

ADDRESS: 700-02 AND 704 CHESTNUT ST

Proposal: Demolish building; reconstruct façade; construct addition

Review Requested: Final for demolition; In Concept for addition

Owner: 700 Chestnut Street Associates

Applicant: Michael Phillips, Klehr Harrison Harbey Branzberg LLP

History: 700-02: 1922; Washington Square Building; Magaziner, Eberhard & Harris, architects

704: 1853; new façade and other modifications, 1896; G.W. and W.D. Hewitt, architects

Individual Designation: None

District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021

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

OVERVIEW: This application proposes the demolition of the building at 704 Chestnut Street and the construction of an addition to the building at 700-02 Chestnut Street, which would extend onto the parcel at 704 Chestnut Street. The application requests final approval for the demolition and reconstruction of the historic façade at 704 Chestnut Street and in-concept approval of the addition. The application claims that the demolition is necessary in the public interest. The historic façade at 704 Chestnut Street would be reconstructed based on photographs as part of the addition. Currently, only the lower three stories of the original five-story façade at 704 Chestnut Street survives.

Both buildings, 700-02 and 704 Chestnut Street, are classified as contributing to the Chestnut Street East Historic District. The applicant had requested that the Historical Commission reclassify the building at 704 Chestnut Street as non-contributing, but the Commission denied that request at its August 2022 meeting. At the same meeting, the Historical Commission reviewed an in-concept application for an earlier version of the demolition and addition and commented that the proposed demolition did not comply with the preservation ordinance and the proposed addition was too tall for its context. At the October 2022 meeting, the Historical Commission reviewed a revised in-concept application for the demolition and new construction and offered comments but took no formal action. All minutes are included.

The application contends that the demolition of the building at 704 Chestnut Street and the reconstruction of its historic façade to its c. 1896 appearance as part of the larger construction project is necessary in the public interest. The application claims that the public has an interest in both the “continued and further growth and development of properties located within the City’s most dense and permissive CMX-5 zoning district” and in “the restoration and recreation of the original five-story façade from c. 1896.” The application includes an engineer’s report as well as a construction cost estimate that support the contention that the only way to restore the historic façade of the building at 704 Chestnut Street is to demolish and reconstruct the façade.

The application also includes a revised design for the addition to the existing building at 700-02 Chestnut Street, which would incorporate the reconstruction of the historic façade at 704 Chestnut Street.

SCOPE OF WORK

- Demolish the three-story building at 704 Chestnut Street;
- Construct an addition on and adjacent to the building at 700-02 Chestnut Street with a reconstruction of the historic facade at 704 Chestnut Street.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The demolition of the building at 704 Chestnut Street will destroy historic materials and features, even if the façade is reconstructed, and therefore will not satisfy Standard 9.
 - The addition will not be compatible with the historic materials, features, size, scale and proportion, and massing of the building at 700-02 Chestnut Street or the historic district as a whole and therefore will not protect the integrity of the property and its environment, and will not satisfy Standard 9.
- *Section 14-1005(6)(d): Restrictions on Demolition No building permit shall be issued for the demolition of a historic building ... or of a building ... 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 ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - The demolition of the building at 704 Chestnut Street cannot be approved in satisfaction of Section 14-1005(6)(d) of the historic preservation ordinance 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 ... cannot be used for any purpose for which it is or may be reasonably adapted. The application asserts that the issuance of the demolition permit is necessary in the public interest and provides supporting documentation.

STAFF RECOMMENDATION: The staff recommends final approval as necessary in the public interest of the demolition and faithful reconstruction of the historic façade at 704 Chestnut Street at such time that the Historical Commission approves an addition to the building at 700-02 Chestnut Street that is compatible with the historic district, with the staff to review details, pursuant to Section 14-1005(6)(d) of the Philadelphia Code; but denial of the in-concept application for the addition to the building at 700-02 Chestnut Street, pursuant to Standard 9.



**KLEHR HARRISON
HARVEY BRANZBURG^{LLP}**

Michael V. Phillips, Esquire
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Philadelphia, PA 19103
www.klehr.com

January 12, 2023

VIA EMAIL ONLY

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
Jon.Farnham@phila.gov

**APPLICATION FOR APPROVAL OF DEMOLITION
IN THE PUBLIC INTEREST AND CONCEPTUAL APPROVAL
AND FOR
CONCEPTUAL APPROVAL OF 6-STORY ADDITION AT 700-02 &
704 CHESTNUT STREET AND RECONSTRUCTION OF 5-STORY
HISTORIC FAÇADE (c. 1896) OF 704 CHESTNUT STREET**

Historic District: Chestnut Street East Commercial Historic District
Properties: 700-02 & 704 Chestnut Street

Dear Dr. Farnham:

As you know, this firm represents 700 Chestnut Street Associates (the “Owner”), the owner of real property located at 700-02 and 704 Chestnut Street, Philadelphia, PA (the “Property” or “Properties”), as well as the Owner’s development partner, Hightop Real Estate & Development (“Hightop” or the “Developer”). The Properties are located within the Chestnut Street East Commercial Historic District (the “District” or “CSECHD”). On behalf of the Owner, and in accordance with Section 14-1005(6)(d) of the Philadelphia Code and Sections 7 and 12 of the Philadelphia Historical Commission Rules and Regulations, this application seeks approval to demolish the existing three-story building at 704 Chestnut Street in the public interest (contingent upon the restoration of the Property and substantial recreation of the building’s original five-story façade constructed in or around 1896, as documented in the previously-submitted historical photograph). As a necessary counterpart to the demolition and reconstruction of 704 Chestnut, the Owner and Hightop seek conceptual approval for a six-story addition to the contributing historic building at 700-02 Chestnut and a seven-story addition above the reconstructed building at 704 Chestnut, with appropriate setbacks as depicted in the updated renderings submitted herewith (the “Project”).

Altogether, this development proposal strikes a careful and respectful balance between the public interest of continued and future growth and development of properties located within the City's most dense and permissive CMX-5 (Center City Core Commercial Mixed-Use) zoning district, while simultaneously protecting, preserving and encouraging the adaptive reuse of the City's existing historic resources. Moreover, as suggested by members of the Commission, the Commission's Architectural Review Committee and the public at-large, the restoration and recreation of the original five-story façade from c.1896 would aid in the public's ability to enjoy and appreciate the District as it appeared during its period of significance.

A. Request to Approve Demolition of Existing Three-Story Building at 704 Chestnut Street Contingent Upon Reconstruction of Original Five-Story Building (c.1896)

The Owner has held title to the respective Properties located at 700-02 and 704 Chestnut for over two decades. Over the years, the Properties and surrounding neighborhood has evolved, with many retail businesses and restaurants closing and/or struggling to survive since the COVID-19 pandemic. With additional responsibilities and constraints imposed by the Historical Commission's designation of the Chestnut Street East Commercial Historic District in November 2021, properties within the District must balance the need for continued growth and development with maintaining and preserving the District's character-defining features. While the buildings at 700-02 Chestnut and 704 Chestnut are both classified as "contributing resources" within the District, the Owner has argued that the vast majority of the character-defining features of the original five-story building located at 704 Chestnut have been lost over time. As noted in prior submissions, the top two stories of 704 Chestnut were removed sometime around the middle of the 20th Century, leaving a 3-story flat roof structure with two bay windows in poor condition. The building has thus been stripped of almost all of its character-defining details.

As detailed below and in the enclosed documents, preserving and maintaining the existing three-story façade during any adaptive reuse is not feasible. The Project's engineer-of-record, Cooke Brown, has described the process that would be required to shore and stabilize the exterior front façade during construction as "very risky" and cost-prohibitive. This analysis has been echoed by Ferraro Construction Group LLC, which provided an estimate in excess of \$2,000,000 to engage in the likely "futile exercise" of trying to save the existing façade. The Project's Developer will explain that no reasonable developer would move forward with a \$2,000,000 project with such an uncertain and, likely, unsuccessful outcome.

Replacing the shabby, three-story remnant of 704 Chestnut with a replica of the five-story façade from c.1896 would substantially aid the public's ability to appreciate and enjoy the District as it existed during its period of significance. The original five-story "Evening Telegraph" building, with its second- and third-floor bay windows and pediment, was stylistically similar to the adjacent existing "Quaker National Bank" building at 706 Chestnut St. as well as the "Henry A. Dreer, Inc." building located at 714 Chestnut Street. The reconstructed building would pay homage to the District and would better connect the public to the history of the block compared to the three-story remnant of the original building.

The demolition and reconstruction of 704 Chestnut is necessary for the adaptive reuse of the Properties. As indicated in the enclosed letter from the Project's architect-of-record, Herb Schultz IV, to Cooke Brown, the original proposal for the Project sought to maintain the existing exterior envelopes of *both* buildings with new construction above the existing rooflines. Unfortunately, the floor elevations of the existing buildings are not aligned, with the second and third floors of 704 Chestnut at least two feet lower than the second and third floors of 700-02 Chestnut Street. In order to meet ADA compliance, Mr. Schultz indicates that a contiguous walking path must be provided through each floor. The vertical distance between the existing floors is significant enough that interior ramping is not feasible. As a result, the Project requires the demolition of the existing interior second and third floors of 704 Chestnut and the installation of new floors to align with the floor elevations of 700-02 Chestnut.

Due to 704 Chestnut's classification as a contributing resource within the CSECHD, Cooke Brown performed an evaluation of the existing front exterior wall of 704 Chestnut. The "most important initial conclusion" reached by Cooke Brown "is that the façade will not be capable of supporting itself after the demolition of the floors and roof." Therefore, Cooke Brown analyzed the feasibility of preserving the façade by utilizing temporary bracing. Cooke Brown identified numerous risks and costs associated with such an endeavor, including potential damage and deterioration of the existing façade, risk to adjacent properties, the burden on the usability of the pedestrian sidewalk for a significant period of time, and the sheer cost associated with such a project. At Mr. Schultz's request, Cooke Brown prepared a conceptual drawing of the temporary support system that would be required for the façade. Cooke Brown expressly disclaimed that it did not recommend pursuing such a bracing project due to fact that "only a small fraction of the existing [façade] elements would be able to be saved," coupled with "the significant likelihood that even those elements will be found to be in a deteriorated condition." Cooke Brown concluded its report by providing the diagram and noting the risk of failure throughout construction and shoring process and that such a project "is very risky and should be avoided."

Despite Cooke Brown's recommendation against efforts to temporarily shore and stabilize the façade of 704 Chestnut during construction, Hightop nonetheless secured a cost estimate from Ferraro Construction Group LLC ("FCG") to implement the temporary shoring method designed by Cooke Brown. FCG expressed agreement with Cooke Brown's findings and noted that efforts to preserve the façade would be "challenging – if not impossible" and that proceeding with the temporary shoring plan carries significant risk of being a "futile exercise without a reasonably likely chance of success." Notwithstanding the significant risk of failure, FCG provided a detailed quote estimating a total cost of \$2,120,000 to implement the temporary shoring designed by Cooke Brown for the duration of the Project. Testimony and/or an affidavit from the Developer will be provided at the full meeting of the Philadelphia Historical Commission to establish that no reasonable, prudent developer would move forward with the Project if doing so were reliant on spending in excess of two million dollars on a likely futile effort to save the existing façade of 704 Chestnut. Given that the Properties are under common ownership and that openings in the party wall connecting the buildings are already present at the basement and 2nd floor levels, the combination of buildings and adaptive reuse requires the

interior demolition of the 2nd and 3rd floors of 704 Chestnut. The interior demolition of 704 Chestnut cannot move forward without the approval to demolish the existing building.

In furtherance of the public interest, the Owner and Developer propose that approval to demolish 704 Chestnut be conditioned upon the following: (1) the Developer shall utilize best efforts to retain materials from the front exterior façade of the building and, to the extent feasible, incorporate the materials into the exterior façade of the reconstructed building; (2) the reconstructed building will be designed and constructed in a manner that substantially replicates the design and appearance of the Evening Telegraph Building constructed in c.1896; and (3) a plaque or marker will be installed on or in the vicinity of the reconstructed building indicating that the five-story façade is a replica of the c.1896 Evening Telegraph Building and that the building was reconstructed to better represent and reflect the character-defining features of the Chestnut Street East Commercial Historic District.

B. Request for In-Concept Approval

Lastly, the enclosed in-concept application for the overbuild/addition component of the Project incorporates numerous revisions and improvements from prior iterations. The revisions were, in large part, a direct product of comments received from the Architectural Review Committee and the Commission since the initial application in July 2022. Specific care has been taken to substantially increase the setbacks above the existing building at 700-02 Chestnut and to ensure that the reconstructed building at 704 Chestnut maintains its independence from the overbuild through setbacks from the street and change in materials. As a result, the proposed addition remains visually subordinate to and does not detract from the existing historic resource, while maintaining compatibility with the size, scale, proportion and massing of the District and surrounding area.

Thank you for your continued attention and consideration of the foregoing. Please do not hesitate to contact me should you have any questions or require additional information.

Respectfully yours,

Michael V. Phillips

Michael V. Phillips

Enclosures



**KLEHR HARRISON
HARVEY BRANZBURG^{LLP}**

Application for Demolition in Public Interest and Conceptual Approval

700-02 & 704 Chestnut Street

Exhibits

1. January 12, 2023 Renderings and Digital Submission from Studio HS4 (via hyperlink)
2. July 11, 2022 Structural Engagement Letter
3. November 29, 2022 Façade Structural Evaluation
4. December 12, 2022 Façade Cost Estimate Letter

July 11, 2022
David Brown
Cooke Brown
7 East Skippack Avenue
Suite 310
Broad Axe, Pennsylvania 19002

Re: Structural Assessment for Existing building at 704 Chestnut Street

Dear David,

I am currently designing a new mixed-use project at 700-02 and 704 Chestnut Street. The properties are located in an Historic District. As such, our conceptual design plan involves maintaining the existing exterior envelopes of the buildings, with new construction built above the existing rooflines.

We are planning on implementing new floor plans that encompass both buildings with corridors connecting each side. Unfortunately, the floor elevations of each building are not the same; the second floor of 704 Chestnut is approximately 24" lower than 700 Chestnut and the third floor of 704 Chestnut is approximately 30" lower than 700 Chestnut. In order to meet ADA compliance, I need to provide an accessible route throughout each floor. This requires that I provide a contiguous walking path. The vertical distance is great enough that interior ramping at these floors is not workable. As such, I will need to demolish the existing second floor and third floor of 704 Chestnut and install new floors that align with the elevations of 700 Chestnut.

I'd like for you to assess the structural impacts of removing the existing floor framing while keeping the front and rear facades as well as the roof (we will need to install new structural elements for the overbuild that bypass the roof membrane.)

If your assessment finds that this is not feasible, I would like to review the impacts of removing the floor systems as well as the rear façade and roof while keeping the front façade in place.

Please call me should you have any questions.

Sincerely,



Herb Schultz IV, AIA LEED AP
Principal, Studio HS4, LLC



7 East Skippack Pike, Suite 310
Broad Axe, PA 19002
Phone: 215.654.0105
Fax: 215.654.0122

November 29, 2022

700 Chestnut Street Associates
107 S. 8th St
Philadelphia, PA 19106
Attn: Mr. Richard Cohen

**Ref: Façade Structural Evaluation
704 Chestnut St, Philadelphia, PA
#22062**

Dear Mr. Cohen:

At your request, Cooke Brown visited the existing building at 704 Chestnut Street in Philadelphia, Pennsylvania. The purpose of our visit was to evaluate the existing Chestnut Street facing exterior wall of the building, and to make recommendations for the best course of action regarding the façade in the case that the rest of the building will be demolished.

The facade in question is shown in Image 1.



Image 1

We noted the following:

- The existing building has three levels and a basement.
- The floor framing consists of wood joists spanning east-west, parallel to the front façade, supported by brick party walls on either side.
- Openings have been created in the party wall connecting 704 Chestnut to the adjacent 700-702 Chestnut. These openings are present at the basement level and at the 2nd floor level.
- The Chestnut façade at the ground floor level consists of storefront windows with stud framing. This is the Las Vegas Lounge area. All evidence indicates that all of the original façade elements have been removed at this level. The framing that is now present does not have any inherent self-supporting ability, and it will be unsupported if the floor structure behind is demolished.
- The Chestnut façade at the 2nd and 3rd levels consists primarily of windows, with wood framing at the window jams. There is a narrow band of brick at each side of the façade. This façade also does not have any inherent self-supporting ability and will be unsupported if the floor/roof structure is demolished.

The most important initial conclusion is that the façade will not be capable of supporting itself after the demolition of the floors and roof. If the floors and roof were to be removed, the façade would collapse. Therefore, the option of demolishing the interior of the building and leaving the façade unsupported is ruled out.

The next steps in our analysis are to review the option of preserving the façade using temporary bracing. To study this, we will first review the feasibility of supporting the façade by temporary bracing, and then review the risks and costs associated with this approach.

There are multiple levels of risks and costs associated with the approach of using temporary bracing to support the façade. The individual items are as follows:

- It may be found in the course of the work that portions of the façade are in a deteriorated condition that makes the use of the temporary shoring system unfeasible. We believe that this could be a significant issue at 704 Chestnut St due to the renovations that were done at the Las Vegas Lounge façade. We also observed some areas where cracks are present between the brick portions of the wall and the party walls.
- Potential damage to the façade during the process is a concern. This risk would be less of a concern if the existing façade was constructed of more durable materials such as brick or stone masonry, but for this structure the materials

being supported will only be wood with small areas of brick. Damage is a significant possibility in the process of removing the windows and from exposure of the structure to the elements during the project.

