler system for the interior square footage of 7,266, includes water service to the building, heads, and risers

Sprinkler System Budgetary Number … $122,660.00

Fire Alarm:

- Budgetary price per square foot for fire alarm is $6.00 multiplied by the interior square footage of 7,266

Fire Alarm Budgetary Number … $43,596.00

Exterior Renovations:

- Complete the necessary exterior renovations including the roof, façade, windows, and doors
  - Architectural/Engineering and code review will be at an additional cost
  - Parking areas excluded

Exterior Budgetary Number … $850,043.00

ADA Renovations

- Budgetary number to supply and install an ADA accessible concrete ramp with side railings

ADA Renovations Budgetary Number … $55,704.00

Permits, Fees & Drawlings:

Permit, Fees & Drawlings Budgetary Number … $424,652.00

Total Budgetary Number Prevailing Wage … $3,255,305.00

Thank you for the opportunity to serve your construction needs.

Sincerely,

Keith Nehring

Keith Nehring – knehring@mcbrick.com
McBrick Building Group
Estimator

EXHIBIT P

Prior Minutes of the Historical Commission

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Robert Thomas, Chair
Commission Offices, One Parkway, 13th Floor, 1515 Arch Street
27 February 2001

Present
Robert Thomas, Chair
Tony Atkin
Rudolph D'Alessandro
Tony Atkin
Herbert Levy, FAIA
Suzanne Pentz

Randal Baron, Assistant Historic Preservation Officer
Jeffrey R. Barr, Historical Research Technician
Julianne Brennan, Historic Preservation Planner
Diane M. Hughes, Executive Secretary

Also
Nicholas J. Aloi Jr., 124 Queen Street, Owner
Douglas Steele, Pennsylvania School for the Deaf, H2L2 Architects
Ed Rahme, Pennsylvania School for the Deaf, H2L2 Architects
James S. Bishop, Penn Knox
Connie Winters, Penn Knox/Historic Germantown Properties
Tina LeCoff, Penn Knox Neighbors, Chair
Carolyn Sprogell, Schoolhouse Lane resident
F. Conlin, 217 Chestnut Street, Owner
Robert J. McCormac
Robert Landsiedel, Schoolhouse Lane resident
Reimel Cooper, 121 West Coulter Street, Owner
J. Randolph Parry, Architect
F. Neale Quenzel, John Milner Associates
Robert Graves, Bower Lewis Thrower Architects
Michael Koep, Keating Development Company
Robert Powers, Powers and Company
John Gerbner, Ewing Cole Cherry Brott, Franklin Institute
Christopher Beardsley, Architect
Roger Doherty, Owner
Stanley Krakower, Attorney
Arthur K. Smith, Owner/Neighbor
Sally Smith, Owner/Neighbor
Carol Raviola, 103 Pine Street, Owner/Neighbor
Jean Bryan, 316 South Front Street
Carol Dranoff, 105 Pine Street
Gray Smith, 718 Pemberton Street, Architect
Carl K. Zucker, Attorney
Penelope H. Batcheler, 314 South American Street, Concerned neighbor
Lenore Millhollen, Center City Residents' Association/Preservation Alliance

Rebecca Stoloff, Society Hill Civic Association
Greg Hanson, Owner
Philip Kunz, Architect
Vito Chimenti, Peirce College
Melanie Piltch, Architect
Steven M. Dranoff, 105 Pine Street
Ted Polett, 1721 Addison Street, Owner
Frederick A. Swope, Joseph Dugan Incorporated
Robert Powers, Powers and Company
Gerry Gutierrez, Group G Architects
Brenda Frank, 113 Elfreths Alley, Owner
Jerry Roller, J.K. Roller Architects
Michael J. Stephan, Washington Square East Condo #1

Herbert Levy, Vice-chair, called the meeting to order at 12:05 p.m.

124 Queen Street
Nicholas Aloi, Owner/Applicant
DATE: c. 1815
PROPOSAL: Rear addition and alterations

The applicant has worked with the Commission staff on the restoration of the front façade of this rowhouse. He now wishes to remove some aluminum siding and an addition from the rear and expose the original brick wall. He proposes to add a small addition and a two level deck at the rear. This work will have some visibility from a side street through the yards of two neighboring houses. The staff recommended approval per Standards 9 and 10.

Nicholas Aloi, the owner, attended the meeting to explain the proposal, and stated that in addition, he proposes to restore the existing dormer on the fourth floor to its historic appearance and to rebuild the chimney.

The Architectural Committee recommended approval with the staff to review details. Ms. Pentz abstained from the vote owing to her late arrival.

143 and 151 West Coulter Street, Pennsylvania School for the Deaf
Philadelphia Housing Development Corporation, Owner
Ira A. Kauderer, Esq., Applicant
DATE: c. 1860 and c. 1870
PROPOSAL: Demolition of two houses

This application requests permission to demolish two houses on Coulter Street to the rear of the Pennsylvania School for the Deaf. The houses, which have remained empty for a number of years, formerly served as a rooming house and attracted drug use and other problems to the neighborhood. After meeting with the neighborhood, Mayor Rendell had PHDC acquire the properties with the idea that the Pennsylvania School for the Deaf could acquire them. One additional property in the row, not listed by the Historical Commission, is also under consideration for demolition as part of this project. The School will add a high school level and needs an additional school building to house their pre-school. They also seek to construct a second building to house an auditorium for use by the school and the community.

The submission shows several options which include the demolition of one, two or three of the existing houses. The School can construct the preschool without demolishing a designated building, but seeks to demolish the two buildings for the auditorium in the second phase of construction if it can raise the funds. It calculates the entire project with demolition of the three houses at 8 million dollars. The premium for keeping the two houses as part of the project would be 3.1 million, three houses, 3.7 million. Retaining one of the houses raises the cost 1.5 million dollars. In addition, a report by Louis Iatarola explains that the cost of rehabilitating the houses substantially exceeds their market value. The School seeks to demolish all of the houses based on the public good as well as based on economic hardship.

As the Commission has no jurisdiction, the staff thought that the school could move ahead and build the preschool on the site of the non-designated building. The staff consensus favors an attempt to raise funds for a version of the project that saves the two historic structures. If it proves impossible to raise the funds for the more expensive option, the school should come back to the Commission with that information. Because the School does not yet own the properties and has none of the money to build even the least expensive option, it is difficult to evaluate the hardship to this non-profit institution. Eventual demolition approvals should be contingent upon securing funding for that portion of the project as well as design review of the new buildings and landscaping. The staff did not object to the immediate removal of the modern additions to the historic houses.

Mr. Baron read Mr. Tyler's statement saying that he thought retaining a portion of the buildings may not constitute preservation.

Ira Kauderer, Joseph Fischgrund, Douglas Steele and Ed Rahme attended the meeting to explain the proposal and answer questions. Mr. Kauderer explained that this proposal is a very important project for the school. The Philadelphia Housing Development Corporation has purchased the property and the school's purchase of the property from them is contingent upon the demolition the houses. Mr. Fischgrund, headmaster for the school, gave a history of the school's growth in the past years. He emphasized the need for additional space for events as well as community usage. He also gave a compelling argument about the need for the high school and that younger deaf children need older deaf children as role models. In addition, he stated that this is the only space available to the school. Mr. Steele and Mr. Rahme gave an extensive presentation which included site plans and aerial photographs of the proposed project to further show that expansion is limited to this area. Mr. Kauderer also stated that preliminary studies show that money can be raised for the first phase, the early childhood center. He even intimated that 151 West Coulter could be cut from the long range planning; however, the Philadelphia Housing Development Corporation has offered the three properties to the school as a package and the school is reluctant to purchase only one property because of its future needs.

The Committee questioned the city's determination of the condition of the buildings. Mr. Thomas recognized the cost premiums for the rehabilitation options. He stated that it would be unfortunate to allow demolition now, only to have a project unrealized owing to the lack of funds. Mr. D'Alessandro questioned if the new design could incorporate the front façade back to 20 feet. Mr. Levy recommended tearing down only the non-historic building and waiting until funding is in place before tearing down the historic buildings.

Tina LeCoff, Penn Knox Association, expressed her concern about the existence of unsafe conditions owing to the boarded up houses, and would like to see a long term solution to this problem.

Connie Winters, a Germantown resident, stated the proposed properties have never been properly marketed and believes rehabilitation is an option. She contends that the previous owner demanded a purchase price

based on previous use, not single-family homes. She also firmly believes that these properties architecturally define the north end of the Germantown/Penn Knox area and their demolition would seriously impact the neighborhood. She said that there are many Germantown neighbors who do not want to see the homes demolished.

Carolyn Sprogell, area resident, stated that there is a big difference between institutional use and residential use and that she would not like to see Germantown/Penn Knox become an institutional ghetto.

Reimel Cooper, the next door neighbor, stated that she is not looking for a partial solution and therefore supports the school's proposal.

James Bishop, Penn Knox Association, stated that a vote taken by the Association supports the school's proposal for expansion.

Robert McCormac attended the meeting to express his interest in purchasing the property at 131 West Coulter Street for rehabilitation. In addition, he said that the Philadelphia Housing Development Corporation will not release them for sale.

David Plant expressed his interest in the purchase of 151 West Coulter Street to be rehabilitated as a single family dwelling.

Some residents believe that a good faith effort should be made to market the properties before demolition is considered; however, many neighbors prefer a single-family use.

Ms. Pentz stated that architecturally the buildings do not seem appropriate for the school's expansion. Some Committee members thought that, absent full plans and financing, it could not recommend demolition of buildings that can be rehabilitated. Mr. Levy stated that the information regarding the design of the new construction was insufficient and until such information was presented, the Committee could not support the demolition. He suggested tabling the submission until that information could be presented. Mr. Fischgrund replied that the school has little interest in investing more money into design work with no guarantees. It also made the applicant aware of the Historical Commission's Committee on Financial Hardship's availability, if so desired. The Committee recognized that the Commission will also consider such factors as:

1. Public good of the project;
2. Whether the Philadelphia Housing Development Corporation can separate the properties to allow the school to take over part and private families to take another, and
3. The portion of the Ordinance that says the applicant must provide proof of marketing and the impracticability of sale.

The Architectural Committee recommended denial of the demolition based on The Architectural merits and the Secretary of Interior Standards. Mr. Levy said he did not think the information sufficient to make that determination and he abstained.

1900-38 North Park Avenue
1900 Campus walk LP, Owner
J. Randolph Parry, Architect
DATE: c. 1870
PROPOSAL: Renovations to rowhouses and mall

The Temple Park Mall development team has changed, and the new architect now proposes several revisions to the approved plans. This proposal includes:

1. Raising the terrace across the front of 1916 and 1926 and the proposed new glass pavilions to create a continuous platform across both groups of rowhouses. Encapsulation of the two remaining brownstone stoops.
2. Installation of an ATM machine within an approved new window opening on the south façade of 1900.
3. Construction of a new freezer box addition at rear of 1904.
4. Dumpster and transformer locations at various locations at rear.
5. Wall and pole light fixtures for approved locations at front.
6. Reduced awnings over front doors.
7. Sign banners, wall plaques and hanging metal lettering on glass pavilions previously reviewed in concept only. Installation of a light fixture to illuminate the proposed banners.
8. Kitchen exhaust chimney at rear stuccoed infill area between 1926-28.

Staff recommendation:

1. Denial of the raised terrace connection. The Commission's initial conceptual approval of the terrace required retention and encapsulation of all the original brownstone steps. Prior to construction, Temple University removed and disposed of most of the original steps. The Commission required the retention and repair of the remaining original brownstone steps and wrought iron front basement grates at 1916 and 1926 in the 13 December 1999 final approval. In addition, an expanded terrace will cover the original watertables and obscure the two remaining rowhouse facades.
2. Denial of the exterior ATM. The ATM should be located within a vestibule with the building.
3. Denial of the freezer box addition. As these buildings are undergoing a complete rehabilitation and reconfiguration, the freezer boxes should be installed with the building.
4. Approval of the transformer and dumpster locations if equipment can be sufficiently obscured by compatible fencing and landscaping with staff to review details.
5. Approval of the wall and pole light fixtures.
6. Approval of the awnings
7. Approval of the sign banners with light fixtures, wall plaques and hanging metal lettering with staff to review details.
8. The development team should explore locating the kitchen exhaust chimney within the building and consider a solution that can be utilized for future restaurant tenants. Any other item shown in the elevations or rendering is not under review and should not conflict with the final plans as approved by the Commission on 13 December 1999.

J. Randolph Parry, Ahsan Nasratullah, Ed Hillis and Robert Hoe attended the meeting to explain the project changes and refinements. Mr. Parry stated that the new project team now proposes to enlarge and connect the new raised terraces across the glass pavilions and remaining rowhouse facades to eliminate the multiple ramps and circuitous "up and down" route. A continuous terrace will eliminate the need for interior ramps within the new glass end pavilions. Several committee members recognized the convenience and accessibility issues. Mr. Barr reminded the committee that most of the original front steps and wrought iron basement grates were removed and disposed of by Temple without Commission approval and that by allowing the enlargement of the terrace, the last two sets of original steps would be eliminated. The Commission had required restoration of the steps and wrought iron basement grates at these buildings as a condition of its final approval of the project. Mr. Thomas observed that the two remaining exposed facades would be obscured by this revision and they would no longer "read" as rowhouses. He suggested, however, a possible mitigation measure which could include a display of historic photographs depicting earlier views of the Park Mall rowhouses. Mr. Hoe was receptive to this idea and thought that an interpretive display could be installed in a public space within the building.

Mr. Thomas stated that an ATM machine would be better located in a vestibule within the building. Noting that their bank tenant has specific needs, Mr. Hoe stated that they would withdraw that part of the submission and the tenant would resubmit a proposal for an ATM machine at a future meeting.

The Committee discussed the other details and aspects of the submission noting those items that had been previously approved in concept. The Committee thought the new freezer box addition at rear was acceptable in concept but lacked sufficient detail. Lastly, several Committee members objected to the exterior exhaust chimney at rear and suggested incorporating the chimney into the new stucco infill addition. The plans indicate that the rear stucco wall of the approved infill construction could be adjusted to conceal the exhaust chimney without extending beyond the face of the original rear walls of the rowhouses.

The Architectural Committed voted to recommend approval of the raised terrace provided the development team mount an interpretative display of historic photographs of the Park Mall rowhouses for public view within the building. The Committee voted to recommend approval of the freezer box addition in concept with the final design subject to Committee and Commission approval. The dumpsters, transformers, light fixtures, awnings, banners, plaques and hanging metal lettering were recommended for approval with staff to review details. The Committee voted to recommend denial of the rear exhaust chimney, as proposed, and suggested a re-design subject to Committee and Commission approval.

JRB

1600 Arch Street, SW corner of South 16th Street
SAS-1600 Arch Street, LP, Owner
Robert B. Graves, Architect
DATE: 1925
PROPOSAL: Exterior signage, awnings, marquees, lighting and planters

The proposal involves installation of metal and glass marquees over the 16th Street and Arch Street doorways, canvas awnings in the windows, decorative paving and planters as well as back lit plastic faced signage pylons, uplighting and streetlights. Plans propose the cutting of a new entry on Cuthbert Street to accommodate bicycles.

The staff recommended approval of the marquees, awnings, paving and streetlights. Denial of the bicycle access door, the planters, the plastic backlit aspect of the signage pylons and any holes cut in the top of the granite to attach the uplighting.

Robert Powers, Michael Koep and Robert Graves attended the meeting to explain and answer questions about the project. Mr. Graves stated that adjustments have been made to the marquee because the attachment location as shown in the plans does not work with the 8½ feet width. The revised dimension is 11. Rods and post hold up the marquee; however, the marquee does not touch the building and 16th Street will not have vertical poles. The Cuthbert Street entrance is shifted one bay to the east to alleviate congestion.

Mr. Atkin questioned the need for cutting so many openings in the Cuthbert Street facade and thought the openings should have continuity in appearance. Committee members thought the door should be flush and solid without mullions. However, Mr. Powers stated that the State has approved single doors with sidelights and mullions. The Committee thought the louvers should remain until a need is established for their removal and at such time come back to staff for approval.

Mr. Graves stated that the existing planters have stone meeting concrete and because of the changing use of this building, the owner would like a pedestrian friendlier front to soften the bottom. The proposed materials are granite and wrought iron.

The Committee thought that given the overall scale of the building, the proposed planters are acceptable.

The proposed signage pylons with backlit translucent plastic were found inappropriate by the Committee. It thought the pylons needed more study and therefore recommended against them as proposed.

Mr. Graves stated that the proposed lighting would be attached to the cornice. However, he offered another option of fastening the fixture to the sides of the pedestal, which the Committee thought acceptable.

The Architectural Committee recommended approval of the following:

1. *Two marquees;*
2. *Awnings installed at the transom bar;*
3. *Paving and streetlights;*
4. *Cuthbert Street openings with doors flush and horizontal mullions at bottom, louvers retained until an established need for removal with staff approval;*
5. *Planters, and*
6. *Lighting fixtures attached to the sides of the pedestal.*
   With staff to review all details.

The Architectural Committee recommended denial of the pylons as submitted.

1115-1141 Market Street, NE corner of 12th Street, Reading Terminal Headhouse
Headhouse Retail Associates, LP, Owner
F. Neale Quenzel, Applicant
DATE: 1891-93
PROPOSAL: Move flagpoles

Mr. Baron summarized the proposal which called for lowering flagpoles on the primary facade from the second floor balcony to just above the first floor. He stated that staff recommended denial since moving the flags would overcrowd the building's entryway. Staff suggested that a mechanism be devised to lower and raise the flags from their present location.

The architect, F. Neale Quenzel, informed the Committee that the flags block the loggia in their current location. He also explained the inefficiency and limited access to changing the flags. He stated that the moved flags, mounted on a flat panel below the columns, would draw the eye toward the convention center signage.

The Architectural Committee recommended approval of the proposal to move the flagpoles from the second floor balcony to just above the first floor.

JLB

1115-1141 Market Street, NE corner of 12th Street, Reading Terminal Headhouse
Headhouse Retail Associates, LP, Owner
F. Neale Quenzel, Applicant

DATE: 1891-93
PROPOSAL: Awnings and signage on Market Street façade

Mr. Baron described the proposal which involves adding awnings and back-lit plastic box signs or individual letters to attach to the transoms of the eastern bays of the Market Street facade. The staff recommended approval of fabric, non-illuminated, open-sided awnings that match the shape of the smaller Hard Rock Café awnings. The staff further recommended denial of the illuminated signage and thought that the signs should be displayed from behind the storefront glass.

Mr. Quenzel concurred with the staff's recommendation and proposed that the awnings match in profile the smaller of those at the Hard Rock Café. Mr. Quenzel then presented the signage proposal to the Committee stating that not enough room exists to display the signage from inside. He argued that the Committee previously approved exterior strip signs for the other Market Street tenants within the arcade and that the proposed sign would provide uniformity to the facade. The Committee debated on the amount of space an exterior sign should be recessed back from the building's facade.

The Architectural Committee recommended approval of the awnings to match the smaller awnings of the Hard Rock Café in profile with staff to review awning details and color. The Architectural Committee further recommended approval of the exterior signage provided that the face of the plastic box individual letters sits one-foot recessed back from the outside stone facade.

JLB

1115-1141 Market Street, NE corner of 12th Street, Reading Terminal Headhouse
Headhouse Retail Associates, LP, Owner
Brian L. Newswanger, Applicant
DATE: 1891-93
PROPOSAL: Signage on Market Street façade

Mr. Baron presented the proposal which involves installing a sign for the brew pub on the granite Market Street facade with lighting hung from the bottom of the convention center sign. The staff recommended denial and stated that the signage should be held back to the rear of the arcade, perhaps near the central doors.

The architect, Brian L. Newswanger, stated that the brew pub required a presence on Market Street and that the condominium association approved the placement of the signage. The Committee debated the placement of the sign and its visibility. Mr. Baron recommended approval of a long strip sign, consistent with others approved within the Market Street arcade, and placed in one of the empty arches that flank the convention center doors. The Committee concurred with Mr. Baron's recommendation and Mr. Baron stated he would provide the applicant with a drawing of a strip sign that has been previously approved to aid in his design.

The Architectural Committee recommended denial of signage placed on the granite Market Street facade with lighting hung from the bottom of the convention center sign. The Architectural Committee recommended approval of a strip sign, placed in an empty arch that flanks the convention center entrance, with staff to review details and placement of the signage.

JLB

2000 Benjamin Franklin Parkway, SE corner of South 20th Street, Franklin Institute
Franklin Institute, Owner
John Gerbner, Applicant
DATE: 1932
PROPOSAL: Fire door revised

This application involves the location for cutting a new fire door approved at a previous Commission meeting. The applicant had agreed to move the new door out of the window area to an adjacent pier. Upon investigation, the architect found that the masonry pier contains the steel support structure and therefore must again propose the window location. This time the window glazing will remain. The staff recommended approval provided that the window glazing remain.

John Gerbner, the architect, attended the meeting and the stated that revised location leaves more of the window open.

The Architectural Committee recommended approval of the fire door replacement.

100 Delancey Street
Roger and Jeanne Doherty, Owners
Christopher Beardsley, Architect
DATE: c. 1970
PROPOSAL: Rear addition with elevator

This application calls for a rear addition with elevator as well as a new design for the exposed rear wall and the brick fence. The staff recommended denial per Standards 9 and 10. The staff thought that the new materials do not complement the existing architecture of the building and the extension of the building compromises the view into and design of the rear courtyard shared by the row.

This proposal was seen previously by the Commission; however, the addition was much larger in size. At that time, the Commission had concerns about the importance of the architectural space as well as the building itself.

Roger Doherty, Carl Primavera and Christopher Beardsley attended the meeting to explain and answer questions about the proposal. Mr. Beardsley, the architect, stated that the revised plans meet all zoning and building codes. In addition, he stated that the plans show the addition as a stucco box with glass corner windows which reduce the bulk of the addition. Materials consist of stucco, metal and Rheinzink a gray, non-glossy zinc material. Mr. Primavera, counsel for the applicant, stated that the applicant is entitled to reasonable accommodations under the Fair Housing Act, as amended, and Americans with Disabilties Act. Mr. Doherty stated that in the future his wife may be wheelchair bound and that the elevator would be accessible for her from the garage. He also stated that the neighbors at 102 Delancey Street did not oppose the addition.

Mr. Thomas stated that architecturally the rears of the buildings on Front Street were designed as open space and this proposal alters the space. Mr. Thomas added that if the Committee reviewed this proposal as only an addition, it would recommend denial. However, since the elevator and landing provide accessibility under the American Disabilities Act, the Committee must give precedence to this Act over the Philadelphia Code.

Mr. Baron questioned the existence of an elevator shaft in the existing building. Mr. Beardsley responded that accessing the shaft would require complete interior demolition and that the shaft would not be large enough to accommodate a wheelchair lift.

Stanley Krakower, attorney for Sally Smith the neighbor, stated that the ADA issue is currently under appeal and believes that this approval should not motivate the Historical Commission's decision. He also believes that if the addition is shifted and put adjacent to the street, the neighbors would be better satisfied and the applicant will still be able to build his proposed addition.

Carol Raviola, a Pine Street resident, stated the "all around focus" should be considered and that this proposal impacts her totally.

Steve and Carol Dranoff stated that their view would be hindered and that the addition would impact their light and space.

Grey Smith stated that flipping the addition is more in keeping with other additions in the historic district and would have less impact on the neighbors.

The Committee agreed shifting, but not necessarily flipping the addition to be flush with Delancey Street would be more respectful to the neighbors. In addition the Committee thought that the existing brick wall fence should remain and that excavation and construction should be contained within the rear yard. However, if for construction purposes the wall must be removed it must be reconstructed to match original.

Mr. Beardsley noted that the Commission previously approved the materials of the addition in concept.

The Architectural Committee recommended approval in concept the mass of the addition abut Delancey Street instead of the party wall side with the retention of the existing rear wall and the staff to review details. However, the applicant should return to the Committee with new elevations and material samples.

308 South Front Street
Robert and Lexis Potamkin, Owners
Dominic Aspite, Applicant
DATE: c. 1970
PROPOSAL: Enclose front porch

Mr. Baron presented the application which involves closing in the open balcony area on the front facade of this modern row house. Several porches in this row received glazing prior to designation. The glazing will not match the design of the adjacent row house. Staff recommended denial of the proposal believing that the chief characteristic of this architectural style is the relationship of solid to void. Closing this opening, therefore, seriously alters the design of the front facade.

Mr. Atkin questioned the applicant, Dominic Aspite, if he knew how many of the second floor balconies on Front Street have been closed in. Mr. Aspite stated that at least three of the nine properties had closed in balconies. Mr. Thomas added that since this balcony does not protrude from the facade of the building, its closure does not alter the building mass.

The Architectural Committee recommended approval of glazing the second floor balcony on the building's Front Street facade.

JLB

227-31 South 6th Street, Lippincott Building
Albro Associates LP, Alan Sobel, Gerald Broker, Owners
Charles D. Datner, Applicant
DATE: 1900
PROPOSAL: Conceptual two-story addition

This application involves creating a two-story addition on top of this building. The design involves no setbacks and features horizontal fenestration. The staff recommended denial since the addition has visibility from all four sides and does not respect the design elements of the existing building. Perhaps a single-story penthouse pulled back from all sides could find approval, but would probably not provide a sufficient return on the expenditure.

Alan Sobel, Gerald Broker and Charles Datner attended the meeting to explain and answer questions about the proposal. Mr. Datner gave a presentation with photographs including a computer rendering of the proposed two-story addition to the existing building. He stated that an existing four-foot parapet wall would conceal one story and visibility of the two stories would be minimized by a twelve-foot setback on the front and the rear elevations. The applicant proposes to cap the addition in keeping with the design of the existing and maintain the integrity of the major façade. Mr. Sobel stated that a window easement exists for the windows in the party wall. He argued that the two fire stairs protruding sixteen feet high through the roof, are no more intrusive than the two-story addition.

Mr. Baron thought that in relationship to the scale of the existing building, the addition would significantly alter the character of the building.

Rebecca Stoloff, Society Hill Civic Association, cited a previous project which also included an addition on Washington Square and the Committee and Commission's stand on not setting a precedent and reviewing each building on its own merits.

Carl Zucker, representing the owner of 223 South 6th Street, stated that the building has clear value without the addition and questioned the legality of the windows since they are in a party wall.

Committee members thought the height of the addition should not exceed sixteen feet to match the height of the existing stair towers and have a setback of at least twenty feet. The Committee emphasized the need to see drawings with elevations and dimensions to show a more complete proposal.

The Architectural Committee recommended denial of the conceptual addition as submitted.

1902 Spring Garden Street
Marc Ginsburg, Owner
Jerry Roller, Applicant
DATE: c. 1886
PROPOSAL: Legalize removal of stone façade and replacement with brown stucco

This proposal involves legalizing the demolition of a marble façade undertaken without a permit. Licenses and Inspections issued a stop work order, and Mr. Tyler explained the Commission's review process to the

applicant and the need for the Commission to review his proposed scope of work. Subsequently the applicant applied for a permit and through error at Licenses and Inspections received a permit. He then rebuilt the wall in cinderblock and brown stucco. The City has revoked the permit. The staff recommended denial. The applicant should remove the cinderblock and rebuild the façade in marble.

Jerry Roller attended the meeting and showed photographs of 1900 Spring Garden Street, the adjoining house which was also painted. He thought that painting to match 1902 is an appropriate solution. He also stated that the owner did the work absent a permit in ignorance of an historic district.

Mr. Tyler stated that during a 25 January site visit, he encountered a contractor damaging the façade with a sledgehammer. On 29 January, a permit issued after the demolition of the façade; this permit, issued in error, has been revoked. He then suggested to the contractor to clean up the site, until such time as heard by Committee and Commission; however, the contractor opted to finish the work which included painting the façade. The stone veneer was removed and cinderblock and stucco installed on top of the brick. The Committee also stated that per the Standards the materials should match. In regards to the owner's knowledge, this is a new district, and substantial notices were sent out.

The Architectural Committee recommended denial of the legalization of the removal of the stone façade and its replacement with brown stucco.

264 South 20th Street
Greg Hanson, Owner
Melanie B. Piltch, Applicant
DATE: c. 1920
PROPOSAL: Alter storefront and door, exterior awnings and signage

The project involves alterations to a commercial building to install a dress shop. The applicant seeks to cut down the paneled brick base of the store window, install a glass door in front of the recessed vestibule and add awnings above the door and over the upper floor windows. Plans also show a projecting sign. The staff recommended denial of cutting down the storefront and the new glass door. The storefront awning should cover only the area of the window not the door.

Greg and Johanna Hanson and Melanie Piltch attended the meeting to answer questions and explain the proposal. Ms. Piltch described the project and stated that the glass door is needed for practical reasons such as thermal efficiency, leaves and dirt. She also stated that the applicant proposes to restore the windows in the upper floors, matching the bronze frames. The proposed glass door is very transparent without a frame with narrow sidelights. The sign contains metal letters and fluorescent lighting tubes to run along the side, with a protective shield.

The Committee thought the awning should extend the length of the window and the door.

The Architectural Committee recommended approval of altering the storefront and door, exterior awnings and signage with the staff to review details.

1412-14 Pine Street, SW corner of Carlisle Street, Peirce College
Peirce College, Owner
James J. Mergiotti, Applicant
DATE: c. 1830

PROPOSAL: Billboard and security cameras

This project involves the installation of a billboard type sign on the side of 1412 Pine Street facing Broad Street advertising Peirce College. The vinyl graphic will change periodically to give a new image for Peirce. Peirce installed the existing billboard as well as the security cameras without Historical Commission review. The staff recommended denial.

Vito Chimenti and Phil Kunz attended the meeting to explain the proposal. The applicant stated that although the cameras are visible they have helped in regards to security.

The Committee thought the proposed sign resembles advertisement billboards. It suggested a mural or rendering that characterizes Peirce College and not read as a billboard.

The Architectural Committee recommended approval of the cameras but denial of the billboard type sign.

1721 Addison Street
Ted Polett, Owner/Applicant
DATE: c. 1850
PROPOSAL: Legalize non-historic windows

This project involves legalizing vinyl windows installed on the front façade of this rowhouse. The windows installed by the former owner in 1997 received a violation immediately that year. Mr. Polett purchased the home in 1997 and the violation did not show up on the City certification. He now seeks to sell the property and the violation now appears on the City certification. He wishes to have the Commission legalize the work based on the premise that he did not do the work. The staff recommended denial per Standard 6.

Laurie Phillips, Ted and Kathleen Polett attended the meeting to argue the fact that the work was done by the previous owner and they should not be held liable for this action. The owners presented labels removed from the windows dated January 1996 and said that owing to the violation being sent to the previous owner, they had no knowledge of its existence until they put the house up for sale.

Mr. Baron stated that the important aspect of the issue is the timing which is as follows:
- 1996 designation photographs show wood six-over-six windows;
- 27 July 1997 the staff requested a violation, wood windows replaced with vinyl snap-in muntins and a security door;
- 22 August 1997 a violation issued to Kurt Burgmister the previous owner;
- 20 June 1997 house sold to the Poletts, and
- 12 May 1997 the City Certification did not show the violation.

The Committee thought that, because this not an architectural design issue but a procedural issue, the Commission should make the decision or strike a compromise if it believes the situation warrants such action. Since the City's recordation is a lengthy process, this would account for the violation not appearing on the City Certification.