- There is some potential risk to the adjacent properties from this approach. Attempting to brace an existing structure of this type creates a situation where at some point through the process the existing façade could be found to be unstable, and the bracing could not be achieved. Should such a situation occur, it would become necessary to demolish the façade immediately as a matter of public safety. This would not allow for the careful demolition process that would normally be pursued to protect the adjacent structures.
- The construction of a temporary shoring system will be a very costly project, and it will have a large impact on the usability of the pedestrian sidewalk for the duration of the project, and any utilities beneath the sidewalk. This may have a negative impact on access and usability of adjacent buildings and on the flow of traffic in the area.

The primary challenge with using temporary bracing for this façade is that it is not currently capable of carrying its own self weight. From what we were able to observe, it appears that the façade is supported separately at each level by the existing floors. Therefore, any temporary support system would not only provide lateral bracing but would also need to be able to carry the weight of the wall system. The normal way that this would be accomplished would be with a needle beam temporary lintel approach. This approach, however, is not practical since the façade mostly consists of only windows. Removal of the windows in order to allow for support of the façade would in reality be a removal of the majority of the façade itself. Other than the windows there are only the jamb posts, and these cannot be cut to create access holes without compromising the integrity of the structure. The brick piers on the sides do not support the window wall system, so they are not available to use for this purpose. The only approach to bracing would be to use the window openings, and therefore the windows would have to be removed. Once it is given that the windows would have to be removed, a method could be developed to temporarily support the remaining elements. The normal method for this is to use a scaffolding system that is capable of supporting itself and the façade for gravity and lateral forces. Such a system is typically a custom fabricated steel structure which requires new foundations to be created in the sidewalk for support.

Due to the inherent risks and costs associated with any efforts to preserve the façade through temporary bracing, it is our professional opinion that a complete demolition would be the recommended course of action and should be examined and pursued if possible.

Façade Structural Evaluation
704 Chestnut Street, Philadelphia, PA
November 29, 2022
700 Chestnut Street Associates
Page 4 of 4

At your request, we prepared the attached SH.1 drawing showing the concept of utilizing a scaffolding system for temporary support of the existing façade. **However, we do not recommend pursuing such a bracing project when only a small fraction of the existing elements would be able to be saved, and there is a significant likelihood that even those elements will be found to be in a deteriorated condition once the project is underway. Please note, the risk of failure continues throughout both the shoring and the construction process. Temporarily supporting a deteriorated façade by clamping it is very risky and should be avoided.**

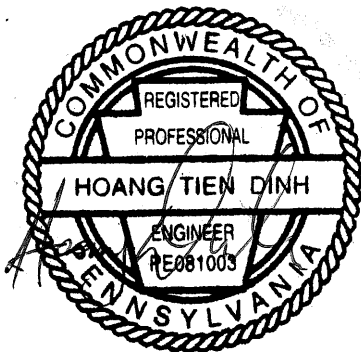
The above reflects our professional opinion based on the information available to us at this time. If any new information becomes available, please provide it to us so that we have the opportunity to revise our report and recommendations.

Please contact the undersigned for any additional items related to this matter.

Sincerely,



Hoang Dinh, P.E.
Associate



Enclosure: SH.1



December 12th, 2022

ATTN: 700 Chestnut Street Associates

REF: Façade Cost Estimate
704 Chestnut St, Philadelphia, PA

700 Chestnut Street Associates,

At your request, we have been asked to do a cost study based on the findings of Cooke Brown S.E. evaluation of the existing façade of the existing building located at 704 Chestnut St. Below is a summary of the projected costs associated with maintaining and preserving the existing building façade using the shoring method provided by Cooke Brown S.E. This estimate has been created for the purpose of providing you with a projected cost summary should you decide to proceed with the challenging - if not impossible - task of attempting to preserve and keep the existing facade intact during any interior demolition and adaptive reuse of the property. We feel compelled to state that we agree with the findings of Cooke Brown S.E. and strongly recommend that the façade be demolished. It does not appear feasible to attempt to shore and preserve the facade. Proceeding with the shoring plan carries significant risk that the costs set forth in this estimate would be sunk in a futile exercise without a reasonably likely chance of success.

Cost Estimate:

1. Keep the existing façade and repair
 - Excavation and installation of new footing to support the proposed shoring structure - \$50,000
 - Removal of existing windows and storage - \$10,000
 - Fabrication and installation of new steel shoring structure. Including shop drawings and engineered calculations- \$125,000
 - Structural engineer and special inspections - \$10,000
 - Maintaining and inspecting the bracing and shoring of the existing façade for 12-18 months while constructing the new project - \$50,000
 - Repair and bring back to new condition from the second floor to roof, including the repair of the existing windows- \$75,000

Total estimated cost \$320,000.00



2. **General conditions.** Additional general conditions will be incurred if the existing façade stays in place. This will only allow access from the rear alley of the building and return will slow down the interior demolition of 704 Chestnut as well as the repurpose of 700 Chestnut. It is projected that the overall project is 36+ months. To work around the existing façade could add as much as 6 months to the construction timeline. It is also projected that with a 36-month schedule that the project has \$3,000,000.00 of general conditions. Based on an additional 6 months of time, the additional time is projected to cost \$500,000.00.

Total estimated cost \$500,000.00

3. Staging

- Leaving the façade will eliminate the ability to properly stage materials. This will add additional delivery fees and mobilization fees to the project. Although it is hard to measure the cost of this, it is assumed to be 15% higher for the first third of the project. The assumed associated cost would be in the range \$300,000.00.

Total estimated cost \$300,000.00

4. Foundation and footing work

- While the scope of work that is to be completed does not increase by keeping the façade, the approach changes. There will be additional steps and procedures that will need to be taken to ensure the existing façade maintains a stable condition. This additional work could include benching the soils, additional shoring, stepping the foundations, etc. It is assumed that this could add an additional 20% of labor and time for the excavating and concrete vendors. This portion of the project is estimated to be \$5,000,000.00. The additional cost is estimated to be 20% of the \$5,000,000.00.


Total estimated cost \$1,000,000.00

Estimated costs summarized

- To keep the façade, stabilize the façade, demolish the remaining building around it, demolish the portion of 700 Chestnut, reconstruct the foundations and footings and the all-other complications associated with keeping the façade-

Total Cost - \$2,120,000.00

Sincerely,



Thomas A Ferraro



F.C.G.

Ferraro Construction Group, LLC
"Passionate About Building"

PROJECT NAME
700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM
OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

CONTRACTOR ACKNOWLEDGEMENT:

By using or agreeing to use any of the information set forth on the project drawing and specifications, each contractor, subcontractor and/or supplier acknowledges that:
(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of its work scope;
(b) it has verified that the information used is accurate and complete;
(c) it will report any inaccurate or incomplete information to the project architect immediately upon becoming aware of the error or omission; and
(d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

Note:

All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to finalizing their bids.

SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

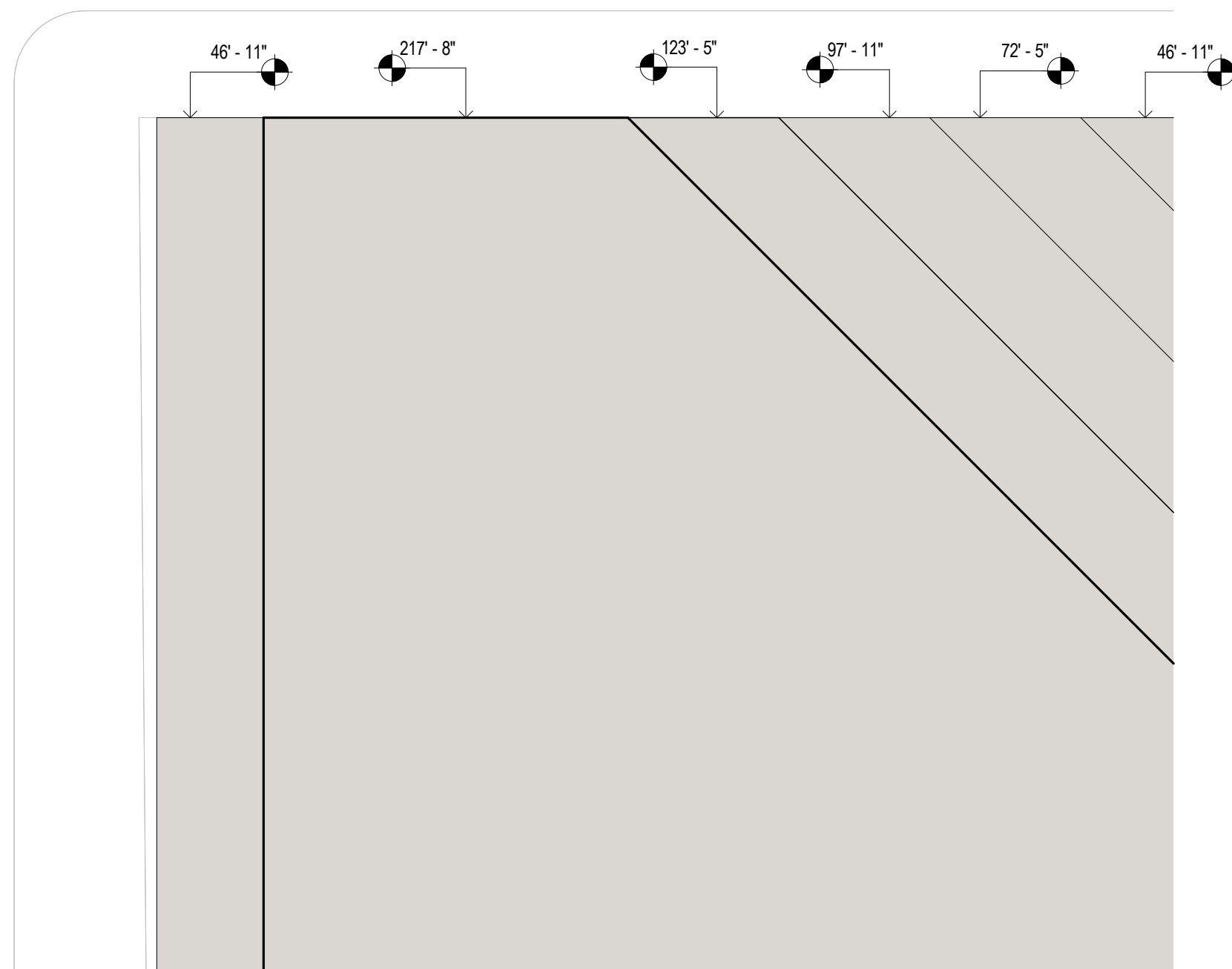
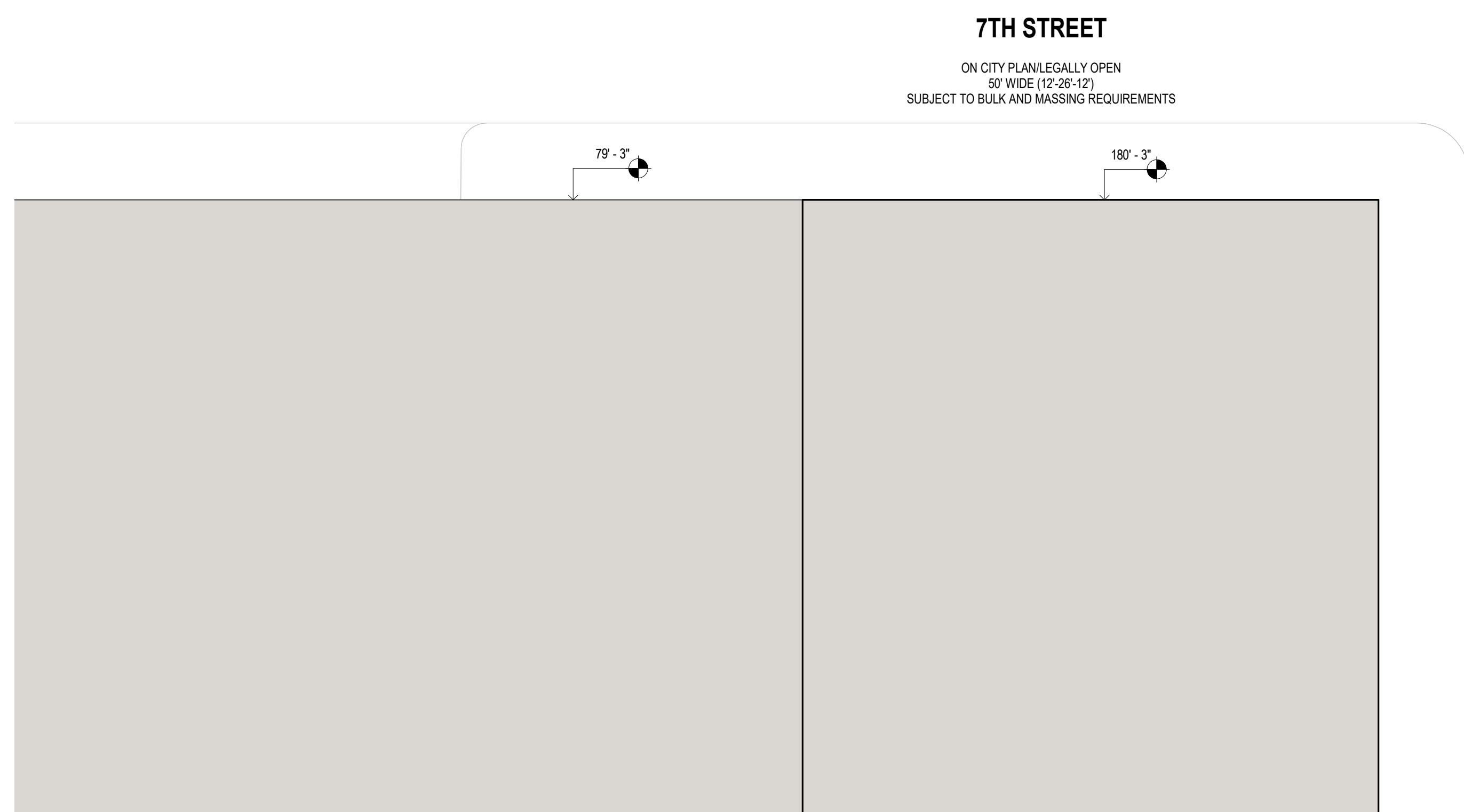
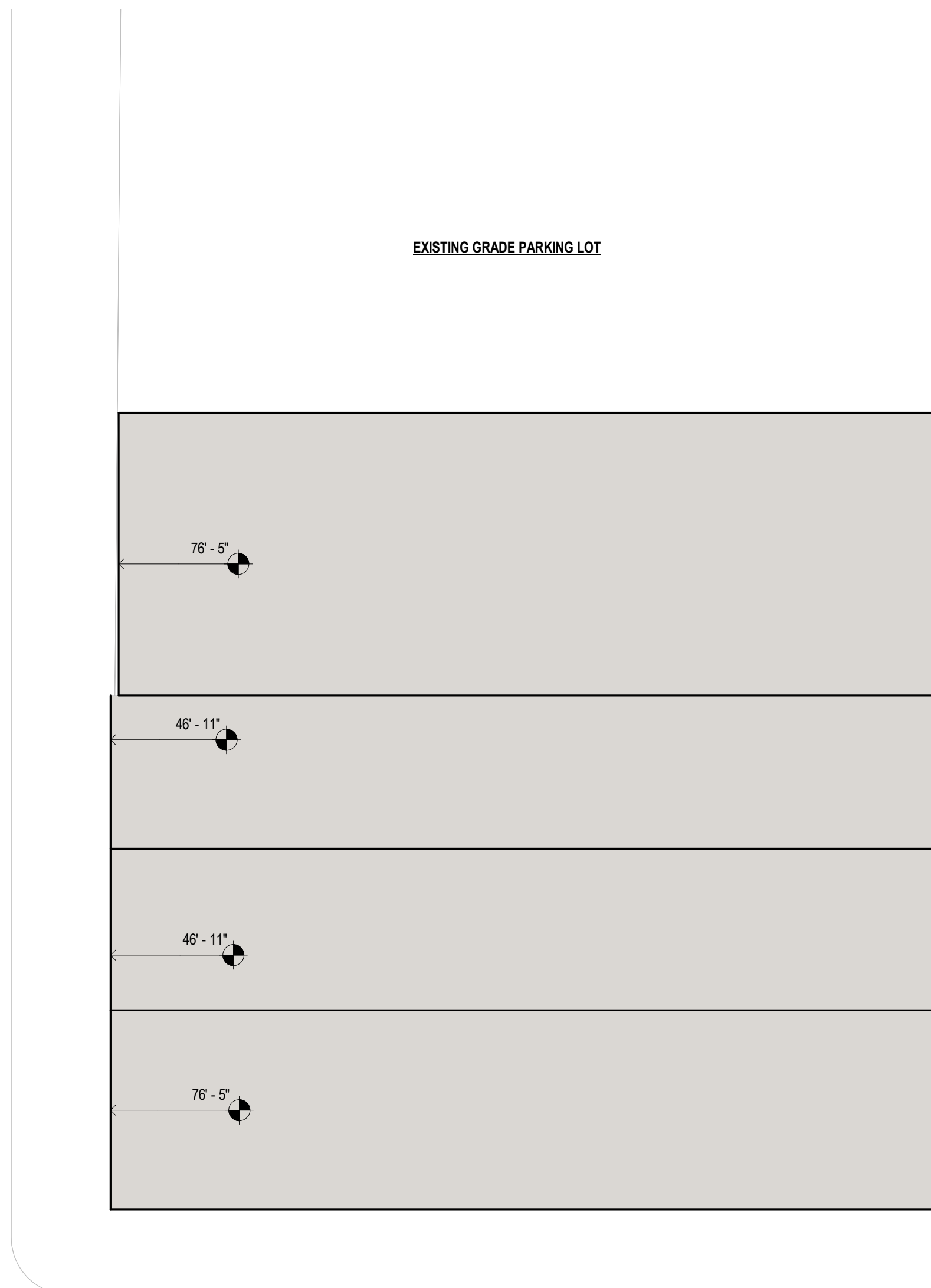
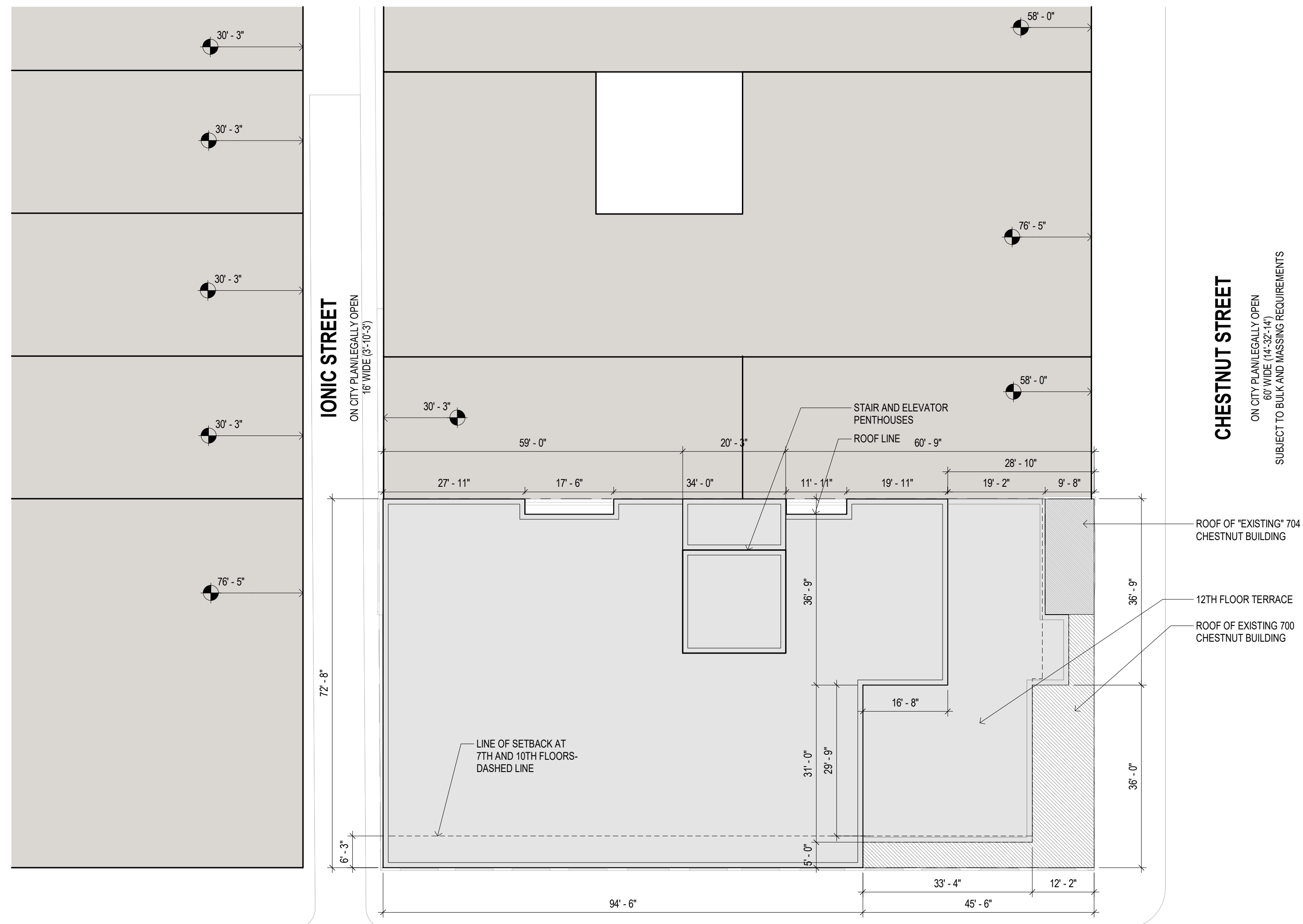
SITE PLAN

SCALE: 1/16" = 1'-0" DRAWN BY: Author
DATE: 10/05/22 CHECKED BY: Checker

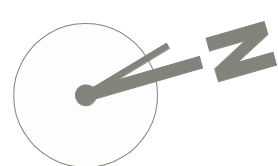
SHEET NO.

H100

PROJECT NO. 2036



1 HIST-SITE PLAN
1/16" = 1'-0"



PROJECT NAME

700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

CONTRACTOR ACKNOWLEDGEMENT:

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- (a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of its work scope;
- (b) it has verified that the information used is accurate and complete;
- (c) it will report any inaccurate or incomplete information to the project architect immediately upon becoming aware of the error or omission; and
- (d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

Note:

All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to finalizing their bids.

SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

**MASSING VIEW AND
SITE SECTIONS**

SCALE: 1" = 20'-0" DRAWN BY: Author

DATE: 10/05/22 CHECKED BY: Checker

SHEET NO.

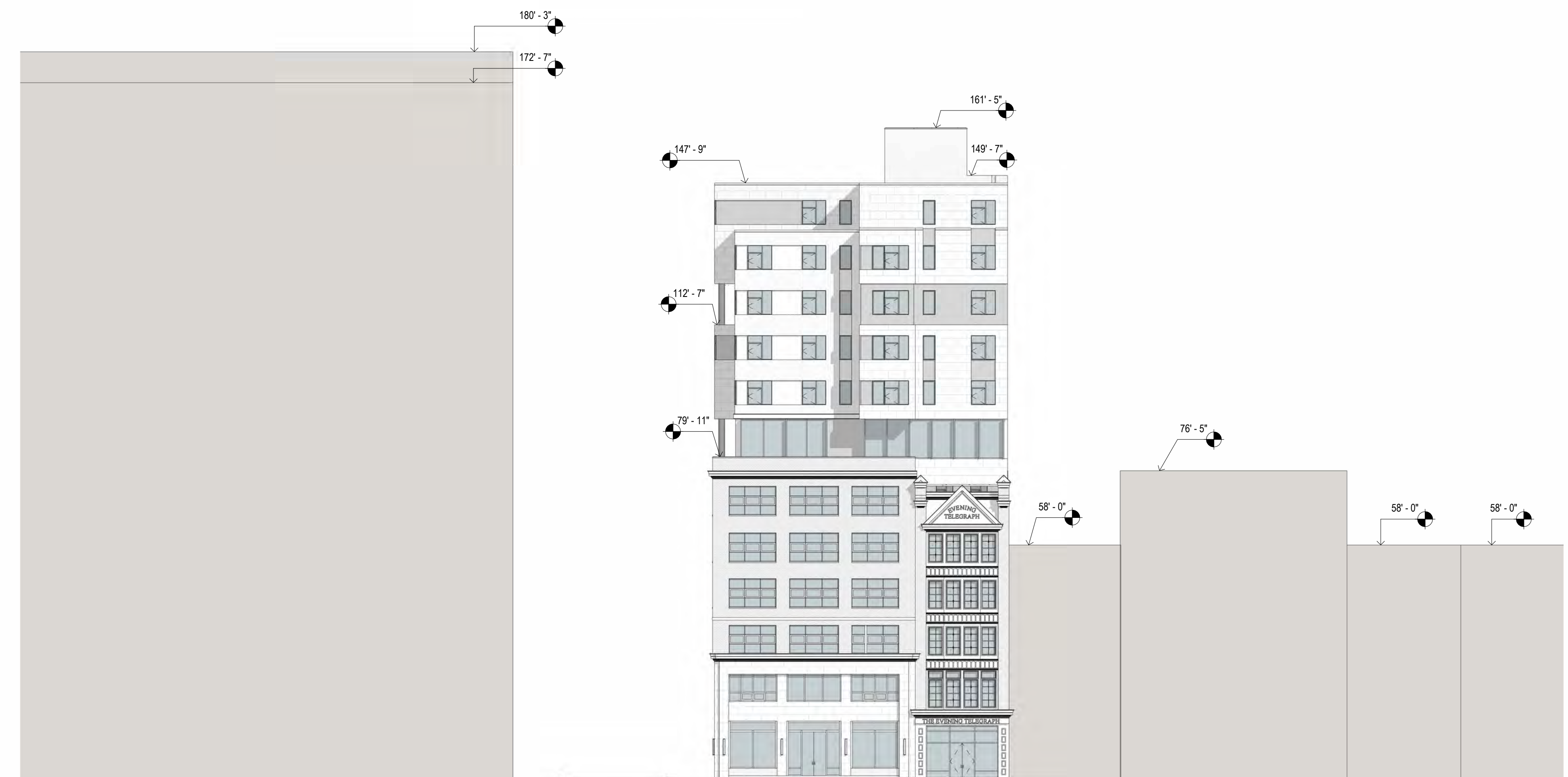
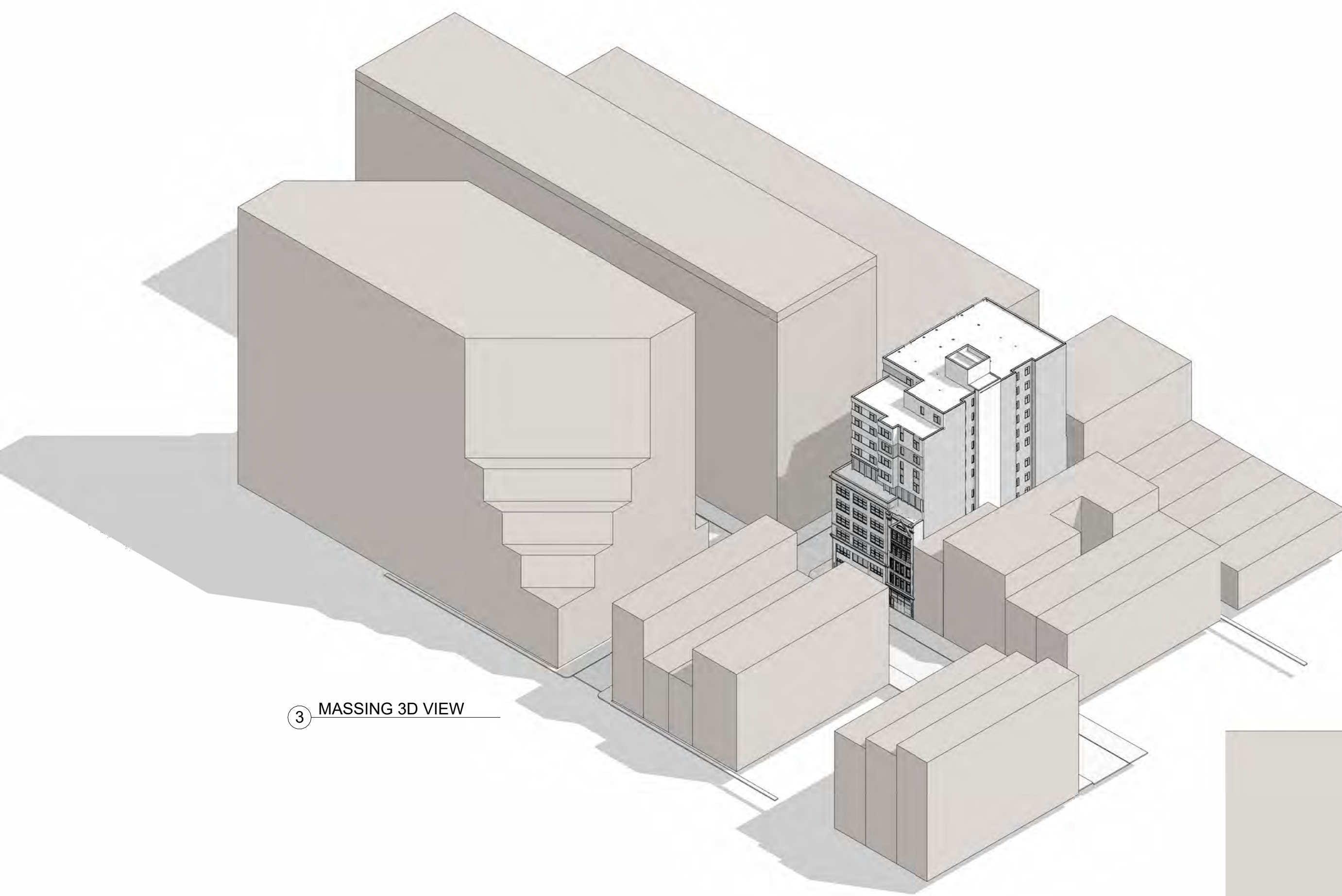
H101

PROJECT NO. 2036

3 MASSING 3D VIEW

1 HIST-SITE SECTION 01
1" = 20'-0"

2 HIST-SITE SECTION 02
1" = 20'-0"



PROJECT NAME
700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM
OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

CONTRACTOR ACKNOWLEDGEMENT:

By using or agreeing to use any of the information set forth on the project drawing and specifications, each contractor, subcontractor and/or supplier acknowledges that:
(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of its work scope;
(b) it has verified that the information used is accurate and complete;
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(d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

Note:

All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to finalizing their bids.

SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

ELEVATIONS

SCALE: 1" = 10'-0" DRAWN BY: Author
DATE: 10/05/22 CHECKED BY: Checker

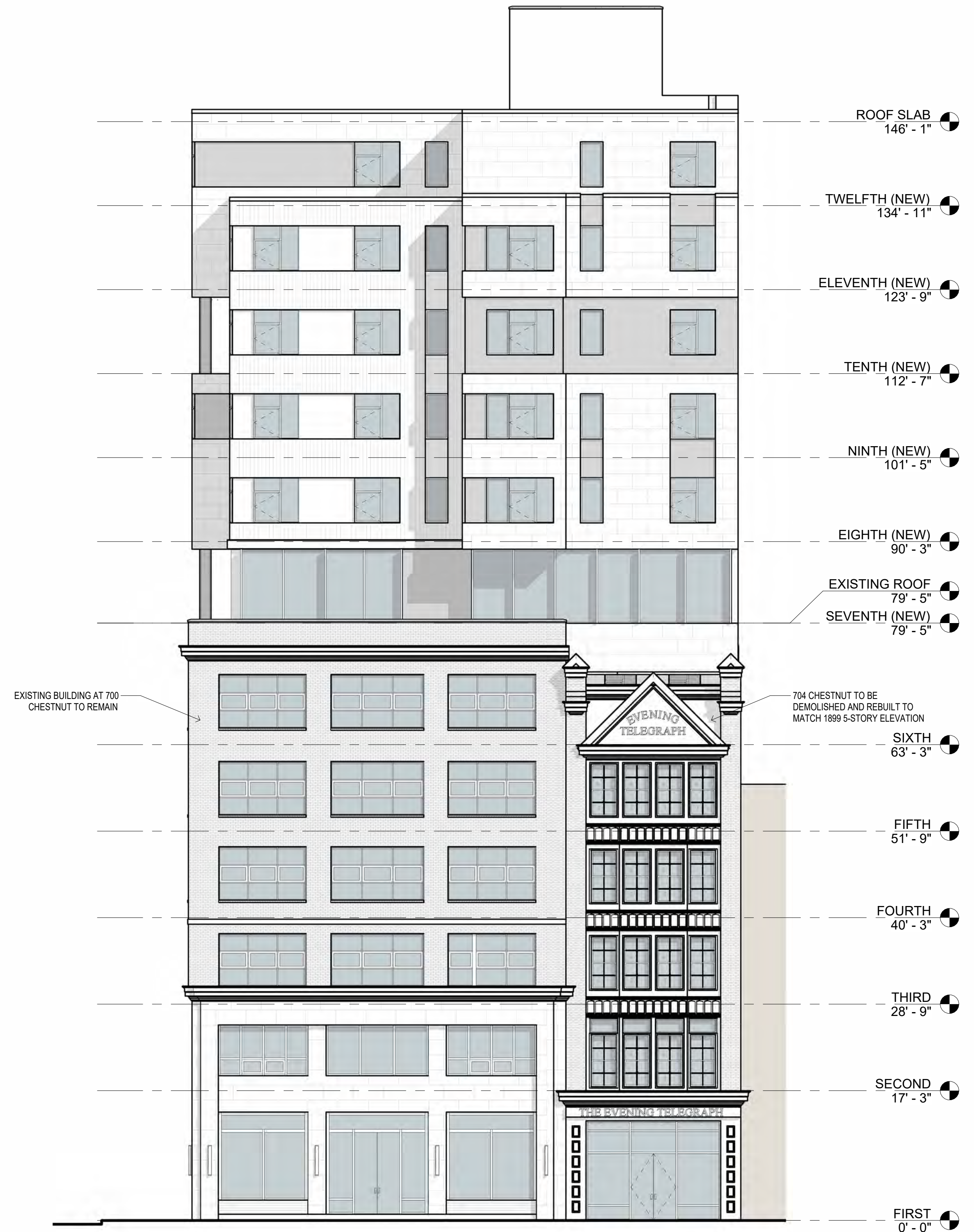
SHEET NO.

H102

PROJECT NO. 2036



① HIST-ELEV-EAST
1" = 10'-0"



② HIST-ELEV-NORTH
1" = 10'-0"

PROJECT NAME

700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

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SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

ELEVATIONS

SCALE: 1" = 10'-0" DRAWN BY: Author

DATE: 10/05/22 CHECKED BY: Checker

SHEET NO.