The Architectural Committee recommended denial of the legalization of the non-historic windows but strongly recommended that the Commission consider the circumstances.

113 Elfreths Alley
Albert Malmfelt and Brenda Frank
Gerry Gutierrez, Architect
DATE: c. 1811
PROPOSAL: Visible rear addition

This proposal involves supplementing the addition formerly approved by the Commission and covering more of the visible fabric of the original structure. The staff recommended denial per Standard 9 and 10.

Mr. Baron misunderstood the previous submission and thought the approved addition would carry the rear ell straight back; however, the approved addition extends the width. He thought the portion of brickwork on the rear ell which is original fabric should not be built up.

Brenda Frank, the owner, and Gerry Gutierrez, the architect, attended the meeting. Mr. Gutierrez said that the original design is on the same plane as the lower two floors. The addition by the previous owner is clad in asbestos siding and represents a way for water penetration of the existing envelope. Therefore, in cleaning up the corner and removing the siding, the applicant thought this an appropriate time for revising the approved addition owing to changes in her lifestyles. Mr. Gutierrez stated that in terms of visibility, the addition would be tucked in the corner, and he presented photographs taken standing on a three-foot concrete barricade on the east side of Front Street to show the extent of visibility. Ms. Frank stated that anyone walking on the Front Street sidewalk will not see the addition.

Ms. Pentz questioned the cutting of a window into a door, but the applicant stated that an existing window opening in the brickwork would be covered up. Mr. Thomas stated that although visibility is an issue, in the case of a 200 year old house it is more important historically to preserve original fabric and original openings.

The Architectural Committee recommended denial of a revision to an approved addition.

200 South Broad Street, SW corner of Walnut Street, The Bellevue
The Bellevue Associates, Owner
Frederick Swope, Contractor
DATE: 1902-04, 1910-11
PROPOSAL: Masonry repair and replacement

This proposal involves repairing and replacing damaged or missing masonry elements on the Broad Street façade of the Bellevue Stratford Hotel building. The proposal calls for using cast stone, and masonry patching material. The staff recommended approval with the staff to review details.

Robert Powers and Frederick Swope attended the meeting to answer questions and explain the proposal.

The Architectural Committee recommended approval with the staff to review details.

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Diane M. Hughes
Executive Secretary

REPORT OF THE ARCHITECTURAL COMMITTEE
PHILADELPHIA HISTORICAL COMMISSION

Vincent Rivera, AIA, Chair
Commission Offices, One Parkway, 13th Floor, 1515 Arch Street
28 May 2002

Present

Vincent Rivera, AIA, Chair
Tony Atkin, AIA
Suzanne Pentz

Randal Baron, Assistant Historic Preservation Officer
Jeffrey Barr, Historical Research Technician
Diane M. Hughes, Executive Secretary
Laura M. Spina, Historic Preservation Planner
Richard Tyler, Historic Preservation Officer

Also
Kevin Green, Nason and Cullen, Incorporated, 116 Fountain Street
Jim Nolen, Fountain Street Partners, 116 Fountain Street
J. Walsh, Superior Scaffold Service
Robert Hytha, R.J. Hytha & Associates, 4401 Cresson Street
Jamie Kokenberger, JKJ Construction, 4401 Cresson Street
Derek Davis, 4417 Main Street
David Amburn, Amburn/Jawosinki
Jeff Groff, Wyck, 6026 Germantown Avenue
Larry McEwen, Lawrence D. McEwen Architects, Wyck
Matt Rover, Lawrence D. McEwen Architects, Wyck
Joseph Fischgrund. PA School for the Deaf
Al Fuscaldo, Ballard Spahr Andrews and Ingersoll, LLP, Pennsylvania School for the Deaf
Bruce Thompson, Kelly Maiello Architects, Pennsylvania School for the Deaf
Terry Kennedy, Kelly Maiello Architects, Pennsylvania School for the Deaf
Kelly Maiello, Kelly Maiello Architects, Pennsylvania School for the Deaf
Meir Seidenwar, 227 Market Street
Tim Peters, Woodcock Design, 168 North 3rd Street
Scott Menkle, MCW Enterprises, 227 South 6th Street
Jay Crammer, MCW Enterprises, 227 South 6th Street
Mike Menkle, MCW Enterprises, 227 South 6th Street
Stephen Weixler, Society Hill Civic Association
J. Holmes, Queen Village Neighborhood Association
David O'Donnell, Queen Village Neighborhood Association
Nan Gutterman, Vitetta Group, City Hall
Jason Stevens, Capital Program Office, City Hall
Anthony Weiser, Architect
Elizabeth Judge, Owner, 2112 Mt. Vernon Street
Anthony Tsirantanakis, Architect, Foster's Reading Terminal Market
Paul Steinke, Reading Terminal Market

Ken Foster, Proprietor, Foster's Gourmet Cookware, Reading Terminal Market
C. Evers, Atkin Olshin Lawson Bell & Associates, Reading Terminal Market
Glenn Mueller, Proprietor, Chocolate by Mueller, Reading Terminal Market
Delano Shane, Armstrong Kaulbach Architects
Marc Brookman, Esq., Duane Morris & Heckscher, 1914-16 Rittenhouse Square Street
Wesley Wei, Architect, 1914-16 Rittenhouse Street
William G. Schwartz, Esq., Obermayer rebmann Maxwell & Hippel
Rachel Schade, Schade and Bolender Architects, 2201 St. James Street
Christopher Beardsley, Christopher Beardsley Architects
Raymond Rola, Architect, 1728 Chestnut Street
Jerry Slipakoff, 1832 Delancey Street
Lyman Simpson, 2127 Porter Street
Michael Hauptman, Brawer and Hauptman Architects, 2100 Porter Street
Brett Powell, Brawer and Hauptman Architects, 2100 Porter Street
Joseph Orlando, 1024 South 2nd Street
Lawrence Gilbert, 735 Bainbridge Street, Architect, 126-128 League Street

Vincent Rivera, AIA, Chair, called the meeting to order at 9:40 a.m.

116 Fountain Street
Fountain Street Partners, LLP, Owners
Kevin Green, Applicant
DATE: c. 1920
PROPOSAL: Window replacement and infill, demolish chimney and water tower structure

Mr. Baron explained the lack of a quorum and offered the applicants the chance to have the proposal heard at another time. Kevin Green and Jim Nolan agreed to proceed.

This proposal revisits a project seen last month. The proposal includes additional information regarding the poor condition of the chimney and water tower base. The proposal now calls for metal panels with applied muntins on the ends of the buildings in the upper stories. The long facades of the building would have double-glazed windows with muntins sandwiched between the glass. The muntin configuration will match the historic windows.

Staff recommendation: Approval of the demolition of the chimney, construction of the window and panel system. Repair the water tower base. All with staff to review details.

Ms. Pentz and Mr. Rivera agreed that the chimney is deteriorated beyond repair and that the water tower base could be retained, with the failing concrete shaved off. Mr. Tyler noted that complete demolition of the water tower base may prove more expensive than simply shaving it to sound concrete and repairing the new edge.

Mr. Baron thought that the drawings for the windows showed an applied muntin, as with the panel, not a sandwiched muntin. He questioned the proposed sandwiched muntin for the glazing, rather than the applied muntin. Mr. Green stated that applied muntin will add considerable cost to the project. Mr. Nolan said that if the building's use changes to commercial or residential, then an applied muntin can be added later. Mr. Tyler said that since the building stands in the Manayunk District, regulated under a different City ordinance, and that the Committee recommends approval of the proposal, staff may stamp the drawings without the application proceeding to the

Commission.

The Architectural Committee recommended approval of the demolition of the chimney, replacing the glazing with windows with sandwiched muntins on the long façade and panels with applied muntins on the short façade, and repairing the water tower base to make it safe, with staff to review details for approval.

LMS

4401 Cresson Street, NE corner of Carson Street
Robert Morganstein, Owner
Jamie Kokenberger, Applicant
DATE: c. 1890
PROPOSAL: New addition

Mr. Baron explained to Jamie Kokenberger and Bob Hytha that the Committee lacked a quorum. The applicants agreed to proceed.

This proposal involves an addition to the front façade of the train station. The new proposal attaches below the level of the existing roof canopy, as suggested by the Committee at the last meeting.

Staff recommendation: Approval because the boundary of the district runs through the site.

Ms. Pentz suggested a simplified design of the addition, such as eliminating the quoins, so that the addition does not read as part of the original building. Mr. Kokenberger stated that they intentionally designed the addition so that it does not look like an addition. Mr. Baron noted that this does not follow the *Secretary of the Interior's Standards*, which call for additions to be similar but not a copy of the original building. However, since the addition does not stand within the boundaries of the historic district, the Committee's comments on the addition are not binding. Mr. Baron stated that since the building stands in the Manayunk District, regulated under a different City ordinance, and that the Committee recommends approval of the proposal, staff may stamp the drawings without the application proceeding to the Commission.

The Architectural Committee voted to recommend approval of the proposal.

LMS

4417-19 Main Street
Derek Davis, Owner/Applicant
DATE: c. 1860
PROPOSAL: Legalize removal of storefront and installation of new storefront

David Amburn, architect, and Derek Davis and Alan Newman represented the proposal. Mr. Baron explained the lack of a quorum and the applicants agreed to proceed.

Without a permit or Historical Commission approval, the applicant demolished two historic

storefronts and replaced them with new storefronts of a different design. Designation photographs of the two buildings show storefronts with transoms and large plate glass windows on the first floor. The corner building, 4419, has multiple, vertical, operable windows with transoms, though the transoms do not match the historic dimensions. 4417 originally had transoms above the large windows, but the new windows do not have them. The applicant also installed new fixed awnings above the doors and retractable awnings over the windows with four, large, suspended heat lamps. Also, the granite step at the corner entrance was removed and the sidewalk sloped to accommodate handicapped access.

Staff recommendation: Denial per Standards 2, 5, 6, & 9.

Mr. Newman explained that the floor levels of the two buildings differed. To meet code on the interior of the restaurant, the floor level of 4419 was dropped, necessitating the lowering of the windows' sills. Also, the applicant removed the granite stoop to provide a handicap access ramp. Committee and staff questioned the need to remove the transoms to install the new windows. Mr. Davis said that 4417 did not have transom windows when he changed the windows. Mr. Baron noted that the staff did not object to operable windows, but their configuration should better approximate the historic window pattern. Ms. Pentz agreed. She also stated that the applicant should have come to the Commission before he did the work. Mr. Newman admitted that they had a permit for interior alterations only, but decided on site to perform the exterior changes.

The Architectural Committee split on the issue. Ms. Pentz stated that the new windows should reflect the historic storefronts, with transoms in 4417 and less vertical mullions. Mr. Rivera thought the changes should be legalized as built.

LMS

6026 Germantown Avenue, Wyck
Wyck Charitable Trust, Owner
Jeff Groff, Applicant
DATE: c. 1690
PROPOSAL: Construct two new structures, renovate garage, and site-work in concept

Mr. Baron noted the lack of a quorum and offered the applicant a chance to be heard at another time. Jeff Groff, executive director of Wyck Charitable Trust, and Larry McEwen and Matt Yoder, architects for the project, agreed to proceed without a quorum.

This proposal in concept involves adding two wooden structures to the yard of Wyck house museum for toilets and renovating the garage for group teaching facilities. The new structures will be built along the line of an historic fence, separating the historic garden from the wood yard. Also, the garage will be altered to accommodate a new seminar room.

Staff recommendation: Approval per Standards 9 & 10.

Mr. Groff noted that major foundations, including Pew Charitable Trusts, William Penn Foundation and the Connolly Foundation, have provided almost all of the funding for the project. Mr. McEwen described the changes to the garage. One wall of the garage was originally a retaining wall for the barn area and dates to circa 1796. The rest of the garage structure was built

in 1935, but significantly rebuilt in the 1960s after suffering hurricane damage. The changes include raising the roof to allow clerestory windows installed above the stone wall and replacing the pedestrian door with another hinged door that matches the existing bi-fold doors. The roof may extend several feet in front of the bi-fold doors to provide shelter; however, the roof pitch will remain the same.

The two proposed bathroom buildings will have vertical board walls, mimicking a garden wall. There will be an arbor between the buildings, allowing access to flow from the rose garden to the area of the garage and barn. The historic axis leading from the barn's front door to the end of the rose garden will remain. These buildings will have the same scale as the other auxiliary buildings on the site, including the icehouse, smoke house, chicken coop and privy. Mr. Groff stated that they have performed several borings to sample possible archaeology in the area of the proposed buildings, and will continue to test the site before actual construction.

Mr. Baron stated that since the plans included details, he believed that the approval should be final, rather than in concept.

The Architectural Committee voted to recommend approval, with staff to review details.

LMS

143 (131-41) West Coulter Street, Philadelphia School for the Deaf
Philadelphia School for the Deaf, Owner
Emanuel Kelly, Architect
PROPOSAL: Construction of new two-story school building in concept

This proposal involves seeking conceptual approval for the construction of a school building. Last year, the Historical Commission approved the demolition of 143 Coulter Street subject to review and approval of the design of the new school building and its site as well as the preservation of 151 Coulter Street. The new design differs significantly from that seen before, for the School retained new architects for the project. The proposed new building has the look of an institutional building with long flat areas along the front facade facing Coulter Street, with round windows that do not relate to the streetscape. In addition, the front lawn has now has become a vehicular drop-off lane, and the building is faced with brick rather than stone. The applicant also wishes to receive a permit for the demolition of the historic building and for the foundation of the new facility based on a conceptual approval of this design rather than a review and approval for the design of the whole site as specified in the Commission's 14 March 2001 conditional approval.

Staff recommendation: Denial of this design per Standards 9 & 10. The staff recommends the following changes:

1. removal of the drop-off lane in the front of the new building,
2. reorganization of the street façade to render it more symmetrical, possibly with two gable ends, and for the door to read as a front entrance on Coulter Street,
3. at least some use of stone to match neighboring houses, and
4. for the fenestration to follow the verticality of neighboring buildings.

A majority of the staff does not recommend approval of the demolition and foundation permit at this time based on this design.

Mr. Baron described the submission and the staff recommendation and Mr. Baron explained that the Committee lacked a quorum and gave the applicant the opportunity to be heard at a later date. The applicant consented to proceeding without a quorum.

Emanuel Kelly, architect, informed the Committee that the community has seen the revised proposal and has endorsed it. He also observed that the present plan has a smaller footprint than the scheme previously approved in concept. He then said that this design, including the flat roofed section, better responds to the scale of the neighborhood than the earlier submission. Mr. Kelly discussed the use of materials and noted the use of stone and stucco in other buildings on West Coulter Street. The budget simply will not permit construction in stone or even a stone veneer. Brick of the same palette as the stone, however, will provide contextual compatibility and will distinguish the avowedly contemporary new structure from the older ones on the block. The porch on the street elevation of the gabled portion of the new facility will further complement and respond to the historic streetscape. He added that the drop-off lane will serve only to deliver and pick up students safely, not parking. Moreover, an iron hairpin fence with shrubbery at the property line will mitigate the introduction of this lane. In response to a question, he demonstrated the infeasibility of another location for the drop-off lane.

During the course of the discussion, Joseph Fischgrund, Head Master of the School, confirmed that the Board of Directors had authorized going forward with the development and that he had filed with the Commission the required certification that the School had all the funds in place to erect the new facility. Mr. Tyler observed the unlikelihood of the School's incurring the costs of laying a foundation and then abandoning the project, leaving a vacant lot.

Members of the Committee responded favorably to the submission. They did suggest, however, the use of the darker gray brick for the entire façade of the gabled section of the building to give greater emphasis to it and its relationship to its context. Similarly, they urged a hip on the western edge of the porch.

The Architectural Committee recommended approval in concept of the plan as submitted with dark gray facing on the gabled section of the building and a hip on the western edge of the porch roof. It further recommended the approval of the issuance of a demolition and foundation permit.