H103

PROJECT NO. 2036



① HIST-ELEV-SOUTH
1" = 10'-0"

② HIST-ELEV-WEST
1" = 10'-0"



1 VIEW OF 700 CHESTNUT LOOKING SOUTH



2 VIEW OF 700 CHESTNUT FROM ADJACENT CORNER



3 VIEW OF 700 CHESTNUT AT IONIC STREET

PROJECT NAME
700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM
OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

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Note:
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SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

VIEWS OF EXISTING

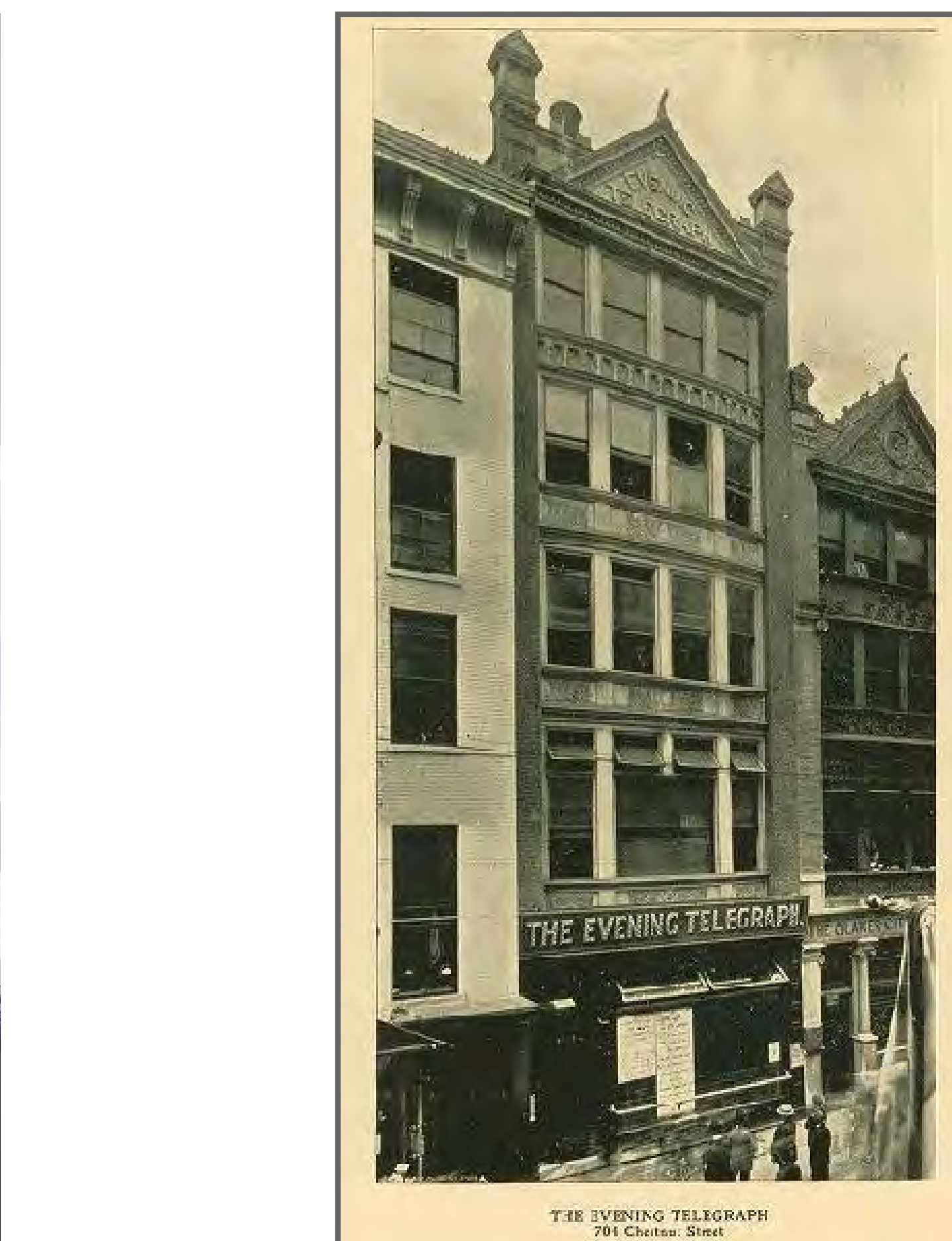
SCALE: DRAWN BY: Author

DATE: 10/05/22 CHECKED BY: Checker

SHEET NO.

H104

PROJECT NO. 2036



STUDIO HS4

ARCHITECTURE | DESIGN | DEVELOPMENT

575 NORTH MIDDLETOWN RD.
MEDA, PA 19065 215.995.4008

PROJECT NAME
700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM
OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

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SEAL:

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE
PROPOSED VIEWS

SCALE:	DRAWN BY: Author
DATE: 10/05/22	CHECKED BY: Checker

SHEET NO.
H105
PROJECT NO. 2036

PROJECT NAME
700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER

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SEAL:

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE

Unnamed

SCALE: **DRAWN BY:** Author

DATE: 10/05/22 **CHECKED BY:** Checker

SHEET NO.

H106

PROJECT NO. 2036



ACM METAL PANEL SYSTEM



STONE PANELS ON ECO-CLAD FRAMING SYSTEM



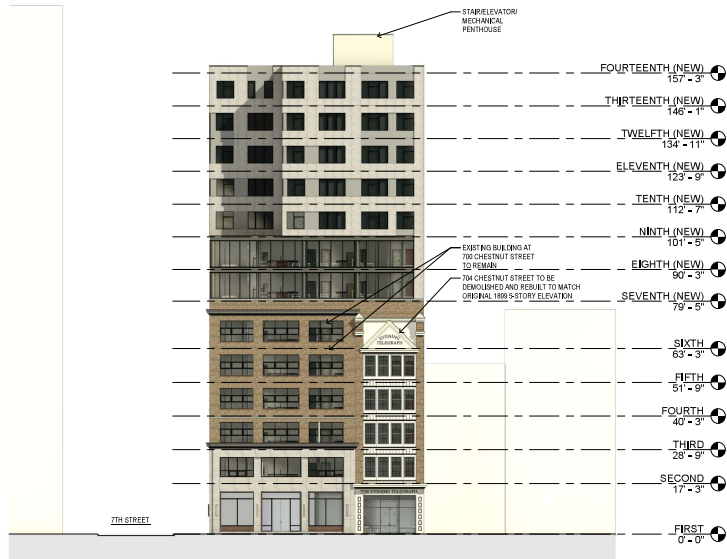
RIBBED METAL PANEL SYSTEM



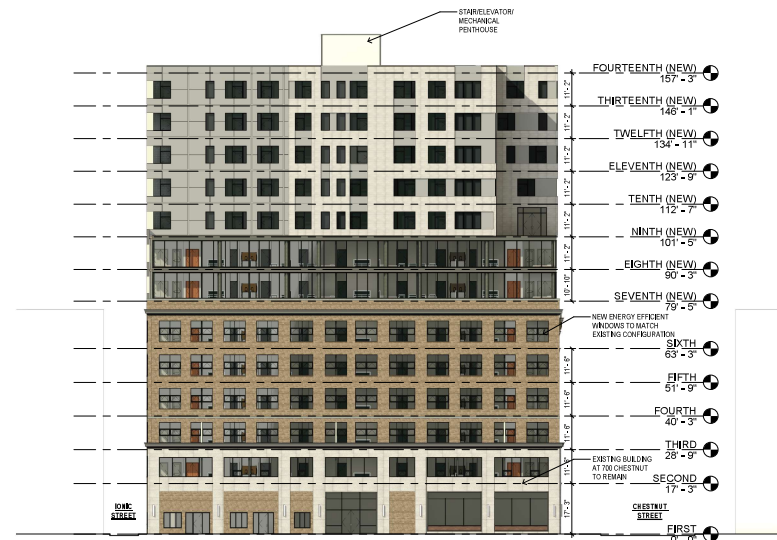
ENERGY EFFICIENT WINDOWS BY INTUS OR SIMILAR



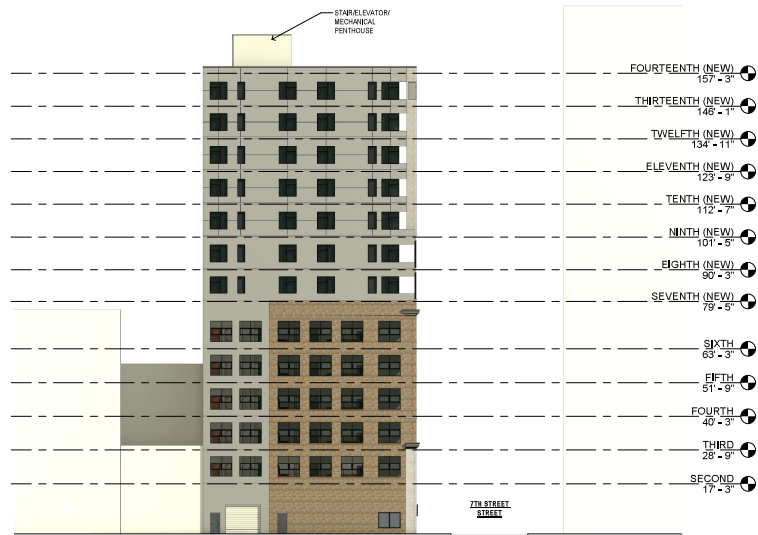
Design reviewed by the PHC in October 2022



② CDR-ELEV-NORTH
1" = 20'-0"



① CDR-ELEV-EAST
1" = 20'-0"



③ CDR-ELEV-SOUTH
1" = 20'-0"



④ CDR-ELEV-WEST
1" = 20'-0"

STUDIO
HS4
ARCHITECTURE | DESIGN | DEVELOPMENT

200 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT NAME
700 CHESTNUT STREET
PHILADELPHIA, PENNSYLVANIA

PROJECT TEAM
OWNER
HEITCO REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

GENERAL ENGINEER

CONTRACTOR ACKNOWLEDGEMENT

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SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

PROPOSED
ELEVATION
FINISHES

SCALE: 1" = 20'-0" DRAWN BY: Author

DATE: 06/13/22 CHECKED BY: Checker

SHEET NO.

H102A

PROJECT NO. 2020

700-04 CHESTNUT STREET

PHILADELPHIA, PA

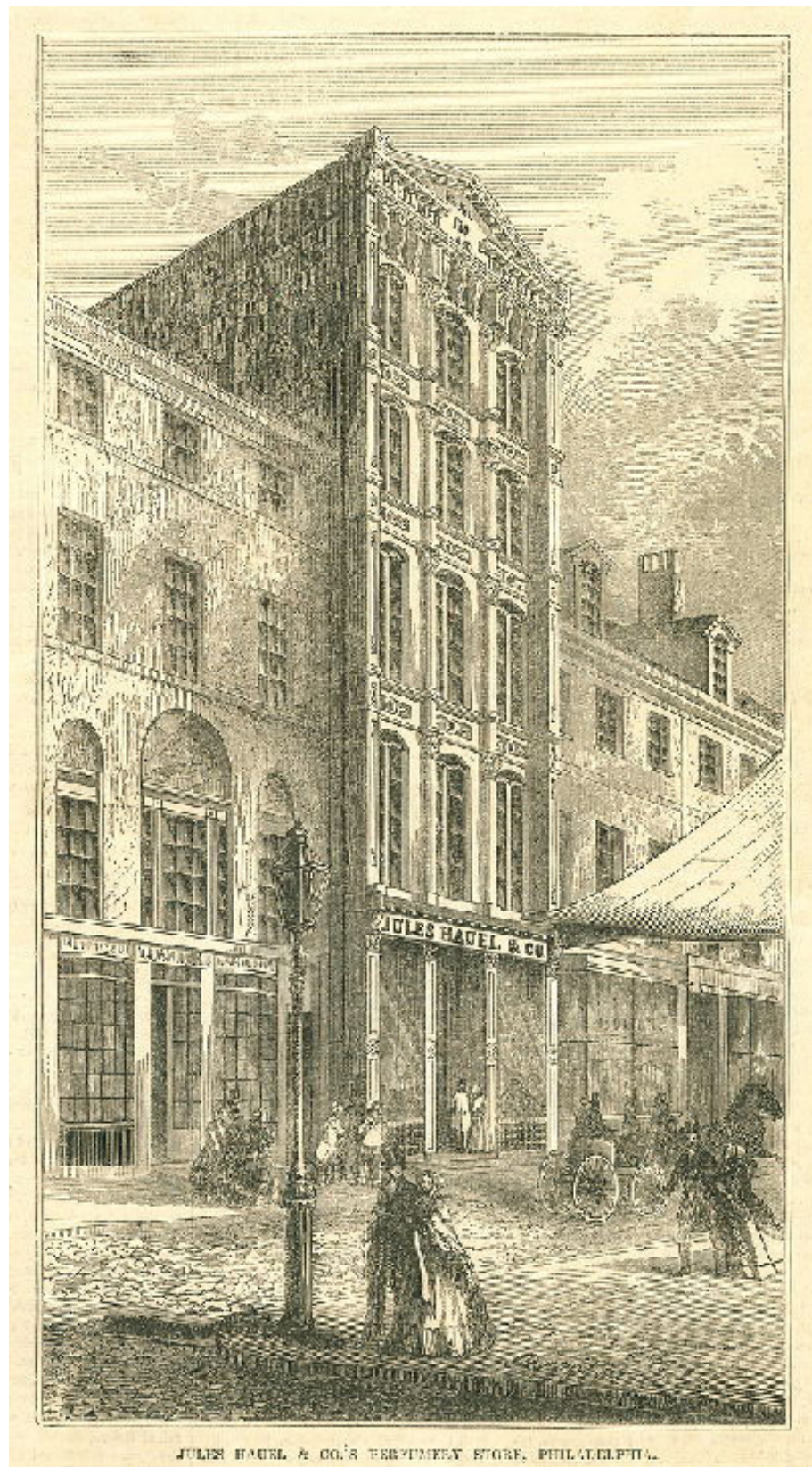




CHESTNUT STREET VIEW



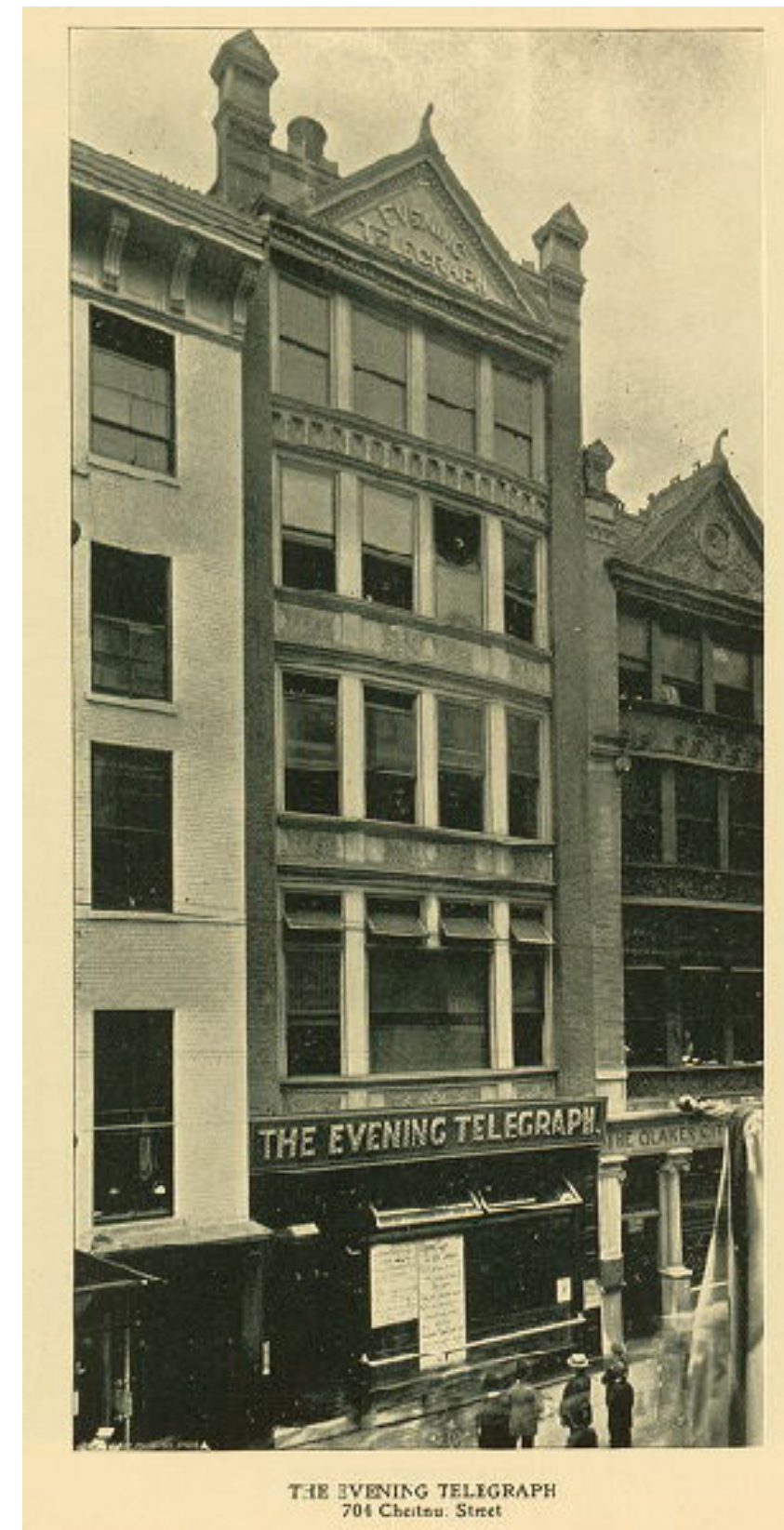
SOUTH 7TH STREET VIEW



CA 1853

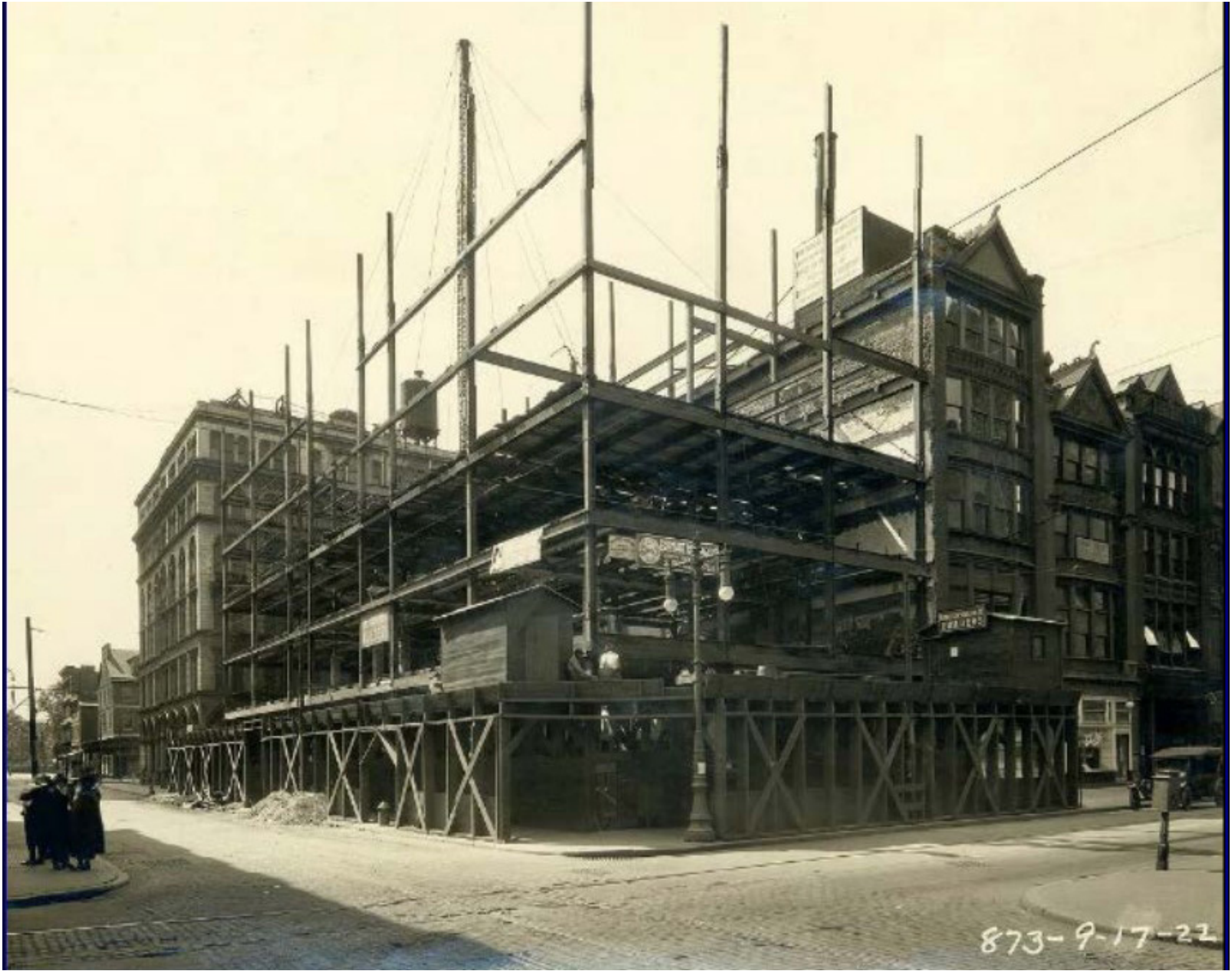


CA 1859

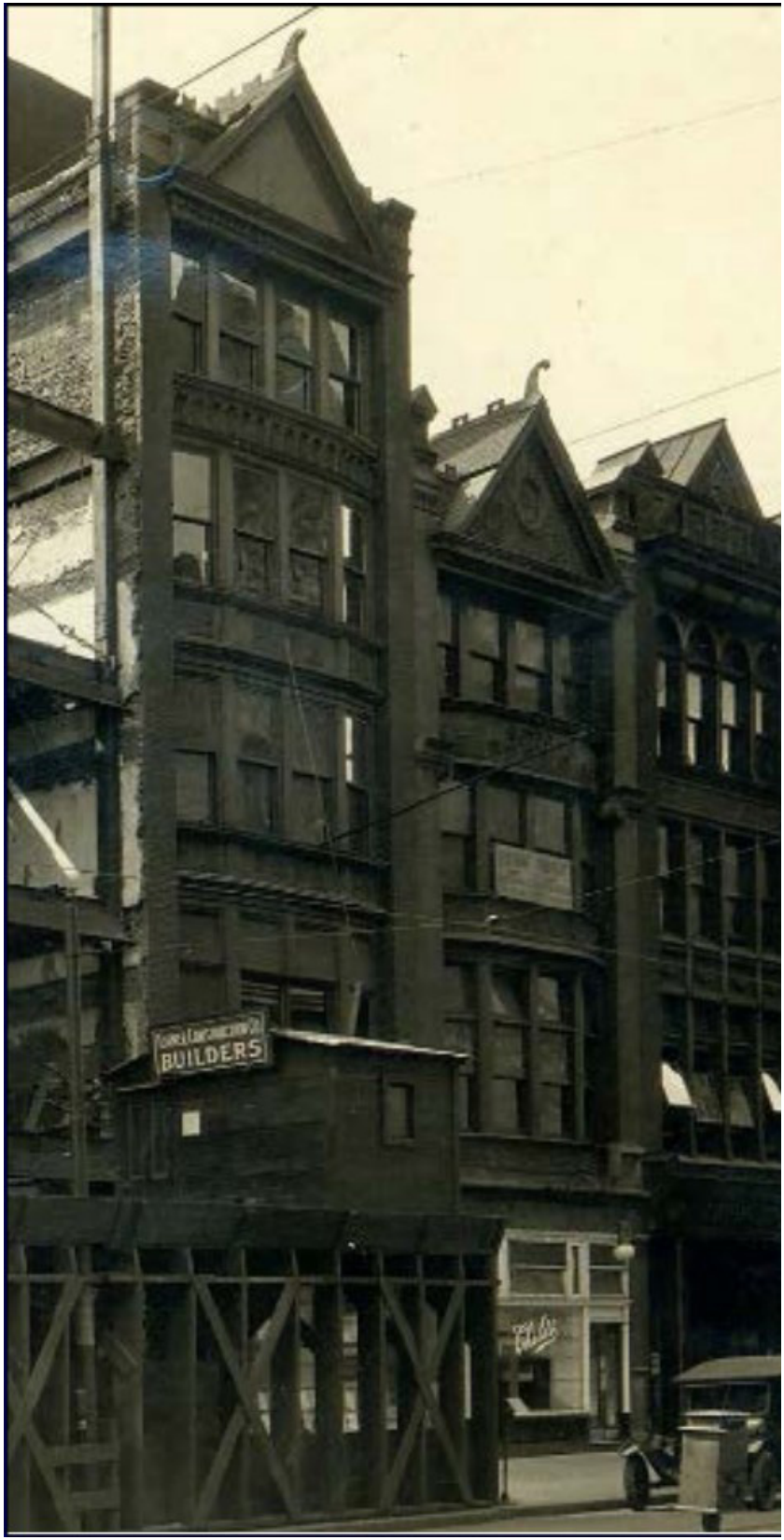


CA 1899

THE PHILADELPHIA EVENING TELEGRAPH BUILDING
YEAR BUILT - 1850-51; 1892; 1896
ARCHITECT - G.W. & W.D. HEWITT



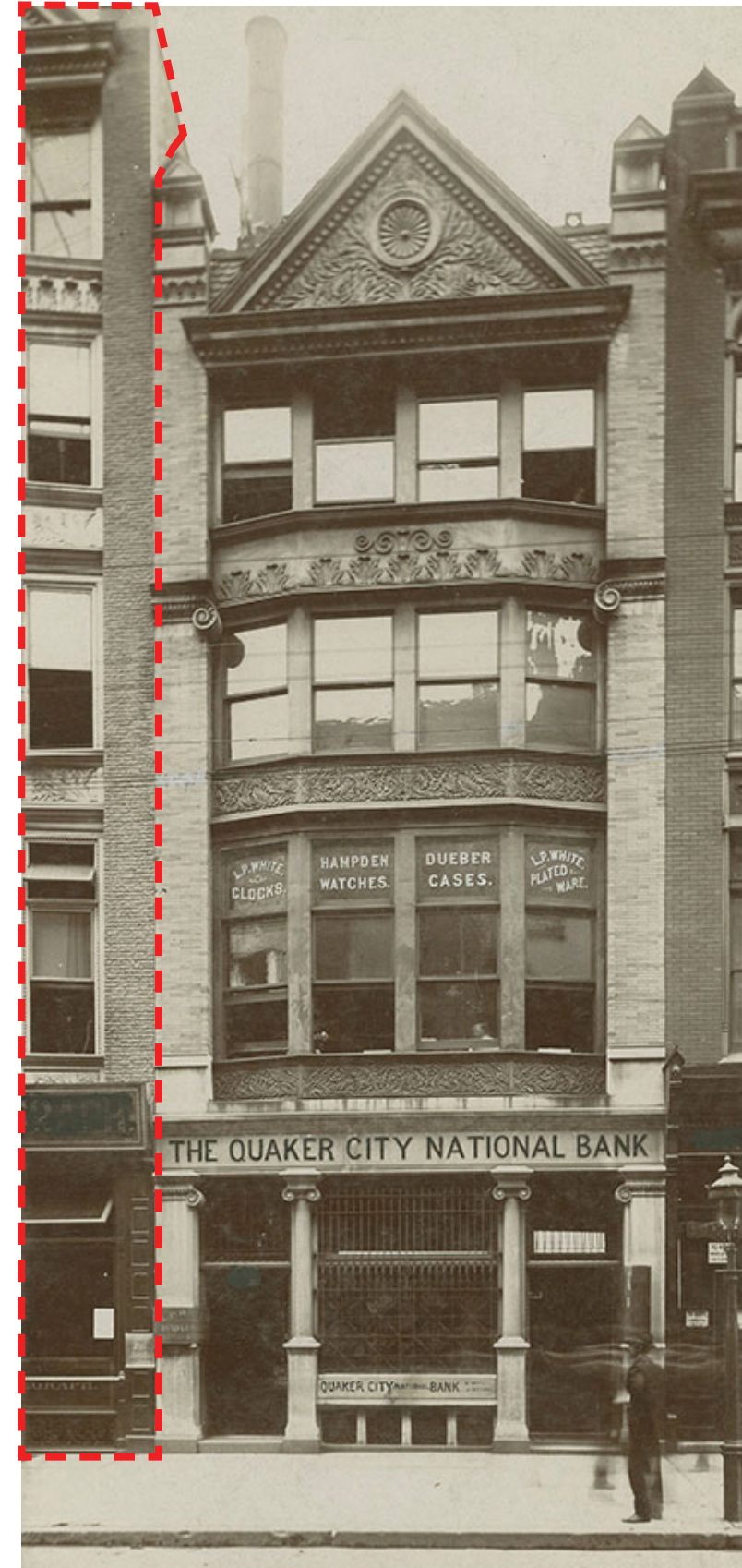
CA 1922



CA 1922



CA 1923, WASHINGTON SQUARE BUILDING



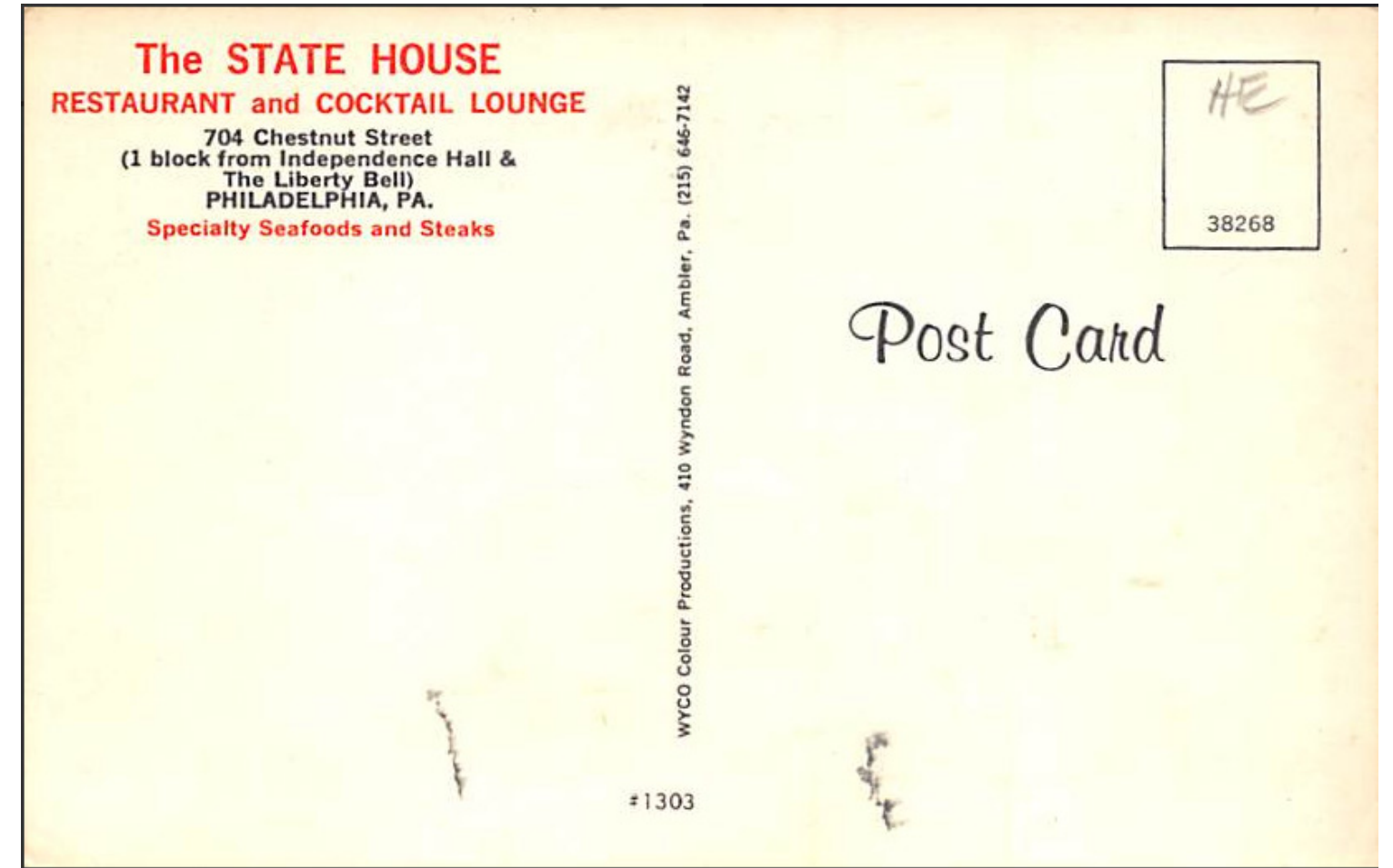
CA 1922, 704 AND 706 CHESTNUT



CA 1959, 300 TO 800 BLOCK OF CHESTNUT STREET



CA 1963, 704 CHESTNUT STREET



POSTCARD FOR THE STATE HOUSE ON 704 CHESTNUT



CA 1970, 700 BLOCK CHESTNUT STREET



CA 1970, 700 BLOCK CHESTNUT STREET

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

**20 JULY 2022, 9:30 A.M.
REMOTE MEETING ON ZOOM
EMILY COOPERMAN, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

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

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

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

The following staff members were present:

- Jon Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Nika Faulkner, Historical Commission Intern
- Shannon Garrison, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II

The following persons attended the online meeting:

- Matthew McClure, Esq., Ballard Spahr
- Cheryl Feldman
- Meredith Trego, Esq., Ballard Spahr
- Celeste Morello
- Kevin McMahan
- Nick Kraus, Heritage Consulting Group
- Michael LaFlash
- Justino Navarro
- Aaron Holly
- Katelyn Lucas
- Marlene Schleifer
- Patrick Grossi, Preservation Alliance
- Patricia Freeland
- Jay Farrell
- Steven Peitzman
- Kamia McDaniels

ITEM: 3001 W. School House Ln					
MOTION: Designate; Criteria E and J instead of A					
MOVED BY: Cohen					
SECONDED BY: Barucco					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty					X
Debbie Miller					X
Elizabeth Milroy	X				
Total	4				

ADDRESS: 704 CHESTNUT ST

Name of Resource: Philadelphia Evening Telegraph Building/Las Vegas Lounge
Proposed Action: Reclassify
Property Owner: 700 Chestnut Street Associates
Applicant: Michael Phillips, Esq., Klehr Harrison
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes to reclassify the property at 704 Chestnut Street from Contributing to Non-contributing in the Chestnut Street East Historic District. The application argues that the building at the site was greatly altered, resulting in a significant loss of architectural character. The top two floors and shaped parapet of the five-story building were removed between 1923 and 1959, probably in 1930s, when alterations were completed for a restaurant. The storefront area has been altered many times and retains no original features.

The application notes that the Historical Commission set a precedent when it amended the classifications of two similar buildings from Contributing to Non-contributing at the time it designated the district in November 2021. The Historical Commission changed the classifications of the properties at 703 and 705 Chestnut Street at the request of the property owner for the same reasons as cited in this request, loss of architectural character. The Historical Commission found at the time of the designation of the district, when it classified the properties at 703 and 705 Chestnut Street as Non-contributing, that:

The buildings at 703 and 705 Chestnut Street were originally five stories in height and altered to two stories in the first half of the twentieth century. The building at 705 Chestnut Street was reclad in 1942, and both properties had additional alterations to their storefronts over time. The building envelopes have been substantially altered from their historic form and are no longer able to represent their historic character.

STAFF RECOMMENDATION: The staff recommends that, in light of the precedent set by the Historical Commission’s changes of the classifications of the properties at 703 and 705 Chestnut Street, where upper floors were removed and storefronts altered, the property at 704 Chestnut Street should be reclassified from Contributing to Non-contributing in the Chestnut Street East Historic District.