RT

151 West Coulter Street
Robert McCormac, Owner/Applicant
DATE: c 1845
PROPOSAL: New faux-slate roof

This application involves removing the badly damaged slate roof from this house shell and installing Majestic rubber faux-slate.

Staff recommendation: Approval per Standard 6, however, the applicant should provide a drawing showing the roof coursing with the banding of the saw tooth tiles

Mr. Baron introduced this submission and he explained that the Committee lacked a quorum and

gave the applicant the opportunity to be heard at a later date. The applicant consented to proceeding without a quorum.

Mr. McCormac showed the Committee a sample of the Majestic rubber faux-slate and described the coursing of the differently shaped tiles.

The Architectural Committee recommended approval of this proposal with staff to review and approve details.

RT

227 Market Street, aka 216 Church Street
Ilan Seidenwar, Owner
Mary Ann Duffy, Architect
DATE: c. 1830
PROPOSAL: Legalize storefront on Market Street and masonry work on Church Street

This proposal involves the legalization of work that exceeded the approval given by the Historical Commission. This work includes the installing of visible exhaust vents on the roof, the covering of the marble storefront columns with cement on the Church Street property, and the rebuilding of the storefront on Market Street set back a number of inches within the property contrary to the approved plans as well as failing to match the historic details. The applicant shows drawings to modify the new storefront to match better the original details.

Staff recommendation: Approval of the rooftop exhaust as the building under construction next door will partially hide them. Denial of the set back storefront and the cement on the storefront columns per Standards 2, 4, 5, 6, and 9.

Mr. Baron introduced this application and he explained that the Committee lacked a quorum and gave the applicant the opportunity to be heard at a later date.

The Committee first discussed the Church Street issues. The members determined the owner must remove the cement from and restore the marble columns and entablature at the first floor. They also agreed that the building under construction on the adjacent lot would conceal adequately the vents on the roof of 216 Church Street. Mr. Tyler added that such exhausts necessarily accompany conversion from loft commercial to residential use, a goal long espoused by the City and neighborhood.

It then turned to the Market Street elevation. Mr. Rivera observed that ground floor openings are subject to change over time. Mr. Tyler responded that the shop fronts form a character defining feature of Market Street in Old City and that the work as executed does not conform to the approved drawings.

The Committee and applicant discussed the existing treatment and the question of the structural strength posed by replication of the original design; the previously approved introduction of an additional door to provide access to the apartments on the upper floors may make such restoration unsound.

The Architectural Committee recommended:

1. *the denial of the legalization of the cement coating of the Church Street marble columns and entablature,*
2. *the approval of the roof vents subject to the restoration of the Church Street marble columns and entablature,*
3. *the approval of the Market Street shop front as built subject to the application of moldings to match those shown in the previously approved drawing and the historic photographs, and*
4. *the approval of the Market Street transom as built subject to the application of a molding at the top of the transom*

with staff to review and approve details.

RT

163 North 3rd Street, SW corner of Race Street
Lisa Hwang, Owner
Janice Woodcock, Architect
DATE: c. 1805, 1830
PROPOSAL: New door and ramp

Mr. Baron explained that the Committee lacked a quorum and gave the applicant the opportunity to be heard at a later date. The applicant consented to proceeding without a quorum.

This proposal involves adding a ramp and new door to create handicap accessibility for this corner store.

Staff recommendation: Approval, per accessibility guideline.

Mr. Baron described this submission.

The Architectural Committee recommended approval of this proposal with staff to review and approve details.

RT

227 South 6th Street, Lippincott Building
MCW Enterprises, LLC, Owner
Stephen Verner, Architect
DATE: 1900, William Pritchett, architect
PROPOSAL: New underground garage, two-story penthouse, rooftop terraces and gardens

Mr. Baron explained that the Committee lacked a quorum and gave the applicant the opportunity to be heard at a later date. The applicant consented to proceeding without a quorum.

This proposal returns to the Commission for final approval. Following a meeting with neighbors, the architect has revised the rooftop additions to show a hipped roof, without the historic looking dormers, and with modern fenestration. The applicant also seeks to modify the rear (east) façade

with a garage opening, a new door and alterations to doors to create windows.

Staff recommendation: The Commission approved the concept of the two-story rooftop addition on 12 September 2001. Approval of the façade changes per Standard 9 because the alterations involve mostly changes to the rear façade. The front façade work involves a fire egress stair.

Mr. Baron introduced this submission which the Committee and the applicant discussed briefly. The Society Hill Civic Association has endorsed this proposal.

The Architectural Committee recommended approval of this proposal with staff to review and approve details.

RT

227 Fitzwater Street
Colleen Puckett, Owner/Applicant
DATE: c. 1825
PROPOSAL: New light fixture

This proposal involves installing a very large lantern over the door of this rowhouse. The owner has purchased the lantern and her shutters preclude placement beside the door.

Staff recommendation: Denial per Standard 9. The staff recommends a small down light attached to the bottom of the transom bar.

Mr. Baron explained the lack of a quorum and gave the applicant the opportunity to be heard at a later hearing.

Mr. David O'Donnell represented Ms. Puckett and agreed to proceed without a quorum. He showed pictures of the placement of other lights above doors.

The Architectural Committee recommended approval of the proposed light.

RB

City Hall, Broad and Market Streets
City of Philadelphia, Owner
Jason Stevens, Applicant
DATE: 1871-1901, John McArthur Jr., Architect
PROPOSAL: Bird netting

This proposal involves installing birdnetting on the facades of City Hall. While initially the applicant proposed netting of the column capitals, now they propose netting in front of the whole columns. This will be more visible but also provides substantially more protection.

Staff recommendation: Approval pending site visit. The samples of the two different amounts of netting remain on the columns to either side of the south portal. The staff recommended that

Committee and Commission members visit the samples to help them make a decision.

Mr. Baron explained that the Committee lacked a quorum and gave the applicant the opportunity to be heard at a later date. Nan Gutterman, the architect for the project, agreed to proceed without a quorum.

Ms. Pentz recused herself.

Mr. Rivera recommended approval of the more extensive netting proposal.

RB

642 North Broad Street, NW corner of Wallace Street
Philadelphia Corporation for the Aging, Owner
Christian Busch, Architect
DATE: 1903, William Steele, architect
PROPOSAL: Extend elevator penthouse

This application is for extending the elevator penthouse. The penthouse is made of brick; the proposal calls for painted CMU.

Staff recommendation: Approval of the extension, but denial of the material, per roofing guideline. The extension should be made of brick to match the existing penthouse. If the material cannot be brick, then the extension should be set back from the wall plane and stuccoed CMU, rather than painted.

No one attended the meeting to represent this project, however Mr. Busch called to explain that he could not attend but that they would be happy to comply with the Committee and staff recommendation.

The Architectural Committee recommended in favor of extending the shaft in brick and demarcating the new brick with a beltcourse or other detail to be worked out with staff.

RB

Mr. Atkin arrived, creating a quorum.

2112 Mt Vernon Street
Eli Nelson & Elizabeth Judge, Owners/Applicants
DATE: c. 1855, Oliver Parry & Nathaniel Randolph, builders
PROPOSAL: Rear addition and roof deck

This building has a typical rowhouse plan. The main part of the house has three floors and a "flat" roof. The two-story rear ell has a half-gabled roof, which is the mirror image of the neighboring house. The proposal calls for removing the roof of the rear ell and adding a third floor that sits higher than the roof of the main house. The owners wish to replace the doors that lead out to the existing second-floor deck and install another deck at the third floor and a third deck on the roof.

Staff recommendation: Denial, per Standard 9. Although this is the rear of the property, it is visible from a public right-of-way and radically alters the scale and massing of the house and the streetscape.

Mr. Rivera and Ms. Pentz thought that the proposal altered the original rear ell of the house to too great an extent. They showed the architect how the addition could be pulled back from the rear wall to preserve the shape of the rear gable end and still achieve the new room. They asked that the roof be lowered to keep it in line with the front roof section. Mr. Atkin did not agree and thought that the existing design was acceptable.

The Architectural Committee recommended denial of the current proposal, but made suggestions for a modified proposal that they thought would be acceptable.

RB

1113-31 Market Street, Foster's, Reading Terminal Market
Pennsylvania Convention Center Authority, Owner
Anthony Tsirantonakis, Architect
DATE: 1891-93, Francis Kimball and Wilson Brothers, architects
PROPOSAL: New enclosed store

This proposal calls for a new, enclosed store within the Reading Terminal Market. Foster's has an enclosed store already in the Market, but it sits along an exterior wall. The proposed store will sit in the middle of the Market's open space and replace one of the few areas of common seating.

Staff recommendation: Denial, per Standard 9. A large part of the Market's appeal is the open-air stalls throughout the space. If individual stalls become enclosed stores, then the building will take on a "mall" effect.

Ken Foster, owner, Paul Steinke, Market Manager, and Anthony Tsirantonakis, architect, attended the meeting to represent the project. Mr. Baron explained the staff position that the character of the Market is defined, in part, by the open stalls. Many merchants would prefer to have enclosed secure spaces and allowing additional enclosed stalls within the Market will destroy this open character. The staff has reviewed multiple applications for new or altered market stalls and has consistently attempted to maintain the historic openness of the "farmers market". The staff feels that, if approved, there will be many more applications for enclosed stalls in the future.

Mr. Tsirantonakis explained that this gourmet cookware store needs the enclosure for security and wall space for display. The owner desires a larger space and a more visible location. The architect based the design on his design for the existing store reviewed and approved by Historical Commission staff in 1995. The existing store stands along the Arch Street exterior wall in the northeast corner of the Market. The new store will replace a seating area adjacent to the existing demonstration kitchen.

Mr. Steinke explained that this proposal will incorporate and re-use the demonstration kitchen, combining two attractions into one, and bolstering a historically weak corner of the Market. He stated that he shares the staff's concerns about too much enclosure but the nature of this particular store requires more security. Mr. Steinke added that the fully enclosed Down Home Diner

occupied this same location previously. The Market has studied the seating and the loss of seating resulting from this proposal will be made up with the addition of 48 seats elsewhere.

The Committee discussed the design. Mr. Atkin understood the design approach and program needs but stated that anything that could be done to make the store less enclosed would be an improvement. The Committee discussed the front of the store. The owner explained that the proposed display window gave the entrance a "storefront" appearance at front and was needed for merchandising. Mr. Rivera agreed with Mr. Atkin that, conceptually, the design approach was fine but the execution was too enclosed. The Committee suggested eliminating the upper panels behind the floating beam and "opening up"the barn door and storefront area.

The Architectural Committee voted to recommend approval of the project, subject to changes including the elimination of the solid upper panels, glazing of the barn door, and reduction of the solid storefront area by increasing the glazing, or open area, at front.

JRB

1113-31-Market Street, Mueller's Chocolates, Reading Terminal Market
Pennsylvania Convention Center Authority, Owner
DATE: Glenn Mueller, Applicant
PROPOSAL: Expand enclosed store and kitchen

This proposal is for extending an enclosed kitchen within the Reading Terminal Market. The Commission approved a small, enclosed kitchen in 1999 tucked into a corner of the Market, along an exterior wall. The owners now wish to expand the kitchen with a two-story addition, which will wrap around a wall and be highly visible from one of the doors on 12th Street.

Staff recommendation: Denial, per Standard 9 and interiors guideline.

Glenn Mueller Jr. and Sr., owners, Paul Steinke, Market manager, and Charles Evers, architect attended the meeting to represent the project. Mr. Baron explained the project and the staff position regarding enclosed stalls. Mr. Evers explained the proposal to extend the existing enclosed space around the corner of the stairwell and add usable space for an office on the second level. To mitigate the solid wall of the expanded enclosed space, the architect proposes mirror glass at the transom level.

Mr. Steinke explained that the Muellers produce their chocolates in this space that is visible to the public behind glass. The Market values this attraction and wants the business to stay and grow within the Market. He added that the existing bookstall will be relocated to an improved stall within the market and the existing information booth will be redesigned and shifted over towards the 12th Street doors adjacent to the new expanded Mueller's Chocolate space. Mr. Mueller stated that the enclosure is required to maintain constant temperature and humidity and they do not need additional unenclosed space.

Mr. Atkin and Ms. Pentz understood the program needs. Mr. Rivera understood the staff's concerns regarding enclosed stalls but observed that the Market can be perceived as a series of little streets and some enclosure can help define the "streets".

Mr. Atkin abstained.

The Architectural Committee voted to recommend approval of the project as submitted.

JRB

1214 Arch Street
Theresa Stigale,, Owner/Applicant
DATE: 1907, Milligan & Weber, architects
PROPOSAL: Cut new side windows and infill window openings

This proposal calls for infilling 14 historic window openings and cutting new openings for windows on the east façade of the building. The existing window openings have segmental-arched openings with 9/9 windows with square-head glazing. The proposed windows are 9/9 square-head windows in square-head openings.

Please note that an historic painted sign on the façade was painted over with red paint without a permit or Commission approval.

Staff recommendation: Approval of the new window openings, per window guideline, but denial of infilling the six window openings on the northern end of the façade, per the window guideline. These openings should remain glazed, but closed from behind.

No one attended the meeting to represent the project. Mr. Baron explained the proposal. The Committee agreed that the six windows towards the front should be retained and could be closed up from the inside. Mr. Baron explained that the painting over of the sign was not a part of the application.

The Architectural Committee voted to recommend approval of the proposal with the condition that the front six windows are retained and closed up from the inside, if necessary, with staff to review details.

JRB

1914-16 Rittenhouse Square Street, aka 1917-19 Manning Street
Henry McNeil, Owner
Marc Brookman, Esq., Applicant
DATE: c. 1859, entrance addition, c. 1940
PROPOSAL: Revised Manning Street elevation

The Committee and Commission previously approved the demolition of the entrance pavilion and the construction of a four-story addition. This proposal calls for a revised Manning Street façade. The façade approved by the Commission had numerous casement windows in a three-story section and a one-story section with a garage. The proposal now calls for the same massing, but uses larger windows that wrap around the corner of the three-story section, includes both brick and stucco for the walls and calls for solid roll-down doors instead of open ones that allowed a view into the garden.

Staff recommendation: Staff split on the proposal. Two staff members recommend approval since the design meets Standard 3. They thought that the contemporary design reflected the fact that this is all new fabric and it still relates to the rest of the block in scale and massing. Two staff members recommend denial, per Standard 9. They thought the addition should only have brick, a more vertical orientation and more traditional fenestration.

Marc Brookman, Esq., and Wesley Wei, architect, attended the meeting to represent the project. William Schwartz, Esq., attended the meeting representing Miles Kelly, a neighbor. Mr. Schwartz requested a continuance. Mr. Tyler stated that the Architectural Committee is not a decision making body and the Committee only makes recommendations and advises the Commission. Mr. Tyler stated that only the applicant or, in some cases, the staff, may request a continuance. Mr. Brookman expressed their desire to proceed. The Committee agreed to review the submission and advised Mr. Schwartz to attend the Commission meeting.

Mr. Tyler explained that Mr. Wei is now the architect for this project and the design of the Manning Street façade has been revised. Ms. Spina explained the split positions of the staff. Mr. Wei stated that he came into this project late and realized that the Commission had approved the earlier design by Walter Chatham. Mr. Wei explained the design approach to create something modern while maintaining the spirit of the existing buildings on Manning Street.

Mr. Atkin thought the design had been improved.

The Architectural Committee voted to recommend approval of the project as submitted.

JRB

2201 St. James Street, NW corner of 22nd Street
Daphne and Edgar Holzman, Owners
Rachel Schade, Architect
DATE: c. 1870, attributed to Frank Furness
PROPOSAL: Rear door and deck

The owner wishes to install a rear deck off the first floor of the house, cutting a window down to a door. The brick garden wall hides the deck itself, but the window is visible from 22nd Street.

Staff recommendation: Approval of Option C, per Standards 9 and 10.

Rachel Schade, architect, attended the meeting to represent the project. Ms. Spina descriped the proposal. Ms. Schade explained the design approach and reviewed the three options submitted to the Committee. The Committee agreed that the visible top of the new door opening should match the existing window. The Committee thought that, of the three, option B was preferable.

The Architectural Committee voted to recommend approval of Option B with staff to review details.

JRB

1728 Chestnut Street
Elan Zaken, Owner
Raymond Rola, Architect
DATE: 1914, Frank H. Keisker, architect
PROPOSAL: Rear addition

This long vacant building will be rehabbed into a commercial space with apartments above. The building has a four-story front with a long one-story rear ell that extends to Ionic Street (now known as Stock Exchange Way). The proposal calls for building a three-story addition onto the rear ell along Ionic Street, and a two-story addition on the connection between the front building and the rear. The Ionic Street façade will keep the extant brick wall and window openings and have stucco on the additional floors with contemporary fenestration.

Staff recommendation: Approval in concept, per Standard 9, but denial of the design. The addition should have a setback from the plane of the first-story wall, a more vertical orientation and more traditional fenestration.

Raymond Rola, the architect attended the meeting to explain the proposal.

The Committee discussed the proposal and concurred with the staff that a slight setback to the stucco would differentiate the new structure from the existing structure. Ms. Pentz thought the addition should be on the same plain as the existing wall, but that the design should be flat and simplified with the deck set back. In addition, she thought that the projecting balcony should be eliminated. Committee members believed that the logia at the top of the addition relates to the front façade.

The Architectural Committee recommended approval of a flattened and more simplified design in a brick color stucco with the elimination of the window surrounds, and the staff to review details; however, one member thought the projecting balcony should be eliminated, while two members approved the proposed balcony.

DMH

1832 Delancey Street
Jerald Slipakoff, Owner
Christopher Beardsley, Architect
DATE: c. 1855
PROPOSAL: Rear addition, cut garage, roof deck

This property on Delancey Street has a two-story rear ell with a leaded glass window on the first floor and an ornate copper bay on the second. The proposal is to remove the wall at the basement level and install a roll-up garage door, creating on-site parking. The owners also wish to add a small addition on the rear of the main building, tucked into the corner of the rear ell, at the first floor, and a deck on the roof of the rear ell.

Staff recommendation: Denial of the garage and one-story addition as proposed, per Standard 9.

Staff recommends approval of a garage door that spans the width of the rear ell only, and retaining the eastern wall of the rear ell and the pedestrian door onto the street. Approval of the deck on the rear ell, per roofing guideline but the joists should sit on the brick parapet and the railing should follow the lines of the brick wall, recessed behind the two bays.

Ms. Spina presented the proposal and expressed concern about the removal of the rear ell which is an important historic feature of this property.

Christopher Beardsley, the architect, and Jerald Slipakoff, the owner, attended the meeting. Mr. Beardsley said that the bay extends only to the 1st floor, it does not continue below grade, which he does not propose to cut below. He stated that his intent is to support the existing historic components from the 1st floor above with a beam. He noted that the proposed location is a back alley with a mixed streetscape of full and single width garages. In addition, he said that the proposed garage is in scale with the existing streetscape. He also said that he proposed to restore components such as the bricks and bays which are in poor condition; however, he will keep as much brick as possible at the structure lines of the windows, add new beams and then put the garage behind this. He said that the sightlines from the alley will not change. Mr. Slipakoff said that the street is very narrow and emphasized the need for as much swing as possible.

Ms. Spina noted that absent structural plans, she expressed concern about the proposal structurally with the removal of the side wall. Ms. Pentz expressed concern with the visual sense when the corner of such a large building is cut out. Mr. Atkins questioned the staff's concern about the brick removal. He said that visually making two windows, relates to what existed previously, but thought that a center post is needed. He finally concluded that since the original fabric is brick, and it is on a back alley, he believed that the proposal is acceptable.

The Architectural Committee recommended approval of the following:
1. *A stucco addition with steel at the rear and a modern door;*
2. *the garage as proposed, and*
3. *The roof deck, with the deck following the lines of the brick parapet.*

2127 Porter Street
Lyman Simpson, Owner/Applicant
DATE: 1914, James & John Windrim, architects
PROPOSAL: Remove slate roof and install asphalt shingles

This proposal involves removing the slate roof and replacing it with asphalt-fiberglass shingles that mimic slate.

Staff recommendation: Denial as proposed, per Standard 6 and roofing guideline. The front slope, at least, should retain the slate.

Lyman Simpson, the owner, attended the meeting and stated that he is on a fixed income and emphasized the hardship that a slate roof would cause.

Committee members concurred that this is a possible financial hardship consideration and apprized

the applicant of the procedures for a financial hardship application. They also thought that the applicant should present estimates for an entire slate roof as well as an estimate for slate on the front and asphalt shingles on the side and rear. The Committee also made the applicant aware of the possibility of the re-use of existing shingles if their condition allowed it.

The Architectural Committee recommended denial and thought the proposal should be referred to the Committee on Financial Hardship and the Committee gave the applicant options on how to proceed.

2100 Porter Street, aka 2101 Shunk Street, Gentilhommiere
City of Philadelphia, Owner
Brett Powell, Architect
DATE: Main House: c. 1760; central brick portion, 1798-1803; west wing, c. 1825
Auxiliary Buildings: c. 1810, steps added and one converted to bathrooms, 1901
PROPOSAL: New metal-shingle roof on main and auxiliary buildings

This proposal calls for installing a metal-shingle roof on the main house as well as the two auxiliary buildings.

Staff recommendation: Denial, per Standard 6. These extremely important buildings should have architecturally appropriate wood-shingled roofs.

Michael Hauptman and Brett Powell, architects, attended the meeting, and said that the Department of Recreation asked that they present the proposed sample. Mr. Hauptman said that the suggested shake shingles are not within the departments budget.

Committee members concurred that a 1760's building would not have had a standing metal seam roof. They also believed that if the existing roof has open lathe, then this would hamper the use of the proposed material. Members thought that other options as well as cost should be investigated, therefore they believed that the application is incomplete. Members also reiterated that the material of choice is cedar shakes.

Mr. Hauptman said that he is willing to withdraw the application to allow for the investigation of other options for presentation; however, that will be the Department of Recreation's decision.

The Architectural Committee recommended denial of the proposal, owing to the incompleteness of the application.

126-28 League Street
126-128 League Street
History: c. 1810
Applicant/Owners: Michelle and Joseph Orlando

This application seen in 2001 involves demolition of the rear portion of these Imminently Dangerous row-houses and the addition of a two-story addition on the Washington Avenue side of the structures. The applicant now informs us that he wishes to demolish the chimney of the house to free up the interior space. He also has concerns about retaining the roof because of the

difficulties supporting it, however he has explained that he will try.

Staff recommendation: Approval of the partial demolition and new construction, denial of the removal of the chimney.

Joseph Orlando, the owner, and Lawrence Gilbert, the architect, attended the meeting. Mr. Gilbert said the building has substantial decay, which necessitates the removal of the chimney and its demolition will make a larger space. He said the intent of the proposal is to replicate portions as they exist, replace the asphalt shingles, replace the clapboard and re-use the window frames. Mr. Gilbert said that the front windows will be milled and duplicated with new moldings as well as the duplication of the cornice. After the applicant cleared the rear which gave clarity to the building's condition, the applicant now believes that the front no longer can be saved because the floor joists go front to back instead of side to side. In addition, the basement joists are rotted. He believes that trying to save the front wall could be dangerous to the workers.

Mr. Atkin thought that building a new rear wall could stabilize the structure. Ms. Pentz questioned whether the masonry mass of the chimney extends to the ground and the response was in the affirmative. Mr. Atkins stated that very few wooden buildings exist and that the chimney is an important feature to this historic facade. Ms. Pentz concurred that this building should be preserved and protected, and suggested framing it as a facade, and the applicant responded that some of the framing is in poor condition. Mr. Atkin suggested that the chimney is probably the soundest part of the structure and a base for supporting the front wall.

The applicant does not wish to work around the chimney. Mr. Rivera said that the applicant should work with the chimney as a spacial element, which will allow the framing to be kept. He also noted that the previous approval did not discuss the details of the proposal.

The Committee finally concluded that the only way to know what is there and how to proceed and still keep the chimney would require a site visit by the Committee and staff. Ms. Pentz reiterated that before making a final decision, she needs to investigate the structure. The Committee noted that the proposed drawings were based on the existing condition before the rear demolition occurred.

Mr. Gilbert said that he is willing to keep the chimney by re-creating it with ½ inch brick veneer at the top, but keeping the chimney down the center will not work because the joists have to be cut. He also said that since the rear is open with the rear brick wall bulging, he believes it is structurally unsound but he would be willing to work with Ms. Pentz for guidance and he is willing to modify his proposal based on the outcome of the site visit's determination.

The Architectural Committee recommended a site visit to determine how to proceed but approved the proposal in concept with the retention of the chimney.

The meeting adjourned at 5:00 p.m.

Respectfully submitted,

Diane M. Hughes
Executive Secretary

THE MINUTES OF THE 463rd STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION
14 March 2001

Commission Conference Room 18th Floor, 1515 Arch Street
Wayne S. Spilove, Chair

Present

Wayne S. Spilove, Chair
David Baldinger, Deputy Director, City Planning Commission
David Brownlee, Ph.D.
James J. Cuorato, City Representative and Director of Commerce
Gary Hack, Chair, City Planning Commission
Melissa Heller Batzer, Office of City Council President, Director of Economic Development
David J. Perri, Deputy Commissioner, Department of Licenses and Inspections
Michael Sklaroff, Esq.
Robert Thomas, AIA
Scott Wilds, Assistant Director, Office of Housing and Community Development
Carolyn Wischmann

Randal Baron, Assistant Historic Preservation Officer
Diane M. Hughes, Executive Secretary
Richard Tyler, Historic Preservation Officer

Mark Zecca, Esq., Senior Attorney, City of Philadelphia Law Department

Also
Ed Rahme, H2L2 Architects
Nicholas Aloi, 124 Queen Street
Roger Doherty, 100 Delancey Street
C.J. Hazell, Penn Knox Neighborhood Association
Arthur Smith, 332 Front Street
Sally W. Smith, 332 Front Street
Carol Raviole, 103 Pine Street
Jean Bryan, 316 South Front Street
Ronald Patterson, Esq., Klehr Harrison Harvey Branzburg & Ellers
Roland Davies, 303 South American Street
Michael Jacobs, 1803 Spring Garden Street
Ira Kauderer, Esq., Ballard Spahr Andrews and Ingersoll
Joseph Fischgrund, Pennsylvania School for the Deaf
Jerry Roller, J.K. Roller Architects
Catharine Franklin, 56 West Penn Street
Bill Knudson
Jack Parry, J. Randolph Parry Architects
Laurie Phillips, Prudential Fox Roach
Kathleen and Ted Polett, 1721 Addison Street
Melanie Piltch, Marguerite Rodgers LTD
Charles Tonetti, Independence National Historic Park
Tina LeCoff, Penn Knox
Sandy Bates, Penn Knox

Robert Powers, Powers and Company
John Gerbner, Ewing Cole Cherry Brott, Franklin Institute
Lenore Millhollen, Center City Residents' Association/Preservation Alliance
Richard Dodridge, Penn Knox
Georgette Bartell, Penn Knox
Emily Law, Penn Knox
Barry Levine, Penn Knox Neighborhood Association
Dominic Aspite, 308 South Front Street
Vito Chimenti, Peirce College
Phil Kunz, PDK Architects
Kathleen Schatz, Penn Knox Neighborhood Association
Neale Quenzel, John Milner Associates
Robert Graves, Bower Lewis Thrower
Ramel Cooper, 121 West Coulter Street
David Gilfillan, Vice-Chair, Penn Knox Neighborhood Association
Sue Gilfillan, Penn Knox Neighborhood Association
Donna Dubert, 5324 Knox Street
Robert Dubert, 5324 Knox Street
Karin Loewy, 36 West Coulter Street
Sue B. Gefet, 162 West Penn Street
James and Peggy Bishop, 118 West Coulter Street
Laryssa Mykyta, 117 West Coulter Street
Frederick A. Swope, Joseph Dugan Incorporated

Wayne Spilove, Chair, recognized the presence of a quorum and called the 463rd Stated Meeting of the Philadelphia Historical Commission to order at 9:10

Minutes of the 462nd Stated Meeting of the Philadelphia Historical Commission.
Upon a motion made by Mr.Brownlee and duly seconded, the Commission unanimously approved the minutes as corrected of the 462nd Stated Meeting of the Philadelphia Historical Commission held on 14 February 2001, Stephanie G. Wolf, Vice-Chair, as corrected. Mr. Sklaroff asked that the minutes reflect his abstention from participating in comments on the Upper Roxborough Historic District nomination. Mr. Spilove welcomed Gary Hack, Chairman of the City Planning Commission, to the Commission.

OLD BUSINESS

2226 Green Street
Alson Alston, Owner/Applicant
DATE: c. 1866
PROPOSAL: Revised development of multi-family dwelling

The Commission granted the request of the owner to defer a decision on this application for a period not to exceed six months.

321 Chestnut Street, National History Museum
Irvin Borowsky, Owner/Applicant
DATE: c. 1905
PROPOSAL: Install video screen on front facade

The Commission staff received a request for withdrawal in writing from the applicant.

THE REPORT of the Architectural Committee, 27 February 2001.

100 Delancey Street
Roger and Jeanne Doherty, Owners
Christopher Beardsley, Architect
DATE: c. 1970
PROPOSAL: Rear addition with elevator

The Architectural Committee recommended approval in concept of the mass of the addition abutting Delancey Street instead of the party wall side of the property with the retention of the existing rear fence wall with the staff to review details. However, the applicant should return to the Committee with new elevations and material samples.

This application calls for a rear addition with elevator as well as a new design for the exposed rear wall and the brick fence. The staff recommended denial per Standards 9 and 10. The staff thought that the new materials do not complement the existing architecture of the building and that the extension of the building compromises the view into and design of the courtyard shared by the row.

This proposal was seen previously by the Commission; however, the addition was much larger in size. At that time, the Commission had concerns about the importance of the architectural space as well as the building itself.

Stanley R. Krakower, attorney for Sally Smith, sent a letter to the Historical Commission, requesting that the proposal be referred back to the Architectural Committee.

Mr. Brownlee made a motion to table the proposal for a period not to exceed six months, and to refer the submission to the Architectural Committee. Ms. Batzer seconded the motion which carried unanimously.

1902 Spring Garden Street
Marc Ginsburg, Owner
Jerry Roller, Applicant
DATE: c. 1886
PROPOSAL: Legalize removal of stone façade and replacement with brown stucco

The Architectural Committee recommended denial of the legalization of the removal of the stone façade and its replacement with brown stucco.

This proposal involves legalizing the demolition of a marble façade undertaken without a permit. The Department of Licenses and Inspections issued a stop work order, and Mr. Tyler explained the Commission's review process to the applicant and the need for the Commission to review his proposed scope of work. Subsequently the applicant applied for a permit and through error at the Department received a permit which it subsequently revoked. Meanwhile, the contractor rebuilt the wall in cinderblock and brown stucco. The staff recommended denial. The applicant should remove the cinderblock and rebuild the façade in marble.

The Spring Garden Civic Association sent a letter to the Historical Commission in support the Committee's recommendation for denial of the legalization of the work.

Jerry Roller attended the meeting to explain the application and presented photographs of what previously existed. In addition, he stated that the previous owner applied paint to the facade.

Some Commission members questioned the restoration materials and the matching of the existing marble. However the *Standards* state that restoration should be done with original materials if possible. Mr. Tyler stated that after his site visit, the contractor continued the work absent a permit.

Mr. Sklaroff made a motion to accept the Committee's recommendation for denial. Mr. Brownlee seconded the motion which carried unanimously.