START TIME IN ZOOM RECORDING: 01:31:40

PRESENTERS:

- Mr. Farnham presented the reclassification request to the Committee on Historic Designation.
- Attorney Michael Phillips represented the property owner.

DISCUSSION:

- Mr. Phillips summarized the history of the subject building at 704 Chestnut Street as well as the adjacent building at 700-02 Chestnut Street, which his client also owns. He stated that his client will be seeking to demolish the building at 704 Chestnut Street and construct an addition at 700-02 Chestnut Street that will extend onto the lot at 704 Chestnut Street. He explained that the building at 704 Chestnut Street was constructed in the 1850s as a five-story, highly detailed and ornamented building for a perfume company. In the 1890s, the front façade was removed and reconstructed to the south, when Chestnut Street was widened. The building was used as the headquarters for the *Evening Telegraph*, a newspaper. The newspaper building was five stories in height with an ornamented pediment at the fifth floor. The pedimented reflected similar pediments on the buildings to the west. The building at 700-02 Chestnut Street was constructed in the 1920s. Between 1922 and 1959, the upper two floors and decorative pediment were removed from the building at 702 Chestnut Street. The storefront was replaced at that time. The storefront was replaced again in the late 1960s or early 1970s. The storefront was again replaced in 2001 for the Las Vegas Lounge. The only original portions of the building are the second and third floors, which are devoid of any architectural features.
- Mr. Phillips then discussed the buildings at 703 and 705 Chestnut Street, directly across the street. The Historical Commission reclassified them from contributing to non-contributing at the request of the property owner when it designated the historic district in 2021. Both buildings were cut down from five to two stories and both have altered storefronts.
- Mr. Phillips concluded that the alterations to the building at 702 Chestnut Street have stripped the building of its important and meaningful architectural characteristics. It should have been classified as non-contributing to the historic district.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance acknowledged that the building was cut down from five stories to three, architectural detailing was removed from the remaining floors, and the storefront has been replaced more than once. He concluded that the building was “simplified.” However, he asserted that the building “still has easily visible original aspects.” The buildings at 703 and 705 Chestnut Street, which were classified as non-contributing, were more significantly altered, he contended. He concluded that the building at 704 Chestnut Street should retain its contributing classification.
- Jay Farrell stated that the building in question “has been reduced to a virtual stump,” but its contributing classification should be retained. It is one of the last vestiges of a newspaper district. Mr. Farrell listed several newspapers located in the area in the late nineteenth century. He concluded that “it is what it is but still has historic significance.”
- Steven Peitzman stated that he agreed with Mr. Steinke.

- David Traub stated that the building “has a very handsome aspect.” He noted that some buildings are added to; this one has been “subtracted to.” He asserted that the owner wants to “declassify it for their own reasons.” He objected to reclassifying the property as non-contributing.

ADDITIONAL DISCUSSION:

- Ms. Cooperman stated that the buildings at 703 and 705 Chestnut Street have lost their original character but the building at 702 Chestnut Street has not. She stated that the building at 702 Chestnut Street retains its early twentieth-century character. She stated that the situations with the buildings are not the same.
- Mr. Cohen agreed. He stated that the photograph of 704 with 706 Chestnut Street shows the continuity of the historic buildings. He objected to changing the classification.
- Ms. Milroy agreed with Mr. Cohen. She stated that buildings on commercial streets change constantly. She stated that the “remnant” is significant.
- Ms. Barucco concurred.
- Mr. Phillips noted that someone commenting called the building “a virtual stump.” He asserted that the Historical Commission should not be requiring a property owner to retain a “stump.” Requiring the retention of a “stump” is not in the public’s interest. He stated that reclassifying this building would not set a precedent. He noted that this building and those already classified are the only buildings in the small district that have been drastically altered. “Stumps don’t grow. They don’t thrive. They are extremely difficult to adaptively reuse.” He concluded that the two remaining, simplified bays of windows are not emblematic of the district and should be reclassified as non-contributing.
- Ms. Cooperman disagreed. She stated that the building is not a stump. It is a whole building, although cut down. The building at 703 Chestnut Street is a stump. This building is not.
- Ms. Milroy stated that the period of significance of the historic district extends to 1965. The changes to this building largely occurred before 1965.
- Ms. Barucco stated that we should look at the district as a whole and not the individual building. The building at 704 Chestnut Street contributes to the district as a whole, even if it has been cut down and otherwise altered.

COMMITTEE ON HISTORIC DESIGNATION FINDINGS & CONCLUSIONS:

The Committee on Historic Designation found that:

- The building at 704 Chestnut Street was constructed in the 1850s, significantly altered in the 1890s, when the front façade was removed and a new façade was constructed to accommodate the widening of Chestnut Street, and significantly altered again between 1922 and 1959, when the top two floors were removed.
- The storefront at 704 Chestnut Street has been replaced at least five times, and perhaps more. None of the original 1850s or 1890s storefront features survive.

The Committee on Historic Designation concluded that:

- The surviving second and third-floor façade retains enough of the 1890s character of the building to warrant the retention of the Contributing classification of the property at 704 Chestnut Street in the inventory of the Chestnut Street East Historic District.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission retain the Contributing

classification of the property at 704 Chestnut Street in the inventory of the Chestnut Street East Historic District.

ITEM: 704 Chestnut St.					
MOTION: Retain Contributing classification for 704 Chestnut St					
MOVED BY: Barucco					
SECONDED BY: Cohen					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Emily Cooperman, chair	X				
Suzanna Barucco	X				
Jeff Cohen	X				
Bruce Laverty					X
Debbie Miller					X
Elizabeth Milroy	X				
Total	4				2

ADJOURNMENT

The Committee on Historic Designation adjourned at 11:38 a.m.

PLEASE NOTE:

- Minutes of the Committee on Historic Designation are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

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

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

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 26 JULY 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 9:00 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		
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:

Kim Chantry, Historic Preservation Planner Supervisor
Laura DiPasquale, Historic Preservation Planner II

The following persons were present:

Lauren Thomsen, Lauren Thomsen Design
Khan Shibly
Hal Schirmer
Herb Schultz, Studio HS4
Oscar Beisert, Keeping Society
Vy Le
Nancy Pontone
Jesse Bacon
Gabrielle Canno, CANNON design
Jay Farrell
Paul Steinke, Preservation Alliance
Tamar Fox
Sergio Coscia, Coscia Moos Architecture
Julie Scott, Reku Design
Joseph Perry
David Landskroner
Michael Bucci, g_space LLC
Charles Long
A. Eberhardt
Patrick Grossi, Preservation Alliance

Michael Phillips, Esq., Klehr Harrison
Jake Blumgart
Jessica Vitali, Coscia Moos Architecture

AGENDA

ADDRESS: 700-02 AND 704 CHESTNUT ST

Proposal: Demolish building, construct addition

Review Requested: In Concept

Owner: 700 Chestnut Street Associates

Applicant: Herb Schultz, Studio HS4

History: 1922; Washington Square Building; Magaziner, Eberhard & Harris

Individual Designation: None

District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021

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

OVERVIEW: This in-concept application proposes the demolition of the building at 704 Chestnut Street and the construction of an addition to the building at 700-02 Chestnut Street. Currently, both buildings, at 700-02 and 704 Chestnut Street, are classified as contributing to the Chestnut Street East Historic District. In parallel with this application, the applicant is requesting that the Committee on Historic Designation and Historical Commission reclassify the property at 704 Chestnut Street as non-contributing to the historic district. If the Historical Commission declines to reclassify 704 Chestnut Street as non-contributing, then it cannot approve the demolition without a finding that the demolition is necessary in the public interest or that the building has no feasible reuse.

The addition would be constructed at 704 Chestnut Street and would extend onto the six-story historic building at 700-02 Chestnut Street. The addition would be 13 stories tall, with seven new stories on the six-story historic building. The historic building is 76'-4" tall to the roof. The enlarged building would be 160'-3" to the roof and 171'-7" to the top of the mechanical penthouse.

SCOPE OF WORK:

- Demolish the three-story building at 704 Chestnut Street;
- Construct an addition to the building at 700-02 Chestnut Street.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - If the building at 704 Chestnut Street is classified as contributing, the demolition of the building will destroy historic materials and features, and therefore will not satisfy Standard 9.
 - If the addition is constructed, it will not be compatible with the historic materials, features, size, scale and proportion, and massing of the building at 700-02

Chestnut Street or the historic district as a whole and therefore will not protect the integrity of the property and its environment, and will not satisfy Standard 9.

- *Section 14-1005(6)(d): Restrictions on Demolition No building permit shall be issued for the demolition of a historic building ... or of a building ... 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 ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - If the building at 704 Chestnut Street is classified as contributing, the demolition of the building cannot be approved in satisfaction of Section 14-1005(6)(d) of the historic preservation ordinance 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 ... cannot be used for any purpose for which it is or may be reasonably adapted.

STAFF RECOMMENDATION: Denial of the in-concept application, pursuant to Standard 9 and, depending on the outcome of the reclassification review, Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:02:05

PRESENTERS:

- Ms. Chantry presented the application to the Architectural Committee.
- Attorney Michael Phillips and architect Herb Schultz represented the application.

DISCUSSION:

- Ms. Chantry informed the Architectural Committee that the Committee on Historic Designation voted at its 20 July 2022 meeting to recommend that the Historical Commission retain the contributing classification of the property at 704 Chestnut Street in the Chestnut Street East Historic District.
- Mr. Phillips stated that he is seeking an in-concept approval of the demolition of the building at 704 Chestnut Street and the construction of an addition at 700-02 Chestnut Street. He noted that although the Committee on Historic Designation recommended against reclassifying the property at 704 Chestnut Street, the staff had recommended in favor of the reclassification.
- Mr. Schultz introduced the Architectural Committee to the project and showed the architectural drawings and photographs. He discussed the massing of the proposed overbuild as well as the materials proposed for the cladding.
- Mr. Cluver asked about the current occupancy of the building at 700-02 Chestnut Street.
 - Mr. Schultz responded that it is mostly vacant. One storefront on 7th Street may still be occupied. Some of the upper floors are being gutted. One floor of offices may be occupied. He noted that the building has one elevator and one stair. It does not satisfy egress requirements, which mandate two stairs. The building will be brought up to code when the project is undertaken. It is not ADA compliant.
- Mr. Detwiler stated that this is a new historic district that was designated just last year. At the time of designation, the Historical Commission determined that the building at 704 Chestnut Street is contributing to the historic district. He asked why

- the developer chose to demolish the building rather than incorporate it into the project.
- Mr. Phillips responded that the building at 704 Chestnut Street lost two floors as well as much of its architectural detailing. It does not warrant the contributing classification. The two surviving bay windows do not merit the retention of the remnant building.
 - Mr. Schultz stated that the building in question has wood floor framing spanning between the party walls. The floors in 704 do not align with the floors in 700-02. The building at 704 cannot accommodate an elevator or set of stairs. Building a new building with the vertical circulation at 704 would reduce the impact of the overbuild on 700-02. He added that the building at 704 has been heavily modified and retains almost none of its original character.
 - Mr. Detweiler noted that, although he is just one of seven Committee members, he finds that the building at 704 retains sufficient historic character to merit preservation.
 - Mr. McCoubrey stated that the proposed overbuild overwhelms the historic building. He suggested that a much smaller overbuild, set back from the street facades, may be acceptable. He stated that a two-story overbuild may be inconspicuous from the street. He added that the 700-block of Chestnut Street is primarily a four and five-story block.
 - Mr. Schultz countered that the buildings across 7th Street on both sides of Chestnut Street are taller than the proposed overbuild. This building would be a transition to the taller buildings to the east.
 - Mr. McCoubrey again reiterated that the proposed overbuild is too tall.
 - Mr. McCoubrey asked if the existing building at 700-02 could support the overbuild or would need to be reinforced.
 - Mr. Schultz stated that the change from office to residential use would allow the existing building to carry most of the load, but the structure would need some reinforcing. He stated that the addition would carry the lateral loads.
 - Mr. Detwiler suggested setting the addition back from the street facades. He also suggested reconstructing the missing floors at 704 and build the addition behind the reconstructed facade at 704.
 - Mr. Schultz stated that the overbuild falls within the skyplane requirements.
 - Ms. Lukachik states that she understands the challenges documented in the structural report. She asked if they could keep part of the historic building at 704 and reduce the height of the overbuild. She stated that it will be difficult if not impossible to satisfy structural requirements at 704. She suggested rethinking the entire project.
 - Mr. D'Alessandro stated that he is opposed to any demolition.
 - Mr. McCoubrey suggested maintaining the façade at 704 and some part of the building behind it. He asked the applicants to consider rebuilding the historic façade at 704 and then building an addition behind it. He asked if any of the original storefront survives.
 - Mr. Schultz stated that he does not believe that any historic features survive behind the storefront.
 - Mr. Phillips stated that the site has CMX-5 zoning, which allows for additional height.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, commented in opposition to the demolition of 704 Chestnut Street and the height and massing of the proposed overbuild.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- Currently the buildings at 700-02 and 704 Chestnut Street are classified as contributing to the Chestnut Street East Historic District.
- In parallel with this in-concept application, the applicant is requesting that Historical Commission reclassify the property at 704 Chestnut Street as non-contributing to the historic district.
- At its 20 July 2022 meeting, the Committee on Historic Designation voted to recommend that the Historical Commission retain the contributing classification of the property at 704 Chestnut Street in the Chestnut Street East Historic District.
- If the Historical Commission declines to reclassify 704 Chestnut Street as non-contributing, then it cannot approve the demolition without a finding that the demolition is necessary in the public interest or that the building has no feasible reuse.

The Architectural Committee concluded that:

- If the building at 704 Chestnut Street is classified as contributing, the demolition of the building would destroy historic materials and features, and therefore would not satisfy Standard 9.
- The proposed addition would not be compatible with the historic materials, features, size, scale and proportion, and massing of the building at 700-02 Chestnut Street or the historic district as a whole and therefore would not protect the integrity of the property and its environment and would not satisfy Standard 9.
- If the building at 704 Chestnut Street is classified as contributing, the demolition of the building cannot be approved in compliance with Section 14-1005(6)(d) of the historic preservation ordinance 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 cannot be used for any purpose for which it is or may be reasonably adapted.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the in-concept application, pursuant to Standard 9 and, depending on the outcome of the reclassification review, Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

ITEM: 700-02 and 704 Chestnut St.					
MOTION: Denial					
MOVED BY: Cluver					
SECONDED BY: D’Alessandro					
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	7				

**THE MINUTES OF THE 720TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 AUGUST 2022, 9:00 A.M.
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:02 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Mark Dodds (Department of Planning and Development)	X		
Kelly Edwards, MUP (Real Estate Developer)	X		
Patrick O'Donnell (Department of Public Property)	X		
Sara Lepori (Commerce Department)		X	
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)	X		

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

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner II
- Nika Faulkner, Historical Commission Intern
- Mary Costello, Esq., Law Department

The following persons attended the online meeting:

- Lindsey Fernandez
- Paul Boni, Esq.
- Meredith Trego, Esq., Ballard Spahr
- Patrick Madden
- David Traub
- Ben Manarski
- Jay Farrell

ITEM: 3001 W School House Ln					
MOTION: Designate; Criterion E and J					
MOVED BY: Cooperman					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	11				2

ADDRESS: 704 CHESTNUT ST

Name of Resource: Philadelphia Evening Telegraph Building/Las Vegas Lounge

Proposed Action: Reclassify

Property Owner: 700 Chestnut Street Associates

Applicant: Michael Phillips, Esq., Klehr Harrison

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

OVERVIEW: This application proposes to reclassify the property at 704 Chestnut Street from Contributing to Non-contributing in the Chestnut Street East Historic District. The application argues that the building at the site was greatly altered, resulting in a significant loss of architectural character. The top two floors and shaped parapet of the five-story building were removed between 1923 and 1959, probably in 1930s, when alterations were completed for a restaurant. The storefront area has been altered many times and retains no original features.

The application notes that the Historical Commission set a precedent when it amended the classifications of two similar buildings from Contributing to Non-contributing at the time it designated the district in November 2021. The Historical Commission changed the classifications of the properties at 703 and 705 Chestnut Street at the request of the property owner for the same reasons as cited in this request, loss of architectural character. The Historical Commission found at the time of the designation of the district, when it classified the properties at 703 and 705 Chestnut Street as Non-contributing, that:

The buildings at 703 and 705 Chestnut Street were originally five stories in height and altered to two stories in the first half of the twentieth century. The building at 705 Chestnut Street was reclad in 1942, and both properties had additional alterations to their storefronts over time. The building envelopes have been substantially altered from their historic form and are no longer able to represent their historic character.

STAFF RECOMMENDATION: The staff recommends that, in light of the precedent set by the Historical Commission's changes of the classifications of the properties at 703 and 705 Chestnut Street, where upper floors were removed and storefronts altered, the property at 704 Chestnut Street should be reclassified from Contributing to Non-contributing in the Chestnut Street East Historic District.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the Historical Commission retain the Contributing classification of the property at 704 Chestnut Street in the inventory of the Chestnut Street East Historic District.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:14:02

RECUSAL:

- Ms. Washington recused, owing to the fact that the organization for which she works has retained the attorney representing this application for an unrelated matter.

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Attorney Michael Phillips represented the application.

DISCUSSION:

- Mr. Phillips introduced himself and stated that the reclassification application for 704 Chestnut Street and the overbuild application for 700-02 and 704 Chestnut Street, next on the agenda, are interrelated. He noted that his structural engineer is in attendance and can comment on the condition of the building and engineer aspects of the applications. He also indicated that he would like the Historical Commission's comments on the overbuild regardless of the outcome of the reclassification application.
- Mr. Phillips stated that he is seeking to reclassify 704 Chestnut Street from contributing to non-contributing, owing to the significant changes to the building that resulted in the removal of its character-defining features. He presented images and photographs of the building at several points in its history. He stated that the five-story building dating to 1896 was cut down to three stories in the twentieth century, resulting in the loss of all character-defining features. He also noted that the storefront has been replaced several times. He showed photographs of nearby buildings that retain their architectural character. He stated that the building that remains at 704 Chestnut Street is a "stump" and should be reclassified as non-contributing.
 - Mr. Thomas agreed that it is a "stump," but he noted that it does retain some of its architectural ornament between the windows at the second and third floors. He stated that the "stump" building is a complete building.
- Mr. Phillips pointed out that the staff recommended reclassifying the property to non-contributing. He stated that the two bay windows at the second and third floors, the surviving historic elements of the 1896 building, do not contribute to the district. He added that the proposed new development will invigorate the area.
- Mr. Mattioni opined that the case made by Mr. Phillips is very compelling. He concluded that the surviving section of the historic building does not contribute to the historic district.

- Ms. Cooperman disagreed and stated that the Committee on Historic Designation concluded that enough of the historic building survives and that the surviving two floors have a relationship to the building to the west. She stated that the surviving segment of the historic building is an “aesthetic whole.”
- Mr. O’Donnell agreed with Mr. Mattioni and stated that, at best, only 40% of the visible portion of the historic building survives. He stated that the building has lost its architectural integrity and therefore lost its historic significance. He concluded that Mr. Phillips has made a strong argument for reclassification.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance stated that the remaining two floors of the historic building at 704 Chestnut Street reflect the character of the historic district. He noted that the period of significance of the historic district runs from 1842 to 1965. The alterations to the building were likely made in middle of that period. Commenting on Mr. O’Donnell’s observation that only 40% of the historic façade survives, or three of five floors have been altered or removed, Mr. Steinke observed that 66% of the surviving building, two of three floors, is historic. Mr. Steinke acknowledged that two of five floors were removed, and the ground floor was entirely altered. He claimed that most storefronts are altered and replaced over time. With regard to the properties at 703 and 705 Chestnut Street, which the Historical Commission reclassified from contributing to non-contributing, he stated that their upper floors were removed, and their remaining facades were altered. He concluded that the building at 704 Chestnut Street should be restored and repurposed.
- Oscar Beisert of the Keeping Society stated that the south side of the 700-block of Chestnut Street is one of the most important in the historic district. He added that it was an important location for printers and engravers. He stated that the removal of the upper floors was completed during the period of significance of the historic district. He noted that the Historical Commission has designated buildings that have had floors removed. Mr. Beisert objected to the proposed overbuild.
- Mason Carter stated that the altered building contributes to the historic district and should be restored.
- David Traub of Save Our Sites stated that his organization always objects to the reclassification of buildings regardless of the circumstances. He stated that the owner should have objected to the classification at the time the historic district was designated.
 - It was pointed out that the owner of this property did appeal the designation of the historic district, which lead to this review.
- Hal Schirmer observed that the current storefront projects out from the plane of the façade, which may indicate that an older storefront survives behind it. He suggested rebuilding the missing floors.
- Katie Low introduced herself as a neighbor and stated that the Historical Commission was breaking its rules by considering an amendment to the classification. She stated that the Historical Commission designated this historic district recently and should not be amending the classifications. The owner should have addressed the classification when the historic district was considered for designation. She stated that amending the classification would be a violation of the Historical Commission’s rules. She concluded that this is politics, not preservation.
 - Mr. Farnham objected to Ms. Low’s contention that the Historical Commission was breaking its rules by considering this application to amend the classification. He stated that both the City’s historic preservation ordinance and the Historical

Commission's Rules and Regulations authorize the Historical Commission to review applications proposing the amendments of historic districts including amendments to classifications of properties. He stated that the historic preservation ordinance would likely be deemed unconstitutional if it did not provide an avenue to amend designations. He concluded that the Historical Commission was obligated to review this application and is in complete compliance with the ordinance and Rules and Regulations.

- Steven Peitzman objected to the reclassification.
- Mary McGettigan stated that the Commissioners who do not have backgrounds in architecture or architectural history or historic preservation are not qualified to express opinions about whether this building contributes to the historic district.
 - Mr. Thomas interrupted Ms. McGettigan and stated that her comment was extremely inappropriate. He explained to her that the Historical Commission is explicitly and deliberately comprised of Commissioners of various backgrounds so that they can represent all points of view of Philadelphians. He stated that it was unfair to criticize Commissioners and claim that their opinions are invalid. He stated that the Commissioners are intended to represent various positions, not just historic preservation. They represent affordable housing, real estate development, and other social and economic positions and communities.
- Wesley Noonan-Sessa stated that this building is a good candidate for a "facadectomy."
 - Mr. Thomas pointed to the Curtis Institute building on the 1600-block of Locust Street as a successful "facadectomy" project.
- Jim Duffin stated that the façade could be deconstructed and then reconstructed in its historic form.

ADDITIONAL DISCUSSION:

- Mr. Phillips stated that the persons who claimed that his client, the owner of the properties, should have participated in the review of the nomination but did not are mistaken. He stated that he filed a timely appeal of the designation on behalf of his client in the Court of Common Pleas to contest the inclusion of the properties in the historic district. He explained that he withdrew the appeal after the City's Law Department suggested that he could apply to amend the designation and then appeal that decision, if necessary, instead of proceeding directly to court. Therefore, this application to reclassify the property is a direct outgrowth of the property owner's participation in the designation review.
- Mr. Phillips asked the staff to display the historic district nomination on the screen. He pointed out a photograph of the south side of the 700-block of Chestnut Street and noted that most of the buildings are in excellent condition and are worthy of contributing classifications. He then asserted that 704 Chestnut Street is not. He then moved to photographs of the buildings at 703 and 705 Chestnut Street and noted that they were cut down from five stories to two and were altered at the storefronts. When the owner requested that the Historical Commission change their classification from contributing to non-contributing, the Historical Commission agreed. He noted that the buildings at 703 and 705 Chestnut Street were also altered during the period of significance, yet the Historical Commission reclassified them.
- Mr. Phillips stated that two floors of bay windows is not enough for the Historical Commission to mandate the preservation of the building at 704 Chestnut Street. He added that he has a structural engineer ready to testify about the condition of the

building, which is poor. He concluded that the building should be reclassified as non-contributing.

- Mr. McCoubrey responded that the developer should retain the building, restore the façade, and construct an overbuild on it. He noted that the Historical Commission would review the proposal to ensure that it was compatible with the building and district.
- Ms. Cooperman stated that “character-defining features” is a phrase that relates to the Secretary of the Interior’s Standards and to the review of building permit applications. It is not relevant to a designation discussion. She concluded that the remnant of the historic building was created during the period of significance and is representative of the historic district.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The building that was constructed at the site in 1896 was five stories tall with an ornate pediment or shaped parapet.
- The top two floors and the ornate pediment were removed in the twentieth century.
- The storefront has been replaced several times.

The Historical Commission concluded that:

- Despite the alterations to the building, the property at 704 Chestnut Street retains sufficient character and qualities to warrant a contributing classification in the inventory of the Chestnut Street East Commercial Historic District

ACTION: Ms. Cooperman moved to deny the request to reclassify the property at 704 Chestnut Street from contributing to non-contributing in the inventory of the Chestnut Street East Commercial Historic District. Ms. Carney seconded the motion, which passed by a vote of 6 to 4.

ITEM: 704 Chestnut St					
MOTION: Deny reclassification request					
MOVED BY: Cooperman					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards		X			
O'Donnell (DPP)		X			
Lepori (Commerce)					X
Lech (L&I)		X			
Mattioni		X			
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington				X	
Total	6	4		1	2

ADDRESS: 700-02 AND 704 CHESTNUT ST

Proposal: Demolish building, construct addition

Review Requested: In Concept

Owner: 700 Chestnut Street Associates

Applicant: Herb Schultz, Studio HS4

History: 1922; Washington Square Building; Magaziner, Eberhard & Harris

Individual Designation: None

District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021

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

OVERVIEW: This in-concept application proposes the demolition of the building at 704 Chestnut Street and the construction of an addition to the building at 700-02 Chestnut Street. Currently, both buildings, at 700-02 and 704 Chestnut Street, are classified as contributing to the Chestnut Street East Historic District. In parallel with this application, the applicant is requesting that the Committee on Historic Designation and Historical Commission reclassify the property at 704 Chestnut Street as non-contributing to the historic district. If the Historical Commission declines to reclassify 704 Chestnut Street as non-contributing, then it cannot approve the demolition without a finding that the demolition is necessary in the public interest or that the building has no feasible reuse.

The addition would be constructed at 704 Chestnut Street and would extend onto the six-story historic building at 700-02 Chestnut Street. The addition would be 13 stories tall, with seven new stories on the six-story historic building. The historic building is 76'-4" tall to the roof. The enlarged building would be 160'-3" to the roof and 171'-7" to the top of the mechanical penthouse.

SCOPE OF WORK:

- Demolish the three-story building at 704 Chestnut Street;
- Construct an addition to the building at 700-02 Chestnut Street.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - If the building at 704 Chestnut Street is classified as contributing, the demolition of the building will destroy historic materials and features, and therefore will not satisfy Standard 9.
 - If the addition is constructed, it will not be compatible with the historic materials, features, size, scale and proportion, and massing of the building at 700-02 Chestnut Street or the historic district as a whole and therefore will not protect the integrity of the property and its environment, and will not satisfy Standard 9.
- *Section 14-1005(6)(d): Restrictions on Demolition No building permit shall be issued for the demolition of a historic building ... or of a building ... 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 ... cannot be used for any purpose for which it is or may be reasonably adapted.

- If the building at 704 Chestnut Street is classified as contributing, the demolition of the building cannot be approved in satisfaction of Section 14-1005(6)(d) of the historic preservation ordinance 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 ... cannot be used for any purpose for which it is or may be reasonably adapted.

STAFF RECOMMENDATION: Denial of the in-concept application, pursuant to Standard 9 and, depending on the outcome of the reclassification review, Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the in-concept application, pursuant to Standard 9 and, depending on the outcome of the reclassification review, Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:23:01

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Attorney Michael Phillips and architect Herb Schultz represented the application.

DISCUSSION:

- Mr. Phillips stated that this is an in-concept application. His clients are at the beginning of the project and are looking for feedback on their initial plans. He acknowledged that the decision a few minutes ago to decline to reclassify 704 Chestnut Street will impact their plans. Mr. Phillips asked for comments on a facadectomy as well as a deconstruction and reconstruction at 704 Chestnut Street. He stated that their ultimate goal is to unify the two buildings and construct an overbuild. He observed that Jones Restaurant at 700-02 Chestnut Street has closed and both buildings are struggling with vacancies. He stated that this section of Center City has faced some challenges. He noted that the area is zoned CMX-5, the most permissive zoning. This area needs additional height and density. He stated that this is a corner property, and several nearby buildings are tall. He asked the Historical Commission to balance economic growth and urban growth with historic preservation.
- Mr. Schultz, the project architect, introduced himself. He stated that the application has been revised since the Architectural Committee meeting. He stated that they increased the size of the setback terrace at the corner and added a setback along 7th Street. He stated that he also added information about materials. He summarized the architectural plans. He stated that he has engaged a structural engineer. He displayed plans and renderings.
- Mr. McCoubrey commented that the Architectural Committee thought that the proposed overbuild overwhelmed the historic building at the corner and opined that, while a smaller overbuild may be appropriate, the setbacks would need to be increased significantly. He stated that the overbuild would tower over the building at

- the corner as well as the historically significant block, which is four and five stories tall, generally.
- Mr. Lech asked about the height of the overbuild versus the height of the Public Ledger Building, to the east across 7th Street.
 - Mr. Schultz stated that the height of the overbuild would be comparable to the height of the Public Ledger Building and the Curtis Building to the south. He showed an image comparing the heights.
 - Mr. McCoubrey asked about the appearance of the west-facing wall.
 - Mr. Schultz displayed an elevation drawing and explained that it would be a party wall with some setbacks and windows. He stated that he could add articulation to the blank sections of the wall.
 - Mr. Thomas suggested that the architect look at the Curtis Institute building on the 1600 block of Locust Street to see how the historic facades were incorporated and the setbacks reduced the masses of the facades. The Royal Theater project on South Street might also provide guidance. He suggested that they might be able to preserve the façade at 704 Chestnut Street and building new structure behind it. He said that they may need to place a temporary structure on Chestnut Street to hold the facade up while they demolish the building behind it and construct a new building.
 - Mr. Schultz noted that he worked on the Rittenhouse Club, where the façade was held up with a temporary structure while a new building was constructed behind it.
 - Mr. McCoubrey suggested that they include the adjacent buildings in their drawings so that the Historical Commission can understand the scale and context. He stated that a large setback will be needed at Chestnut Street. He added that the proposed height is much too tall.
 - Mr. Thomas stated that the John Wanamaker House is also a good example. He said that the tower does not appear to emerge from the historic façade.
 - Mr. McCoubrey stated that he was the architect of the Curtis building. It is a 10-story building in a three and four-story neighborhood. The design hides the tower. It incorporates two historic buildings and changes in floor level.
 - Mr. Phillips stated that Ionic Street at the rear is a service alley.
 - Mr. Thomas stated that it might be able to be cleaned up and used for an entrance. He stated that that was done with the building at the southwest corner of 17th and Chestnut Streets at the Bonwit Teller Building.
 - Mr. McCoubrey suggested that setting a taller tower at the southwest corner of the site might work.
 - Mr. Thomas stated that the applicants can propose major work behind the façade of 704 Chestnut Street as long as they keep and perhaps restore the façade. You also have options at the storefront. The building at the southwest corner of Chestnut and Juniper may provide so guidance at the first floor.

PUBLIC COMMENT:

- Patrick Grossi of the Preservation Alliance stated that the façade at 704 Chestnut Street should be retained and the upper floors perhaps reconstructed. He stated that the Alliance is not opposed to a reasonable overbuild. However, the setbacks should be increased, perhaps with additional height set back. He stated that the Alliance is not opposed to the concept. The design should not be driven by maximizing the zoning envelope, but by an integration of old and new. The Historical Commission

should look for a reasonable, replicable model going forward, given that overbuilds are becoming more prevalent.

- Oscar Beisert of the Keeping Society stated that he is not opposed to an overbuild, but this design needs a lot of work. The Historical Commission should look for a middle ground and require the restoration of the historic facades at 700-02 and 704 Chestnut Street.
- David Traub of Save Our Sites objected to the term “overbuild,” saying that it is too trendy. What is proposed should be called a “vertical addition.”
- Katie Low stated that she lives in the neighborhood. She stated that the design needs additional work. She also stated that the neighborhood is challenged because landlords do not try to make their buildings hospitable and habitable.

ADDITIONAL DISCUSSION:

- Mr. Thomas reminded the audience that the application requested an in-concept review, which cannot lead to a building permit but only requests advice. He stated that the Historical Commission had offered its advice, which will be reflected in the minutes, and did not need to take a formal action.

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:02:30

ACTION: At 1:05 p.m., Mr. Mattioni moved to adjourn. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Mattioni					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)	X				
Edwards	X				
O'Donnell (DPP)	X				
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	11				2

PLEASE NOTE:

- Minutes of the Philadelphia Historical Commission are presented in action format.

**MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 27 SEPTEMBER 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 9:00 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	
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:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Shannon Garrison, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II

The following persons were present:

- Julie Scott, Reku Design
- Xinru Tan
- James Saile
- Jay Farrell
- Anabel Pena, Parallel Architecture
- Bernard Savage, Beech Community Services
- Dennis Carlisle
- Yuanyuan Lin
- Evan Hall
- Hal Schirmer, Esq.
- Patrick Grossi, Preservation Alliance
- Robert Donatucci
- Paul Steinke, Preservation Alliance
- Herb Schultz, Studio HS4
- Renita Dubuque
- Kerrian France

ADDRESS: 700-02 AND 704 CHESTNUT ST

Proposal: Demolish building, construct addition

Review Requested: In Concept

Owner: 700 Chestnut Street Associates

Applicant: Herb Schultz, Studio HS4

History: 1922; Washington Square Building; Magaziner, Eberhard & Harris

Individual Designation: None

District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021

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

OVERVIEW: This in-concept application proposes the demolition of the building at 704 Chestnut Street and the construction of an addition to the building at 700-02 Chestnut Street. The historic façade at 704 Chestnut Street would be reconstructed based on photographs as part of the addition. Currently, only the lower three stories of the original five-story façade at 704 Chestnut Street survives.

Both buildings, 700-02 and 704 Chestnut Street, are classified as contributing to the Chestnut Street East Historic District. The applicant had requested that the Historical Commission reclassify the building at 704 Chestnut Street as non-contributing, but the Commission denied that request at its August 2022 meeting. At the same meeting, the Historical Commission reviewed an in-concept application for an earlier version of the demolition and addition and commented that the proposed demolition did not comply with the preservation ordinance and the proposed addition was too tall for its context.

The addition would be constructed at 704 Chestnut Street and would extend onto the six-story historic building at 700-02 Chestnut Street. The addition would include a recreation of the original façade at 704 Chestnut. The addition would be 13 stories tall, with seven new stories on the six-story historic building. The historic building is 76'-5" tall to the cornice. The enlarged building would be 157'-3" to the roof and 171'-7" to the top of the mechanical penthouse. The original façade at 704 Chestnut would be reconstructed as part of the addition.

SCOPE OF WORK

- Demolish the three-story building at 704 Chestnut Street;
- Construct an addition on and adjacent to the building at 700-02 Chestnut Street with a reconstruction of the historic facade at 704 Chestnut Street.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The demolition of the building at 704 Chestnut Street will destroy historic materials and features, even if the façade is reconstructed, and therefore will not satisfy Standard 9.
 - The addition will not be compatible with the historic materials, features, size, scale and proportion, and massing of the building at 700-02 Chestnut Street or

the historic district as a whole and therefore will not protect the integrity of the property and its environment, and will not satisfy Standard 9.