124 Queen Street
Nicholas Aloi, Owner/Applicant
DATE: c. 1815
PROPOSAL: Rear addition and alterations

The Architectural Committee recommended approval with the staff to review details. Ms. Pentz abstained from the vote owing to her late arrival.

The applicant has worked with the Commission staff on the restoration of the front façade of this rowhouse. He now wishes to work on the rear removing some aluminum siding and an addition from the rear to expose the original brick wall. He proposes to add a small addition and a two level deck at the rear. This work will have some visibility from a side street through the yards of two neighboring houses. The staff recommended approval per Standards 9 and 10.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Brownlee seconded the motion which carried unanimously.

143 and 151 West Coulter Street, Pennsylvania School for the Deaf
Philadelphia Housing Development Corporation, Owner
Ira A. Kauderer, Esq., Applicant
DATE: c. 1860 and c. 1870
PROPOSAL: Demolition of two houses

The Architectural Committee recommended denial of the demolition based on the architectural merits and the Secretary of the Interior's Standards. Mr. Levy said he did not think the information sufficient to make that determination and he abstained

This application requests permission to demolish two houses on Coulter Street to the rear of the Pennsylvania School for the Deaf. The houses, which have remained empty for a number of years, formerly served as a rooming house and attracted drug use and other problems to the neighborhood. After meeting with the neighborhood, Mayor Rendell had the Philadelphia Housing Development Corporation acquire the properties with the intention that the Pennsylvania School for the Deaf would acquire them. One additional property in the row, not listed by the Historical Commission, is also under consideration for demolition as part of this project. The School will add a high school program and needs an additional school building to house its pre-school. It also seeks to construct a second building to house an auditorium for use by the school and the community.

The submission shows several options which include the demolition of one, two or three of the existing houses. The School can construct the preschool without demolishing a designated building, but seeks to demolish the two buildings for the auditorium in the second phase of construction if it can raise the funds. It calculates the entire project with demolition of the three houses at 8 million dollars. The premium for keeping the two houses as part of the project would be 3.1 million, three houses, 3.7 million. Retaining one of the houses raises the cost 1.5 million dollars. In addition, a report by Louis Iatarola explains that the cost of rehabilitating the houses substantially exceeds their market value. The School seeks to demolish all of the houses based on the public interest as well as based on economic hardship.

As the Commission has no jurisdiction, the staff thought that the school could move ahead and build the preschool on the site of the non-designated building. The staff consensus favors an attempt to raise funds for a version of the project that saves the two historic structures. If it proves impossible to raise the funds for the more expensive option, the school should come back to the Commission with that information. Because the School does not yet own the properties and has none of the money to build even the least expensive option, it is difficult to evaluate the hardship to this non-profit institution. Eventual demolition approvals should be contingent upon securing funding for that portion of the project as well as design review by the Commission of the new buildings and landscaping. The staff did not object to the immediate removal of the modern additions to the historic houses.

Ed Rahme, Joseph Fischgrund and Ira Kauderer attended the meeting to answer questions and explain the project. Mr. Fiscgrund introduced a sign language interpreter, hired by the Historical Commission to allow the hearing impaired to access the proceedings. He also gave a demonstration of the necessity of having a high school where hearing impaired children could attend school. Mr. Kauderer stated the proposal has been revised to allow for the preservation and sale of 151 West Coulter Street, subject to its being restored as a single family dwelling with no more that one apartment. The amended proposal is scaled down and requires an achievable amount of funding. It involves demolishing two buildings, only one of which is listed as historical, and constructing a combined school and auditorium. In addition, the applicant intends to work closely with the neighbors and community organization.

James Bishop, Sub-committee, Penn Knox Neighborhood spoke in support of the proposal.

Tina LeCoff, Chair , Penn Knox Neighborhood Association, supports the proposal and wants the retention of the school and residents in the city.

Connie Winters sent a letter to the Historical Commission staff and expressed her opposition to the demolition. She strongly believes if properly marketed, 143 West Coulter could be rehabilitated for a single-family dwelling.

Reimel Cooper, 121 West Coulter Street expressed her support of the school's proposal.

Sandy Day stated that the properties previously were marketed for multi-tenant usage and not residential usage.

Richard and Emily Law gave support to the school's proposal.

C.J. Hazell, Penn Knox Neighborhood Association, supports the proposal and stated that the

preservation and sale of 151 meets the needs for keeping continuity in the streetscape. Georgette Bartell supports the proposal since only one property is being demolitioned.

Carolyn Sprogell, a Schoolhouse Lane resident, expressed her opposition to the demolition.

Robert McCormac expressed his desire to purchase 131 West Coulter Street.

Mr. Spilove requested a show of hands on the school's proposal. An overwhelming number of residents in attendance supported the school's position.

Mr. Brownlee made a motion to approve the revised proposal in the public interest subject to the approval and review of the new construction for the entire site and the preservation of 151 West Coulter Street for a single family dwelling with no more than one apartment. Ms. Batzer seconded the motion which carried with 8 votes. Mr. Sklaroff recused himself.

1900-38 North Park Avenue
1900 Campus walk LP, Owner
J. Randolph Parry, Architect
DATE: c. 1870
PROPOSAL: Renovations to rowhouses and mall

The Architectural Committed voted to recommend approval of the raised terrace provided the development team mount an interpretative display of historic photographs of the Park Mall rowhouses for public view within the building. The Committee voted to recommend approval of the freezer box addition in concept with the final design subject to Committee and Commission approval. The dumpsters, transformers, light fixtures, awnings, banners, plaques and hanging metal lettering were recommended for approval with staff to review details. The Committee voted to recommend denial of the rear exhaust chimney, as proposed, and suggested a re-design subject to Committee and Commission approval.

The Temple Park Mall development team has changed, and the new architect now proposes several revisions to the approved plans. This proposal includes:
1. Raising the terrace across the front of 1916 and 1926 and the proposed new glass pavilions to create a continuous platform across both groups of rowhouses. Encapsulation of the two remaining brownstone stoops.
2. Installation of an ATM machine within an approved new window opening on the south façade of 1900.
3. Construction of a new freezer box addition at rear of 1904.
4. Dumpster and transformer locations at various locations at rear.
5. Wall and pole light fixtures for approved locations at front.
6. Reduced awnings over front doors.
7. Sign banners, wall plaques and hanging metal lettering on glass pavilions previously reviewed in concept only. Installation of light fixtures to illuminate the proposed banners.
8. Kitchen exhaust chimney at rear stuccoed infill area between 1926-28.

Staff recommendation:
1. Denial of the raised terrace connection. The Commission's initial conceptual approval of the terrace required retention and encapsulation of all the original brownstone steps. Prior to construction, Temple University removed and disposed of most of the original steps. The Commission required the retention and repair of the remaining original brownstone steps and

wrought iron front basement grates at 1916 and 1926 in the 13 December 1999 final approval. In addition, an expanded terrace will cover the original watertables and obscure the two remaining rowhouse facades.
2. Denial of the exterior ATM. The ATM should be located within a vestibule with the building.
3. Denial of the freezer box addition. As these buildings are undergoing a complete rehabilitation and reconfiguration, the freezer boxes should be installed with the building.
4. Approval of the transformer and dumpster locations if equipment can be sufficiently obscured by compatible fencing and landscaping with staff to review details.
5. Approval of the wall and pole light fixtures.
6. Approval of the awnings
7. Approval of the sign banners with light fixtures, wall plaques and hanging metal lettering with staff to review details.
8. The development team should explore locating the kitchen exhaust chimney within the building and consider a solution that can be utilized for future restaurant tenants. Any other item shown in the elevations or rendering is not under review and should not conflict with the final plans as approved by the Commission on 13 December 1999.

J. Randolph Parry, the architect attended the meeting and stated that the ATM is withdrawn from the proposal. In addition, he thought that the raised continuous terraces do not effect the end houses and presented renderings showing the continuous terraces.

Mr. Tyler stated that the staff opposed the continuous terrace and that the freezer box should be located on the interior. Mr. Brownlee thought that the vertical appearance with a simple end should be preserved to reflect the historic buildings. However, some members believed that owing to the insertion of modern additions the continuous terraces are appropriate.

Mr. Cuorato made a motion to approve the proposal but referred the design of the chimney exhaust to the Architectural Committee. Mr. Wilds seconded the motion which carried with 7 votes. Mr. Sklaroff abstained and Mr. Brownlee opposed the motion.

1600 Arch Street, SW corner of South 16th Street
SAS-1600 Arch Street, LP, Owner
Robert B. Graves, Architect
DATE: 1925
PROPOSAL: Exterior signage, awnings, marquees, lighting and planters

The Architectural Committee recommended approval of the following:
1. *Two marquees;*
2. *Awnings installed at the transom bar;*
3. *Paving and streetlights;*
4. *Cuthbert Street openings with flush doors and transom windows retained until an established need for replacement with louvers with staff approval;*
5. *Planters, and*
6. *Lighting fixtures attached to the sides of the pedestal.*
   With staff to review all details.

The Architectural Committee recommended denial of the pylons as submitted.

The proposal involves installation of metal and glass marquees over the 16th Street and Arch Street doorways, canvas awnings in the windows, decorative paving and planters as well as back

lit plastic faced signage pylons, uplighting and streetlights. Plans propose the cutting of a new entry on Cuthbert Street to accommodate bicycles.

The staff recommended approval of the marquees, awnings, paving and streetlights. Denial of the bicycle access door, the planters, the plastic backlit aspect of the signage pylons and any holes cut in the top of the granite to attach the uplighting.

Robert Graves attended the meeting and presented revised plans for the pylon design.

Mr. Brownlee made a motion to accept the Committee's recommendation, but referred the revised pylon design to the Architectural Committee for further study. Mr. Sklaroff seconded the motion which carried unanimously.

200 South Broad Street, SW corner of Walnut Street, The Bellevue
The Bellevue Associates, Owner
Frederick Swope, Contractor
DATE: 1902-04, 1910-11
PROPOSAL: Masonry repair and replacement

This proposal involves repairing and replacing damaged or missing masonry elements on the Broad Street façade of the Bellevue Stratford Hotel building. The proposal calls for using cast stone, and masonry patching material. The staff recommended approval with the staff to review details.

Mr. Brownlee made a motion to accept the Committee's recommendation. Mr. Baldinger seconded the motion which carried unanimously.

1115-1141 Market Street, NE corner of 12th Street, Reading Terminal Headhouse
Headhouse Retail Associates, LP, Owner
F. Neale Quenzel, Applicant
DATE: 1891-93
PROPOSAL: Move flagpoles

The Architectural Committee recommended approval of the proposal to move the flagpoles from the second floor balcony to just above the first floor.

The proposal involves lowering flagpoles on the primary facade from the second floor balcony to just above the first floor. The staff recommended denial since moving the flags would overcrowd the building's entryway. Staff suggested that a mechanism be devised to lower and raise the flags from their present location.

Mr. Cuorato made a motion to accept the Committee's recommendation. Mr. Brownlee seconded the motion which carried unanimously.

1115-1141 Market Street, NE corner of 12th Street, Reading Terminal Headhouse
Headhouse Retail Associates, LP, Owner
F. Neale Quenzel, Applicant
DATE: 1891-93
PROPOSAL: Awnings and signage on Market Street façade

The Architectural Committee recommended approval of the awnings to match the smaller awnings of the Hard Rock Café in profile with staff to review awning details and color. The Architectural Committee further recommended approval of the exterior signage provided that the face of the plastic individual letters sits at least one-foot recessed behind the outside stone facade.

Mr. Baron described the proposal which involves adding awnings and back-lit plastic box signs or individual letters attached to the transoms of the eastern bays of the Market Street facade. The staff recommended approval of fabric, non-illuminated, open-sided awnings that match the shape of the smaller Hard Rock Café awnings. The staff further recommended denial of the illuminated signage and thought that the signs should be displayed from behind the storefront glass.

Neal Quenzel attended the meeting and presented the project. At this time he stated his proposal would replicate as close as possible the previously approved signage, set behind the face of the stone surface.

Mr. Sklaroff made a motion to approve alternate A of the proposed signage. Mr. Cuorato seconded the motion which carried unanimously.

1115-1141 Market Street, NE corner of 12th Street, Reading Terminal Headhouse
Headhouse Retail Associates, LP, Owner
Brian L. Newswanger, Applicant
DATE: 1891-93
PROPOSAL: Signage on Market Street façade

The Architectural Committee recommended denial of signage placed on the granite Market Street facade with lighting hung from the bottom of the Convention Center canopy. The Architectural Committee recommended approval of a strip sign, placed in an empty arch that flanks the Convention Center entrance, with staff to review details and placement of the signage.

The proposal involves installing a sign for the brew pub on the granite Market Street facade with lighting hung from the bottom of the Convention Center canopy. The staff recommended denial and stated that the signage should be held back to the rear of the arcade, perhaps near the central doors.

The applicant was receptive to the Committee's recommendations, and submitted revised plans.

The Commission discussed the location of the signage and the importance of consistent placement. Mr. Tyler expressed his concern about too many signs; Mr. Sklaroff thought the medallion type sign appropriate as submitted.

Lenore Millhollen, Center City Residents' Association, expressed her concern about placement of signage on the piers.

Mr. Wilds made a motion to approve the revised submission to include consistent placement with the staff to review details. Ms. Wischmann seconded the motion which carried unanimously.

2000 Benjamin Franklin Parkway, SE corner of South 20th Street, Franklin Institute
Franklin Institute, Owner

John Gerbner, Applicant
DATE: 1932
PROPOSAL: Fire door revised

The Architectural Committee recommended approval of the fire door replacement.

This application involves the location for cutting a new fire door approved at a previous Commission meeting. The applicant had agreed to move the new door out of the window area to an adjacent pier. Upon investigation, the architect found that the masonry pier contains the steel support structure and therefore must again propose the window location. This time the window glazing will remain. The staff recommended approval provided that the window glazing remain.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Sklaroff seconded the motion which carried unanimously.

308 South Front Street
Robert and Lexis Potamkin, Owners
Dominic Aspite, Applicant
DATE: c. 1970
PROPOSAL: Enclose front porch

The Architectural Committee recommended approval of glazing the second floor balcony on the building's Front Street facade.

Mr. Baron presented the application which involves closing in the open balcony on the front facade of this modern row house. Several porches in this row received glazing prior to designation. The glazing will not match the design of the adjacent row house. Staff recommended denial of the proposal believing that the chief characteristic of this architectural style is the relationship of solid to void. Closing this opening, therefore, seriously alters the design of the front facade.

Mr. Baldinger made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which carried unanimously.

227-31 South 6th Street, Lippincott Building
Albro Associates LP, Alan Sobel, Gerald Broker, Owners
Charles D. Datner, Applicant
DATE: 1900
PROPOSAL: Conceptual two-story addition

The Architectural Committee recommended denial of the conceptual addition as submitted

This application involves creating a two-story addition on top of this building. The design involves no setbacks and features horizontal fenestration. The staff recommended denial since the addition has visibility from all four sides and does not respect the design elements of the existing building. Perhaps a single-story penthouse pulled back from all sides could find approval, but would probably not provide a sufficient return on the expenditure.

Mr. Sklaroff made a motion to accept the Committee's recommendation for denial. Ms. Wischmann seconded the motion which carried unanimously.

264 South 20th Street
Greg Hanson, Owner
Melanie B. Piltch, Applicant
DATE: c. 1920
PROPOSAL: Alter storefront and door, exterior awnings and signage

The Architectural Committee recommended approval of altering the storefront and adding a glass door in front of the existing vestibule, exterior awnings and signage with the staff to review details.

The project involves alterations to a commercial building to install a dress shop. The applicant seeks to cut down the paneled brick base of the store window, install a glass door in front of the recessed vestibule and add awnings above the door and over the upper floor windows. Plans also show a projecting sign. The staff recommended denial of cutting down the storefront and the new glass door. The storefront awning should cover only the area of the window not the door.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Sklaroff seconded the motion which carried unanimously.

1412-14 Pine Street, SW corner of Carlisle Street, Peirce College
Peirce College, Owner
James J. Mergiotti, Applicant
DATE: c. 1830
PROPOSAL: Billboard and security cameras

The Architectural Committee recommended approval of the cameras but denial of the billboard type sign.

This project involves the installation of a billboard type sign on the side of 1412 Pine Street facing Broad Street to advertise Peirce College. The vinyl graphic will change periodically to give a new image for Peirce. Peirce installed the existing billboard as well as the security cameras without Historical Commission review. The staff recommended denial.

The applicant thought the Committee's suggestion of a mural a good idea and plans to pursue this.

Mr. Sklaroff made a motion to approve the cameras, but to table the signage issue for a period not to exceed six months. Mr. Baldinger seconded the motion which carried unanimously.

1721 Addison Street
Ted Polett, Owner/Applicant
DATE: c. 1850
PROPOSAL: Legalize non-historic windows

The Architectural Committee recommended denial of the legalization of the non-historic windows but strongly recommended that the Commission consider the circumstances.

This project involves legalizing vinyl windows installed on the front façade of this rowhouse. The windows installed by the former owner in 1997 received a violation immediately that year. Mr. Polett purchased the house in 1997 and the violation did not show up on the City certification. He now seeks to sell the property and the violation now appears on the City certification. He wishes to have the Commission legalize the work based on the premise that he did not do the work. The staff recommended denial per Standard 6.

Kathleen and Ted Polett, the current owners, and Laurie Phillips, the realtor, attended the meeting to answer questions and to explain the circumstances of this proposal.

Lenore Millhollen, Center City Residents' Association, spoke on its behalf and stated that the Center City Residents' Association would like to see the historic windows restored.

The Commission thought this a delicate situation and discussed the circumstances at length. Mr. Sklaroff recommended that the seller create an escrow account of five thousand dollars ($5,000.00) at the time of settlement for the purpose of window restoration

Mr. Sklaroff made a motion to approve the legalization of the windows subject to the applicant's agreeing to create an appropriate escrow account of $5,000.00 at settlement which the buyer may utilize only for the restoration of historic windows. Mr. Wilds seconded the motion which carried unanimously.

113 Elfreths Alley
Albert Malmfelt and Brenda Frank
Gerry Gutierrez, Architect
DATE: c. 1811
PROPOSAL: Visible rear addition

This proposal involves supplementing the addition formerly approved by the Commission and covering more of the visible fabric of the original structure. The staff recommended denial per Standard 9 and 10.

The applicant withdrew the application in writing.

THE REPORT of the Activities of the Historical Commission Staff, February 2001.

Mr. Tyler asked if members of the Commission had any questions about the report. There were none.

HARRY A. BATTEN MEMORIAL FUND

Mr. Tyler asked the Commission to approve the expenditure for the Architectural Committee lunches.

Mr. Sklaroff made a motion to approve the $20.60 expenditure. Ms. Wischmann seconded the motion which carried unanimously.

Ms. Batzer made a motion to adjourn. Mr. Wilds seconded the motion which carried unanimously.

The meeting adjourned at 12:10 p.m.

Respectfully submitted,

Diane M. Hughes
Executive Secretary

THE MINUTES OF THE 478th STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION
14 June 2002 at 9:00 a.m.

City Council Caucus Room, 4th Floor, City Hall
James Cuorato, Acting-Chair

Present

James Cuorato, Director, Commerce Department, Acting Chair
Warren Huff, City Planning Commission
Melissa Heller-Batzer, Director of Economic Development, Office of City Council President
David Perri, Deputy Commissioner, Department of Licenses and Inspections
Vincent Rivera, AIA
Michael Sklaroff, Esquire
Denise J. Smyler, Esquire
Harris Steinberg, AIA
Scott Wilds, Deputy Director, Office of Housing and Community Development

Randal Baron, Assistant Historic Preservation Officer
Diane M. Hughes, Executive Secretary
Laura M. Spina, Historic Preservation Planner
Richard Tyler, Historic Preservation Officer

Lawrence K. Copeland, Esq., Senior Attorney, Law Department

Also
Virgil Procaccino
Jeff Groff
David W. O'Donnell, Queen Village Neighbor's Association
Al Fuscaldo, Ballard Spahr Andrews and Ingersoll, LLP, Pennsylvania School for the Deaf
Collen Puckett
Terry Kennedy, Kelly Maiello Architects, Pennsylvania School for the Deaf
Bruce Thompson, Kelly Maiello Architects, Pennsylvania School for the Deaf
Emanuel Kelly, Kelly Maiello Architects, Pennsylvania School for the Deaf
Jason Stevens, Capital Program Office, City Hall
Nan Gutterman, Vitetta, City Hall
Glenn Mueller, Chocolates by Mueller
David Amburn, Amburn/Jarosinski Architects
Daniel R. Neducsin, Main Street Properties
Stephen Verner, Cecil Baker and Associates
Cecil Baker, Cecil Baker and Associates
Christopher Beardsley, Christopher Beardsley Architects
Jay G. Crammer, MCW Enterprises
Michael E. Menkle, MCW Enterprises
Scott Menkle, MCW Enterprises
Christopher A. Busch, The Sullivan Company
Anthony Tsirantonakis, Architect, Foster's Reading Terminal Market
Marc Brookman, Esq., Duane Morris and Heckscher, 1914-16 Rittenhouse Square Street
Wesley Wei, Wesley Wei Architects
William G. Schwartz, Esq., Obmeyer Rebmann Maxwell & Hippel
Jerry Slipakoff

Tina LeCoff, Penn-Knox Neighbors Association
Jim Bishop, Penn-Knox Neighbors Association
Robert McCormac, Penn Neighbors Association
Rachel Schade, Schade and Bolender Architects
Daphne Holzman
Ken Foster, Foster's Gourmet Cookware
Tim Cwiek, Philadelphia Gay News
Raymond F. Rola, Architect, 1728 Chestnut Street
Charles Evers, Atkin Olshin Lawson Bell and Associates
Lawrence Gilbert, Architect, 126-28 League Street
Paul Steinke, Reading Terminal Market
C. Sherry L. Mennett, 1935 Manning Street, 1914-16 Rittenhouse Square Street

Mr. Wilds made a motion to designate James Cuorato the acting-chair for the meeting. Ms. Smyler seconded the motion, which passed unanimously.

James Cuorato, Acting-Chair, called the meeting to order at 9:30 a.m.

Minutes of the 477th Stated Meeting of the Philadelphia Historical Commission. Upon a motion made by Mr. Steinberg and duly seconded, the Commission unanimously approved as corrected the minutes of the 477th Stated Meeting of the Philadelphia Historical Commission held 10 May 2002, James Cuorato, Acting-Chair. Mr. Sklaroff asked that the minutes reflect that in addition to abstaining from the vote, he also did not participate in the discussion on the nomination of 3901 Delaware Avenue for the Philadelphia Register of Historic Places.

Mr. Tyler informed the Commission that the following proposals have requested continuances:

227 Market Street, aka 216 Church Street
Ilan Seidenwar, Owner
Mary Ann Duffy, Architect
DATE: c. 1830
PROPOSAL: Legalize storefront on Market Street and masonry work on Church Street
Applicant requested a one-month continuance.

2112 Mt Vernon Street
Eli Nelson & Elizabeth Judge, Owners/Applicants
DATE: c. 1855, Oliver Parry & Nathaniel Randolph, builders
PROPOSAL: Rear addition and roof deck
Applicant requested a two-month continuance.

410 South 15th Street, SW corner of Waverly Street
Michael Sher, Owner/Applicant
DATE: c. 1850; altered c. 1885
PROPOSAL: Legalize mural on stuccoed base of sidewall
Applicant requested a one-month continuance.

Mr. Sklaroff expressed his dismay about the decision of the Board of License and Inspection Review Board to remand this proposal back to the Commission. He asked that the Commission members receive a letter explaining this decision.
Mr. Steinberg made a motion the grant the continuances. Mr. Wilds seconded the motion which carried unanimously.

THE REPORT of the Committee on Historic Designation, 16 May 2002

Harris Steinberg, Acting-Chair

229 Fitzwater Street
Virgil and Norma Procaccino, Owners/Applicants
DATE: c. 1859, new façade, c. 1950
PROPOSAL: Rescission of historic designation
Mr. Huff made a motion to approve the rescission of the designation. Ms. Klein seconded the motion which was approved by three members. Mr. Steinberg opposed the motion.

At a previous Commission meeting, the applicants were offered two options: the rescission of the designation or proceeding with the demolition subject to the Commission's review of the new design. At that time, the applicants chose to proceed with the demolition with full knowledge of the Commission's jurisdiction over the new construction. Mr. Procaccino now says that owing to time constraints, he applied for the demolition permit to move the process along and would like the designation status removed. Demolition of the property has occurred, and it s now a vacant lot.

Mr. Sklaroff stated that he opposed the rescission, because at the previous Commission meeting, he strongly advocated the rescission as an option, but conceded to the applicant's wishes to demolish subject to the Commission's review of the new design. Mr. Wilds also concurred with Mr. Sklaroff and stated that his vote was based on the applicant's choice of options. He also believed that the chosen option would pose very little burden on the applicants, because Commission members thought the new design appropriate with only a few minor changes. In addition, he said that the Commission went out of its way to find a solution. Mr. Tyler stated that he thinks that once a resource is legally demolished, jurisdiction should cease; however, owing to the procedural process in this situation, he recommended denial. Mr. Steinberg agreed, because the Commission acted in good faith and should stand by its decision. Mr. Huff said that the Commission's decision is not a practical one and supported the rescission. Mr. Cuorato stated that the Planning Commission and the Department of Licenses and Inspections do not regard the rescission as inappropriate.

Mr. Procaccino, the owner, said that he thought that he could ask for a rescission at a later date.

Mr. Sklaroff made a motion to reject the Committee's recommendation and deny the rescission. Mr. Wilds seconded the motion which failed. Mr. Huff, Mr. Rivera, Ms. Heller-Batzer, Mr. Perri and Mr. Cuorato opposed the motion.

Mr. Perri made a motion to accept the Committee's recommendation for rescission. Mr. Huff seconded the motion which passed with 5 votes. Ms. Smyler, Mr. Sklaroff, Mr. Steinberg and Mr. Wilds opposed the motion.

THE REPORT of the Architectural Committee, 28 May 2002
Vincent Rivera, Chair.

116 Fountain Street
Fountain Street Partners, LLP, Owners
Kevin Green, Applicant
DATE: c. 1920
PROPOSAL: Window replacement and infill, demolish chimney and water tower structure

This proposal was reviewed under the Manayunk Ordinance, Section PM-704-0 of the Philadelphia Code, and it was approved at the Architectural Committee level.

4401 Cresson Street, NE corner of Carson Street
Robert Morganstein, Owner
Jamie Kokenberger, Applicant
DATE: c. 1890
PROPOSAL: New addition

This proposal was reviewed under the Manayunk Ordinance, Section PM-704-0 of the Philadelphia Code, and it was approved at the Architectural Committee level.

4417-19 Main Street
Derek Davis, Applicant
DATE: c. 1860
PROPOSAL: Legalize removal of storefront and installation of new storefront
The Architectural Committee split on the issue. Ms. Pentz stated that the new windows should reflect the historic storefronts, with transoms in 4417 and fewer vertical mullions. Mr. Rivera thought the changes should be legalized as built.

Without a permit or Historical Commission approval, the applicant demolished two historic storefronts and replaced them with new storefronts of a different design. Designation photographs of the two buildings show storefronts with transoms and large plate glass windows on the first floor. The corner building, 4419, now has multiple, vertical, operable windows with transoms, though the transoms do not match the historic dimensions. 4417 originally had transoms above the large windows, but the new windows do not have them. The applicant also installed new fixed awnings above the doors and retractable awnings over the windows with four, large, suspended heat lamps. Also the granite step at the corner entrance was removed and the sidewalk sloped to accommodate handicapped access.

Mr. Baron explained the proposal and expressed concern about the removal of the transoms. Daniel Nedescin, the owner, and Allen Newman attended the meeting. Mr. Nedescin stated that the difference in height of 4417 and 4419 necessitated the lowering of the floor and that the steps were removed for ADA requirements. He also stated that the new storefront in 4419 still has transoms. However, Ms. Spina noted that the new transoms are not the same proportions as the historic transoms. Mr. Nedescin cited the lengthy time lines for the construction and review. He believed that there was a risk of losing a viable business, and therefore stated that as a business decision, he proceeded without a permit.

Mr. Sklaroff objected to the owner's disregard for the permit process as a business decision. Mr. Steinberg agreed with Mr. Sklaroff, that the Commission is being put in a very difficult situation. He supports Ms. Pentz's recommendation that the storefront's design is inappropriate. Mr. Rivera stated that he believes that enough of the historic fabric still remains. Ms. Smyler emphasized that businessmen should be held to the same standards as residents. Mr. Tyler commented that the new transoms are not compatible with the historic and that a staff level approval of a more historic design could have been given in one day. Mr. Cuorato noted that the Architectural Committee recommendation was based on two members'split opinion.

Mr. Sklaroff made a motion to approve the design as submitted. Ms. Heller-Batzer seconded the motion which carried with 7 votes. Mr. Wilds and Mr. Steinberg opposed the motion.

6026 Germantown Avenue, Wyck
Wyck Charitable Trust, Owner
Jeff Groff, Applicant

DATE: c. 1690
PROPOSAL: Construct two new structures, renovate garage, and site-work in concept
The Architectural Committee voted to recommend approval, with staff to review details.

This proposal involves adding two wooden structures to the wood yard of Wyck house museum for toilets and renovating the garage for teaching facilities. The new structures will be built along the line of an historic fence, separating the historic garden from the wood yard. Also, the garage will be altered to accommodate a new seminar room.

Mr. Baron explained the proposal and noted that the Commission's motion would give the project final approval.

Ms. Heller-Batzer made a motion to give final approval to the proposal, with the staff to review details. Mr. Sklaroff seconded the motion which carried with 8 votes. Mr. Steinberg recused himself.

143 (131-43) West Coulter Street, Philadelphia School for the Deaf
Philadelphia School for the Deaf, Owner
Emanuel Kelly, Architect
PROPOSAL: Construction of new two-story school building in concept
The Architectural Committee recommended approval in concept of the plan as submitted with dark gray facing on the gabled section of the building and a hip on the western edge of the porch roof. It further recommended the approval of the issuance of a demolition and foundation permit.

This proposal involves seeking conceptual approval for the construction of a school building. Last year, the Historical Commission approved the demolition of 143 Coulter Street subject to review and approval of the design of the new school building and its site as well as the preservation of 151 Coulter Street. The new design differs significantly from that seen before, for the School retained new architects for the project. The proposed new building has the look of an institutional building with long flat areas along the front facade facing Coulter Street. In addition, the front lawn has now has become a vehicular drop-off lane, and the building is faced with brick rather than stone. The applicant also wishes to receive a permit for the demolition of the historic building and for the foundation of the new facility based on a conceptual approval of this design rather than a review and approval for the design of the whole site as specified in the Commission's 14 March 2001 conditional approval.

Emanuel Kelly, the architect, stated that there are 3 possible options: a darker gray brick in gabled front with the hipped roof, the entire front in gray, and all gray with the west end of the porch cut off straight. Ms. LeCoff, of the Penn-Knox Neighborhood Association, stated that it is important to match the extended porch across the bay in the same color with an affordable material and in addition the long flat areas need to be blank because of the classrooms.

Mr. Rivera believes that the gable design and the blank part of the building should be differentiated, therefore he still supports option #1 as more appropriate. Mr. Baron suggested that the staff review the details. Mr. Harris inquired if the Wissahickon schiste could be salvaged. Mr. Kelly responded that it could not. He also noted that a hairpin fence will surround the property.