- *Section 14-1005(6)(d): Restrictions on Demolition No building permit shall be issued for the demolition of a historic building ... or of a building ... 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 ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - The demolition of the building at 704 Chestnut Street cannot be approved in satisfaction of Section 14-1005(6)(d) of the historic preservation ordinance 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 ... cannot be used for any purpose for which it is or may be reasonably adapted. No such claim of financial hardship or public necessity has been made.

STAFF RECOMMENDATION: The staff recommends denial of the in-concept application, pursuant to Standard 9 and Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:57:39

PRESENTERS:

- Mr. Farnham presented the application to the Architectural Committee.
- Architect Herb Schultz and attorney Michael Phillips represented the application.

DISCUSSION:

- Mr. Phillips stated that they have adjusted their plans and are now proposing to reconstruct the front façade of the building at 704 Chestnut Street to its historic appearance, as had been suggested during the first round of reviews. He noted that this is an in-concept application and asked the Committee members to comment on the reconstruction of the façade at 704 Chestnut Street as well as the construction of the overbuild.
- Mr. Schultz stated that he is now proposing to demolish the building at 704 Chestnut Street and then reconstruct the façade as part of the addition to 700-02 Chestnut Street. He stated that he also increased the setback of the overbuilding at the corner of 7th and Chestnut and also included a five-foot setback of the overbuild along 7th Street. He also reported that they simplified the design of the façade of the overbuild at the two floors above the historic building at 700-02 Chestnut Street to create a void between the solids above and below.
- Mr. Schultz stated that they are looking for additional documentation of the historic building at 704 Chestnut Street.
- Ms. Stein asked Mr. Schultz to clarify their intentions with regard to the building at 704 Chestnut Street.
 - Mr. Schultz responded that they intend to demolish the building down to the ground and then rebuild the historic façade with a new building behind it. He stated that they would align new floors in 704 with those in 700-02 Chestnut Street.
- Ms. Stein observed that they do not have an approval to demolish the building at 704 Chestnut Street.

- Mr. Phillips explained that they would seek the Historical Commission’s approval to demolish the building and reconstruct the front façade as part of the new building. He stated that they would precisely reconstruct the front façade.
- Mr. Detwiler suggested that pieces of the front façade should be salvaged and either reused or recreated if the building is demolished and the front façade is reconstructed. He also confirmed that the historic storefront is entirely lost, as is shown in a Google Streetview photograph from July 2007. He objected to the way that the reconstructed 704 Chestnut Street façade looks like it is pasted onto the new building. He suggested setting the addition back behind the reconstructed façade of 704 to allow the gable and finials to stand free in space.
 - Mr. Schultz agreed.
- Ms. Lukachik stated that they should preserve the building at 704 Chestnut Street if possible.
- Ms. Stein stated that the proposed reconstructed façade has been altered from the original. The floor levels have been changed.
 - Mr. Schultz stated that his goal would be to recreate the façade precisely. The current drawing is just a first pass at a design.
- Ms. Stein stated that the proposed overbuild overwhelms the historic building. She objected to the fact that the overbuild does not acknowledge that the buildings below it are very different. The overbuild covers both historic buildings as though they are one. The overbuild should respond to the two different buildings below.
 - Mr. Schultz acknowledged that the design could be improved. He stated that the floors directly above 700-02 are intended to be a void.
 - Ms. Stein suggested a change in materials or articulations.
- Mr. McCoubrey stated that the building at 704 Chestnut Street should maintain its independence from the overbuild. He suggested that perhaps the entire overbuild needs to be set back from Chestnut Street. He also noted that the three sections of the building do not seem to relate to one another.
- Mr. Detwiler objected to the two glass stories in the middle and stated that the proposed building reads as three separate sections that are unrelated to one another. They need to be unified.
 - Mr. Schultz stated that they could consider redesigning the glass section.
- Ms. Stein suggested that they prepare alternate designs to give the Architectural Committee some choices.
- The Committee members discussed the project and decided that it did not make sense to approve or deny it while the architect and his client are still working on the concept. They stated that the project is moving in the right direction but still needs significant design work to resolve the relationship between the reconstructed façade and the addition and to better integrate and unify the various pieces of the new building.

PUBLIC COMMENT:

- Jay Farrell stated that demolition and reconstruction should not be considered. He stated that the reconstructed façade at 704 Chestnut looks “pasted on.” He suggested salvaging elements from the 704 building to recreate them. He suggested that the Athenaeum would have documentation of the historic building. He said that the Evening Telegraph was important, and the newspaper provides a branding opportunity. He suggested cantilevering the upper stories.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The historic storefront at 704 Chestnut Street was entirely removed and replaced before designation, as a 2007 photograph shows.

The Architectural Committee concluded that:

- The design has improved since the last iteration but still requires additional study and revision.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the in-concept application, pursuant to Standard 9 and Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

ITEM: 700-02 and 704 Chestnut Street					
MOTION: Denial					
MOVED BY: D’Alessandro					
SECONDED BY: Detwiler					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey					
John Cluver					X
Rudy D’Alessandro					
Justin Detwiler					
Nan Gutterman					X
Allison Lukachik					
Amy Stein					
Total					

ADJOURNMENT

START TIME OF DISCUSSION IN AUDIO RECORDING: 03:34:20

ACTION: The Architectural Committee adjourned at 12:06 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.

**THE MINUTES OF THE 722ND STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 14 OCTOBER 2022, 9:00 A.M.
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

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

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Donna Carney (Philadelphia City Planning Commission)	X		Left at 1:00 p.m.
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Mark Dodds (Department of Planning and Development)		X	
Kelly Edwards, MUP (Real Estate Developer)	X		
Patrick O'Donnell (Department of Public Property)		X	
Sara Lepori (Commerce Department)		X	
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		Left at 1:04 p.m.
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)	X		
Kimberly Washington, Esq. (Community Development Corporation)	X		

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

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Supervisor
- Laura DiPasquale, Historic Preservation Supervisor
- Shannon Garrison, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department

The following persons attended the online meeting:

- Oscar Beisert, Keeping Society
- Marlene Schleifer, Ridge Park Civic Association
- Meredith Trego, Esq., Ballard Spahr
- Julie Scott
- Tina Krovetz
- Patrick Grossi, Preservation Alliance

ITEM: 2023 Delancey PI					
MOTION: Approval of revised application					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Dodds (DPD)					X
Edwards	X				
O'Donnell (DPP)					X
Lepori (Commerce)					X
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Washington	X				
Total	9				4

ADDRESS: 700-02 AND 704 CHESTNUT ST

Proposal: Demolish building, construct addition

Review Requested: In Concept

Owner: 700 Chestnut Street Associates

Applicant: Herb Schultz, Studio HS4

History: 1922; Washington Square Building; Magaziner, Eberhard & Harris

Individual Designation: None

District Designation: Chestnut Street East Historic District, Contributing, 11/12/2021

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

OVERVIEW: This in-concept application proposes the demolition of the building at 704 Chestnut Street and the construction of an addition to the building at 700-02 Chestnut Street. The historic façade at 704 Chestnut Street would be reconstructed based on photographs as part of the addition. Currently, only the lower three stories of the original five-story façade at 704 Chestnut Street survives.

Both buildings, 700-02 and 704 Chestnut Street, are classified as contributing to the Chestnut Street East Historic District. The applicant had requested that the Historical Commission reclassify the building at 704 Chestnut Street as non-contributing, but the Commission denied that request at its August 2022 meeting. At the same meeting, the Historical Commission reviewed an in-concept application for an earlier version of the demolition and addition and commented that the proposed demolition did not comply with the preservation ordinance and the proposed addition was too tall for its context.

The addition would be constructed at 704 Chestnut Street and would extend onto the six-story historic building at 700-02 Chestnut Street. The addition would include a recreation of the original façade at 704 Chestnut. The addition would be 13 stories tall, with seven new stories on the six-story historic building. The historic building is 76'-5" tall to the cornice. The enlarged

building would be 157'-3" to the roof and 171'-7" to the top of the mechanical penthouse. The original façade at 704 Chestnut would be reconstructed as part of the addition.

SCOPE OF WORK

- Demolish the three-story building at 704 Chestnut Street;
- Construct an addition on and adjacent to the building at 700-02 Chestnut Street with a reconstruction of the historic facade at 704 Chestnut Street.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The demolition of the building at 704 Chestnut Street will destroy historic materials and features, even if the façade is reconstructed, and therefore will not satisfy Standard 9.
 - The addition will not be compatible with the historic materials, features, size, scale and proportion, and massing of the building at 700-02 Chestnut Street or the historic district as a whole and therefore will not protect the integrity of the property and its environment, and will not satisfy Standard 9.
- *Section 14-1005(6)(d): Restrictions on Demolition No building permit shall be issued for the demolition of a historic building ... or of a building ... 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 ... cannot be used for any purpose for which it is or may be reasonably adapted.*
 - The demolition of the building at 704 Chestnut Street cannot be approved in satisfaction of Section 14-1005(6)(d) of the historic preservation ordinance 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 ... cannot be used for any purpose for which it is or may be reasonably adapted. No such claim of financial hardship or public necessity has been made.

STAFF RECOMMENDATION: The staff recommends denial of the in-concept application, pursuant to Standard 9 and Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the in-concept application, pursuant to Standard 9 and Section 14-1005(6)(d) of the Philadelphia Code, the prohibitions against demolition.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:37:15

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Attorney Michael Phillips and architect Herb Schultz represented the revised application.

DISCUSSION:

- Mr. Phillips stated that he and his team had revised the application since last appearing before the Historical Commission. He also stated that they had revised the application since the last meeting of the Architectural Committee, improving the plan to rebuild the front façade of the building at 704 Chestnut and amending the design of the addition. He clarified that they plan to demolish and reconstruct the building at 704 Chestnut Street including the entirety of the historic façade. The upper floors of the building at 704 Chestnut have been missing since the 1930s. He added that they cannot build directly on the surviving building at 704 Chestnut. The existing structure would not support an addition. He stated that they would salvage and reuse materials when demolishing the building at 704 Chestnut. He stated that they recently revised the design to allow the reconstructed façade of the building at 704 Chestnut Street to stand out from the addition. They also revised the application to differentiate between the old and new more clearly. He stated that they increased the setbacks of the addition and removed one floor from it, reducing it from 13 to 12 floors. He stated that they are seeking to add density and bring life back to this commercial corridor. He noted that some had suggested that they move the addition to the back of the building and make it taller; he explained that such a solution does not work from cost and construction standpoints.
- Mr. Schultz explained that they have increased the setbacks of the addition from the facades of the historic building at 700-02 Chestnut at both the Chestnut and 7th Street elevations. He noted that they have added what he called a “transition” floor between the old and new buildings. The transition floor provides a shadow line and some breathing room between the historic building and the addition. He said that their goal is to make the addition disappear.
- Mr. McCoubrey opined that the design should be revised so that the section of the addition above 704 Chestnut is somehow differentiated from the section of the addition above 700-02 Chestnut. As currently designed, the addition is monolithic and does not reflect the differences between the historic buildings. He also suggested that they move some of the mass of the addition from the northern end along Chestnut Street to the southern end of the site. Mr. McCoubrey stated that he appreciates the “interstitial space” directly above the historic buildings, separating them from the addition, but objected to the second “interstitial space” further up the addition. He claimed that the inclusion of the second weakens the use of it between the historic buildings and addition. Mr. McCoubrey concluded that the Architectural Committee did not object to the idea of an overbuild but did request additional refinements to the design. He stated that Architectural Committee could accept the demolition and reconstruction of the façade if his historic materials were salvaged and reused, and the façade was reconstructed to its historic appearance. He observed that access to the 704 Chestnut site would facilitate the construction of the addition. He remarked that the addition above 704 Chestnut should relate to the historic façade and should be set back more to give the historic façade plenty of room. He reiterated that the addition should be redesigned so that it acknowledged the differences of the two historic buildings below.
 - Mr. Schultz responded that they had set the section of the addition above 704 Chestnut back more than the addition above 700-02 Chestnut.
 - Mr. McCoubrey stated that the transition from the very tall building with the addition to the shorter buildings to the west will be difficult.
 - Mr. Schultz responded that he sees the proposed building as a transition from the taller buildings to the east to the shorter buildings to the west. He added that

- the set the addition back at the corner of 7th and Chestnut out of deference to the corner.
- Mr. McCoubrey again suggested that the sections of the addition need to better relate to the historic buildings below them. The addition should not be as monolithic but should acknowledge and reference the historic buildings below.
 - Ms. Carney agreed with Mr. McCoubrey and stated that the sections of the additions should have some “vertical alignment” with the historic buildings below.
 - Mr. McCoubrey agreed and observed that the addition should reflect the fact that the building at 700-02 is much larger than the building at 704 Chestnut. He noted that the distinction could be made with color.
 - Mr. Thomas stated that he sees very good reasons for allowing the building at 704 Chestnut Street to be demolished and then reconstructed. The demolition would allow the construction to be staged from 704 Chestnut Street. It would allow the floors in the buildings to be aligned. And it would ensure that the larger building had a new use and was sustainable.
 - Ms. Cooperman objected to an acceptance of the demolition of the building at 704 Chestnut Street, even if it is reconstructed. She observed that the Historical Commission just confirmed the contributing status of the building and asserted that the reconstruction of a façade does not compensate for the demolition of a contributing building. She contended that the Historical Commission should not allow the demolition of the building without a finding of financial hardship.
 - Mr. Thomas agreed with Ms. Cooperman. He stated that the Historical Commission should require a hardship application before approving the demolition. He added that he thinks that a hardship case could be made in this instance.
 - Mr. Phillips argued that the façade of the building at 704 Chestnut Street cannot stand on its own, after the building behind it has been removed. He acknowledged that the removal and reconstruct could technically be construed as a demolition in the legal sense, but they would reconstruct the building to match in color, texture, and materiality reusing salvaged materials. He stated that the resulting building would be better than the remnant that survives.
 - Mr. Schultz agreed with Mr. Phillips and observed that the Architectural Committee was supportive of the demolish and rebuild plan. He also noted that members of the public were supportive of the plan.
 - Mr. Thomas noted that his firm rebuilt parts of buildings on Parkside Avenue.
 - Ms. Cooperman reiterated that demolition and reconstruction does not satisfy the Secretary of the Interior’s Standards, in her opinion.
 - Mr. Phillips again stated that their intention is to restore the front façade of the building at 704 Chestnut Street to its condition before the upper floors were removed in the 1930s. He asked the Historical Commission to confirm that that plan was acceptable, even if a financial hardship application was needed to obtain the permit.
 - Mr. Thomas stated that that was the Historical Commission’s guidance, that the project could move forward but would require the submission of a financial hardship application.
 - Mr. Thomas asked if the current window-sill heights would be maintained at the front façade of the reconstructed building at 704 Chestnut Street.
 - Mr. Schultz responded that the sill heights would be maintained, and the front façade would be faithfully reconstructed.
 - Mr. Phillips asked the Historical Commission to formally approve or endorse the concept of the project with the understanding that his team would submit a revised

application, perhaps with a financial hardship component, when they sought final approval.

- Mr. Thomas responded that an in-concept application is a request for guidance and the Historical Commission has provided that guidance, which will be reflected in the meeting minutes. He suggested that the Historical Commission decline to formally approve or deny the application.
- Mr. McCoubrey agreed with him.
- Mr. Lech suggested that the Historical Commission approve in concept the scale and massing of the overbuilding but not the demolition and reconstruction at this time. He suggested that the applicants deserve some reassurance that they are moving in the right direction.
- Mr. McCoubrey stated that he still has some concerns about the massing.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society supported the proposal to reconstruct the front façade of the building at 704 Chestnut Street to its historic appearance. He stated that it is important to preserve and restore the streetscape and reconstructing this building would do just that. He said that the reconstruction “would be an amazing win.” He stated that the buildings on the 700 block of Chestnut are an important group of historic commercial buildings and reconstructing this façade would enhance the historic appearance of the entire block. He stated that he supports the concept.
- David Traub of Save Our Sites stated that the overbuild should be more homogeneous in its coloration and materiality. He objected to the cut-out or setback at the corner and stated that the mass should be located at the corner. He pointed to the Public Ledger Building across the street, which he called the Benjamin Franklin Hotel. He suggested that the reconstruction of the façade should not be considered a financial hardship because the project will generate significant revenue.
- Steven Peitzman stated that “many such buildings in the older days had a tower at the corner.” He stated that the building at 704 Chestnut is contributing to the historic district and should not be demolished.

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 21 SEPTEMBER 2022

ADDRESS: 2901 W ALLEGHENY AVE

Name of Resource: Catholic Home for Destitute Children/Mercy High School

Proposed Action: Designation

Property Owner: Mercy Career and Technical High School

Nominator: Celeste Morello

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

OVERVIEW: This nomination proposes to designate the property at 2901 W. Allegheny Avenue as historic and list it on the Philadelphia Register of Historic Places. The nomination contends that the former Catholic Home for Destitute Children, constructed in 1912 on a design by Edwin F. Durang, is significant under Criteria for Designation A, D, E, and H. Under Criterion A, the nomination argues that the Home’s history is significant as part of the City and Commonwealth’s response to the aftermath of catastrophic events that left children without parents or care. Under Criterion D, the nomination asserts that the building embodies distinguishing characteristics of the Tudor Gothic, and specifically that of King Henry VIII’s sixteenth-century Hampton Hall. Under Criterion E, the nomination explains that the design is the work of Edwin F. Durang, a significant ecclesiastical architect. Under Criterion H, the nomination explains that the large T-