Mr. Wilds made a motion for final approval of option # 3 and approval for the issuance of the permits for the demolition and the new design. Ms. Heller-Batzer seconded the motion which carried with 7 votes. Mr. Rivera opposed the motion and Mr. Sklaroff abstained from the votes as well as participating in the discussion.

151 West Coulter Street
Robert McCormac, Owner/Applicant
DATE: c 1845
PROPOSAL: New faux-slate roof
The Architectural Committee recommended approval of this proposal with staff to review and approve details.

This application involves removing the badly damaged slate roof from this house shell and installing Majestic rubber faux-slate.

Mr. Baron explained the proposal. Mr. McCormac, the owner, attended the meeting and noted his acceptance of the Committee's recommendation.

Mr. Steinberg made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion which carried unanimously.

163 North 3rd Street, SW corner of Race Street
Lisa Hwang, Owner
Janice Woodcock, Architect
DATE: c. 1805, 1830
PROPOSAL: New door and ramp
The Architectural Committee recommended approval of this proposal with staff to review and approve details.

This proposal involves adding a ramp and new door to create handicap accessibility for this corner store.

No one attended the meeting to represent the proposal.

Mr. Steinberg made a motion to accept the Committee's recommendation. Mr. Wilds seconded the motion that carried unanimously.

227 South 6th Street, Lippincott Building
MCW Enterprises, LLC, Owner
Stephen Verner, Architect
DATE: 1900, William Pritchett, architect
PROPOSAL: New underground garage, two-story penthouse, rooftop terraces and gardens
The Architectural Committee recommended approval of this proposal with staff to review and approve details.

This proposal returns to the Commission for final approval. Following a meeting with neighbors, the architect has revised the rooftop additions to show a hipped roof, without the historic looking dormers, and with modern fenestration. The applicant also seeks to modify the rear (east) façade with a garage opening, a new door and alterations to doors to create windows.

Mr. Steinberg thought the addition appropriate, but he commented on its impact on the square itself and questioned if the addition should extend to the facia of the building.

Mr. Huff made a motion to accept the Committee's recommendation. Ms. Smyler seconded the motion which carried with 8 votes. Mr. Sklaroff recused.

227 Fitzwater Street
Colleen Puckett, Owner/Applicant
DATE: c. 1825
PROPOSAL: New light fixture
The Architectural Committee recommended approval of the proposed light.
This proposal involves installing a very large lantern over the door of this rowhouse. The owner has purchased the lantern and her shutters preclude placement beside the door.

Mr. Wilds made a motion to accept the Committee's recommendation. Ms. Smyler seconded the motion which carried unanimously.

City Hall, Broad and Market Streets
City of Philadelphia, Owner
Jason Stevens, Applicant
DATE: 1871-1901, John McArthur Jr., Architect
PROPOSAL: Bird netting
Mr. Rivera recommended approval of the more extensive netting proposal.

This proposal involves installing bird netting on City Hall. While initially the applicant proposed netting of the column capitals, now they propose netting in front of the whole columns. This will be more visible but also provides substantially more protection.

Nan Gutterman, the architect, and Jason Stevens of the Capital Programs Office attended the meeting. Ms. Gutterman said that the netting would be installed on the columns, the center pavilions and at the cornice. The proposed netting would be a permanent solution, and noted that other solutions have been tried on this building. Mr. Rivera questioned the more extensive netting and Ms. Gutterman responded that the columns and capitals have had netting but at the base of the columns there is extensive perching; however, netting at the base is not an option because it has to go straight up. Mr. Steinberg inquired about other solutions in the city to this problem. Ms. Gutterman cited other buildings in the city such as the Free Library, which have netting, and the Cathedral, which has a copper wiring around it. She also noted that the hawk and decoy options do not work.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Rivera seconded the motion which carried unanimously.
642 North Broad Street, NW corner of Wallace Street
Philadelphia Corporation for the Aging, Owner
Christian Busch, Architect
DATE: 1903, William Steele, architect
PROPOSAL: Extend elevator penthouse
The Architectural Committee recommended in favor of extending the shaft in brick and demarcating the new brick with a beltcourse or other detail to be worked out with staff.

This application is for extending the elevator penthouse. The penthouse is made of brick; the proposal calls for painted CMU.

Ms. Spina explained the proposal and noted that the Committee's recommendation was based on misinformation and that this is the only location that will be able to hold the weight.

Christian Busch, the architect, attended the meeting. Ms. Busch said the proposed structure

would be parallel to the parapet wall and extend to the cornice line in order to sustain the additional weight. Commission members agreed that either painting the stucco a brick color or new brick appropriate. Mr. Busch said that the painting of the stucco to match the existing brick is the lower cost option, which he believed more viable.

Mr. Wilds made a motion to approve the proposal with the use of brick or stucco painted to match existing brick. Mr. Steinberg seconded the motion which carried unanimously.

Upon advice of counsel, Mr. Cuorato recused himself and asked Mr. Perri to chair the next two proposals.

1113-31 Market Street, Foster's, Reading Terminal Market
Pennsylvania Convention Center Authority, Owner
Anthony Tsirantonakis, Architect
DATE: 1891-93, Francis Kimball and Wilson Brothers, architects
PROPOSAL: New enclosed store
The Architectural Committee voted to recommend approval of the project, subject to changes including the elimination of the solid upper panels, glazing of the barn door, and reduction of the solid storefront area by increasing the glazing, or open area, at front.

This proposal calls for a new, enclosed store within the Reading Terminal Market. Foster's has an enclosed store already in the Market, but it sits along an exterior wall. The proposed store will sit in the middle of the Market's open space and replace one of the few areas of common seating.

Under a separate City Ordinance, City Council gave the Historical Commission the jurisdiction to review any interior alteration to the Reading Terminal Market.

Mr. Tyler expressed his opposition to the proposal because he believed that the proposed enclosure is too solid for such an open space and it would mean a significant loss of seating space.

Paul Steinke, Reading Terminal's general manager, stated that Foster's current location does not allow for growth and that the relocation will strengthen the northeast corner of the market. He also noted that the lost seating would be made up in other locations.

Mr. Wilds emphasized the need to keep the terminal as an open market, which would mean keeping influx of enclosures to a minimum. He also questioned the shelving at the front and along the sides. He noted that these higher walls will make the area seem more contained. Mr. Steinke said that a majority of the stands are open and as the representative of the tenants, he can say no to further enclosures. Mr. Steinberg inquired if the expansion could happen in the current location. Mr. Steinke stated that the space adjacent is already occupied, and the neighboring tenant took down walls to open up the location for merchandising. Mr. Baron commented that the Commission should use clear guidelines consistent with the *Standards.* Mr. Wilds asked about the amount of clear space remaining with the removal of the panels and the applicant responded that 3-feet will remain.

Mr. Wilds made a motion to accept the Committee's recommendation. Mr. Rivera seconded the motion which carried with 8 votes. Mr. Cuorato recused.

1113-31-Market Street, Mueller's Chocolates, Reading Terminal Market
Pennsylvania Convention Center Authority, Owner

DATE: Glenn Mueller, Applicant
PROPOSAL: Expand enclosed store and kitchen
The Architectural Committee voted to recommend approval of the project as submitted.

This proposal is for extending an enclosed kitchen within the Reading Terminal Market. The Commission approved a small, enclosed kitchen in 1999 tucked into a corner of the Market, along an exterior wall. The owners now wish to expand the kitchen with a two-story addition, which will wrap around a wall and be highly visible from one of the doors on 12th Street.

Mr. Wilds made a motion to accept the Committee's recommendation. Ms. Smyler seconded the motion which carried with 8 votes. Mr. Cuorato recused.

Mr. Perri passed the chair back to Mr. Cuorato.

1214 Arch Street
Theresa Stigale,, Owner/Applicant
DATE: 1907, Milligan & Weber, architects
PROPOSAL: Cut new side windows and infill window openings
The Architectural Committee voted to recommend approval of the proposal with the condition that the front six windows are retained and closed up from the inside, if necessary, with staff to review details.

This proposal calls for infilling 14 historic window openings and cutting new openings for windows on the east façade of the building. The existing window openings have segmental-arched openings with 9/9 windows with square-head glazing. The proposed windows are 9/9 square-head windows in square-head openings.

No one attended the meeting to represent the project. Commission members agreed that the old and new would be differentiated by their types.

Mr. Steinberg made a motion to accept the Committee's recommendation. Ms. Smyler seconded the motion which passed unanimously.
Mr. Sklaroff excused himself for the duration of the meeting.

1914-16 Rittenhouse Square Street, aka 1917-19 Manning Street
Henry McNeil, Owner
Marc Brookman, Esq., Applicant
DATE: c. 1859, entrance addition, 1957
PROPOSAL: Revised Manning Street elevation
The Architectural Committee voted to recommend approval of the project as submitted.

The Committee and Commission previously approved the demolition of the entrance pavilion and the construction of a four-story addition. This proposal calls for a revised Manning Street façade. The façade approved by the Commission had numerous casement windows in a three-story section and a one-story section with a garage. The proposal now calls for the same massing, but uses larger windows that wrap around the corner of the three-story section, includes both brick and stucco for the walls and calls for solid roll-down doors instead of open ones that allowed a view into the garden.

Marc Brookman, Esq., counsel for the applicant, and Wesley Wei, the architect, attended the meeting. Mr. Brookman said the proposed alterations of the property are in keeping with the

Standards. He also presented a petition signed by neighbors in support of the proposed alterations.

William Schwartz, Esq., counsel for Myles Kelly, a neighbor, stated that demolition of the property is not seen as a hardship and that zoning refused the proposed alterations. He asked that without zoning, how the proposal could move forward. Commission members reiterated that zoning issues are heard before a separate forum.

Mr. Wilds inquired about the design's approval and whether the demolition was part of the original approval. He asked Mr. Schwartz whether his client opposed the design, Mr. Schwartz said that his client's opposition is not based on the design but the procedural process.

Mr. Steinberg made a motion to accept the Committee's recommendation. Ms. Smyler seconded the motion which carried unanimously.

2201 St. James Street, NW corner of 22nd Street
Daphne and Edgar Holzman, Owners
Rachel Schade, Architect
DATE: c. 1870, attributed to Frank Furness
PROPOSAL: Rear door and deck
The Architectural Committee voted to recommend approval of Option B with staff to review details.

The owner wishes to install a rear deck off the first floor of the house, cutting a window down to a door. The brick garden wall hides the deck itself, but the window is visible from 22nd Street.

Mr. Steinberg questioned the differences between option C and B.

Mr. Steinberg made a motion to accept the Committee's recommendation. Ms. Smyler seconded the motion.

1728 Chestnut Street
Elan Zaken, Owner
Raymond Rola, Architect
DATE: 1914, Frank H. Keisker, architect
PROPOSAL: Rear addition
The Architectural Committee recommended approval of a flattened and more simplified design in a brick color stucco with the elimination of the window surrounds, and the staff to review details; however, one member thought the projecting balcony should be eliminated, while two members approved the proposed balcony.

This long vacant building will be rehabilitated into a commercial space with apartments above. The building has a four-story front with a long one-story rear ell that extends to Ionic Street (now known as Stock Exchange Way). The proposal calls for building a three-story addition onto the rear ell along Ionic Street, and a two-story addition on the connection between the front building and the rear. The Ionic Street façade will keep the extant brick wall and window openings and have stucco on the additional floors with contemporary fenestration.

Mr. Huff commented that the Philadelphia Planning Commission reviews all alterations to facades on Chestnut and Walnut Street and reiterated his support of the Historical Commission's position. Mr. Wilds asked the architect if he agreed with the Committee's recommendation, to

which Mr. Rola noted his acceptance.

Mr. Wilds made a motion to accept the proposal as submitted. Mr. Steinberg seconded the motion which carried unanimously.

1832 Delancey Street
Jerald Slipakoff, Owner
Christopher Beardsley, Architect
DATE: c. 1855
PROPOSAL: Rear addition, garage, and roof deck
The Architectural Committee recommended approval of the following:
1. *a stucco addition with steel at the rear and a modern door;*
2. *the garage as proposed, and*
3. *the roof deck, with the deck following the lines of the brick parapet.*

This property on Delancey Street has a two-story rear ell with a leaded glass window on the first floor and an ornate copper bay on the second. The proposal is to remove the wall at the basement level and install a roll-up garage door, creating on-site parking. The owners also wish to add a small addition on the rear of the main building, tucked into the corner of the rear ell, at the first floor, and a deck on the roof of the rear ell.

Mr. Steinberg made a motion to accept the Committee's recommendation. Ms. Heller-Batzer seconded the motion which carried unanimously.

2127 Porter Street
Lyman Simpson, Owner/Applicant
DATE: 1914, James & John Windrim, architects
PROPOSAL: Remove slate roof and install asphalt shingles

A modified proposal was approved at staff level.

2100 Porter Street, aka 2101 Shunk Street, Gentilhommiere
City of Philadelphia, Owner
Brett Powell, Architect
DATE: Main House: c. 1760; central brick portion, 1798-1803; west wing, c. 1825
Auxiliary Buildings: c. 1810, steps added and one converted to bathrooms, 1901
PROPOSAL: New metal-shingle roof on main and auxiliary buildings
The Architectural Committee recommended denial of the proposal, owing to the incompleteness of the application.

This proposal calls for installing a metal-shingle roof on the main house as well as the two auxiliary buildings. No one representing the project was present.

Mr. Steinberg made a motion to accept the Committee's recommendation. Mr. Huff seconded the motion which carried unanimously.

126-28 League Street
126-128 League Street
History: c. 1810
Applicant/Owners: Michelle and Joseph Orlando

The Architectural Committee recommended a site visit to determine how to proceed but approved the proposal in concept with the retention of the chimney.

This application seen in 2001 involves demolition of the rear portion of these two Imminently Dangerous frame houses and the addition of a two-story addition on the Washington Avenue side of the structures. The applicant now informs us that he wishes to demolish the chimney of the house to free up the interior space. He also has concerns about retaining the roof because of the difficulties in supporting it; however, he has explained that he will try.

Ms. Pentz's site visit determined that a reasonable compromise would be to allow the demolition of the chimney in exchange for the restoration of the front façade. The chimney, which currently is covered with black tar, would be rebuilt as a faux chimney in brick veneer. This compromise is consistent with the applicant's proposal. It was noted that wood buildings are very rare, and at least the façade should be saved. Mr. Steinberg questioned the pole gutter, historic siding, dormers and the cornice and thought that as many elements as possible should be saved, but if not possible then they should be replicated.

Mr. Wilds made a motion to approve the retention and restoration of the front façade with the replication of elements that cannot be saved, the building of a faux-chimney, and the restoration of the front slope and dormer with the retention of fabric if possible, with the staff to review details. Mr. Steinberg seconded the motion which carried unanimously.

THE REPORT on the Activities of the Historical Commission Staff, May 2002

Mr. Tyler commended to the Commission Mrs. Hughes on the excellent job she did in orchestrating the relocation of the Commission offices. He also noted the hiring of Dr. Jonathan Farnham as an Historic Preservation Planner.

HARRY A. BATTEN MEMORIAL FUND

Mr. Tyler asked the Commission to approve the expenditure of $15.96 for the Architectural Committee's lunch.

Mr. Steinberg made a motion to approve the expenditures. Mr. Huff seconded the motion which carried unanimously.

Mr. Steinberg made a motion to adjourn. Mr. Wilds seconded the motion which carried unanimously.

The meeting adjourned at 11:55 a.m.

Respectfully submitted,

Diane M. Hughes
Executive Secretary

Corrected/7/02

EXHIBIT Q

Link to Video Recording of the Historical Commission meeting (start time in recording 00:41:55)

https://dpd-public-meetings.s3.amazonaws.com/PHC/PHC_March122021.mp4