

ADDRESS: 2000-24 ARCH ST

Name of Resource: Gulf Gas Station

Review: Amend designation to rescind designation of parcel and redesignate as an object

Property Owner: 2000 Arch Street Associates LP

Applicant: Robert Careless, Esq., Cozen O'Connor

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

OVERVIEW: This request proposes to rescind the designation of the property at 2000-24 Arch Street at the point in time that a small, historic gas station, which is located at the corner of 20th and Arch Streets, along the edge of large property, is moved to a new location.

The gas station was constructed in 1930 for the Gulf Refining Company. The Historical Commission designated the gas station as historic in 1981, soon after it ceased operation, because it was one of the few surviving unaltered buildings representing the early years of the automobile age in Philadelphia. The property was designated for the gas station only; there are no other historic resources on the large property, which is used as a surface parking lot.

The building was not reused after it ceased to serve as a gas station. Throughout the 1980s, the property owner and the Historical Commission sought a new site for the gas station building, offering it to numerous parties including the Henry Ford Museum outside Detroit, but moving the building more than a short distance was ultimately deemed infeasible. After exhausting options for relocation, the Historical Commission approved the demolition of the building in 1988. Despite the approval, the building was not demolished. It sat empty for decades and suffered a fire in the 1990s.

In 2019, the Historical Commission began discussions with consultants working for a new owner of the property at 20th and Arch Streets, who sought to relocate the structure for use as a public amenity to be managed by Philadelphia Parks and Recreation. On 14 May 2021, the Historical Commission reviewed and approved an application to move the gas station to Aviator Park at Logan Square. Since that time, the owner of the gas station and Philadelphia Parks and Recreation have revised their plan and the gas station will now be moved to Fairmount Park, near the Sedgley Porter House, where it will be used by a non-profit. The Law Department has reviewed the Historical Commission's approval of the relocation of the gas station of 14 May 2021 and decided that the approval is valid for moving the gas station to any publicly owned and accessible site in Philadelphia because the primary regulatory question whether the gas station could be moved from its original site, not whether the gas station could be moved to any particular site.

This application requests that the Historical Commission rescind its designation of the property at 2000-24 Arch Street, effective upon the relocation of the gas station building. No historic resources will be present at the site after the gas station is moved.

A letter from an attorney requesting the rescission with a revision noting the new site, the nomination used to designate the property, a cover letter describing the proposal to move the gas station, a letter from Philadelphia Parks and Rec regarding the relocation, and the minutes documenting the Historical Commission's approval of the relocation are attached.

STAFF RECOMMENDATION: The staff recommends that Historical Commission amend the designation of the gas station building by rescinding the designation of the property at 2000-24 Arch Street and designating the gas station building itself as an object as satisfying Criterion for Designation J, pursuant to Section 5.14.a of the Historical Commission's Rules and Regulations, which addresses the amendment of designations.



Gulf Gas Station, southwest corner of 20th and Arch Streets, undated, c. 1970.



Gulf Gas Station, southwest corner of 20th and Arch Streets, December 13, 2021.



Aerial view of the property at 2000-24 Arch Street, with yellow arrow pointing out the gas station building.



January 31, 2023

VIA E-MAIL (JON.FARNHAM@PHILA.GOV)

Robert M. Careless

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rcareless@cozen.com

Jonathan E. Farnham, Ph.D
Executive Director
Philadelphia Historical Commission
1515 Arch Street, 3rd Floor
Philadelphia, PA 19102

**Re: Former Gulf Gas Station Building
2000-24 Arch Street, Philadelphia, PA 19102**

Dear Dr. Farnham:

This letter supplements my letter dated October 6, 2022, a copy of which is appended for reference.

Property Owner has worked with the Department of Parks and Recreation to select Sedgley Porter House, 3250 Sedgley Drive in Fairmount Park, as the new location for the Station Building for its historic preservation. Once the Station Building has been relocated and installed, the Station Building will be donated to the City of Philadelphia.

We look forward to meeting with the Historical Commission on February 10, 2023 on our request to have the Property's historic designation rescinded upon removal and relocation of the Station Building.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR


By: Robert M. Careless

LEGAL\61306993\1



October 6, 2022

VIA E-MAIL (JON.FARNHAM@PHILA.GOV)

Robert M. Careless

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Jonathan E. Farnham, Ph.D
Executive Director
Philadelphia Historical Commission
1515 Arch Street, 3rd Floor
Philadelphia, PA 19102

**Re: Former Gulf Gas Station Building
2000-24 Arch Street, Philadelphia, PA 19102**

Dear Dr. Farnham:

We represent 2000 Arch Associates LP ("Property Owner"). Property Owner is the record owner of 2000-24 Arch Street, Philadelphia, PA 19102 ("Property") which is currently utilized as a surface parking lot. A former Gulf gas station building is situated on the Property at the southwest corner of 20th and Arch Streets (the "Station Building"). The Station Building was designated as historic by the Philadelphia Historical Commission ("Commission") in 1981.

On May 14, 2021, the Commission determined, pursuant to Section 14-1005(6)(d) of the Philadelphia Zoning Code, that the Station Building has no feasible reuse in its location at the Property, and further, that the relocation of the Station Building is necessary in the public interest for the preservation and adaptive reuse of the historic resource.

In accordance with the Commission's determination, the Property Owner is currently in the approval process to relocate the Station Building to Aviator Park for its historic preservation. Once the Station Building has been relocated and installed, the Station Building will be conveyed to the City of Philadelphia.

Upon removal of the Station Building from the Property, we believe that the Property will not retain any further historic significance. Accordingly, we respectfully request that the Commission remove the Property's historic designation upon removal and relocation of the Station Building.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR


By: Robert M. Careless

LEGAL\59840031\1

PHILADELPHIA HISTORICAL COMMISSION
REGISTER OF HISTORIC PLACES

FOR PHC USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Gulf Refining Company Service Station

AND/OR COMMON

2 LOCATION

STREET & NUMBER

2000 Arch Street

CITY, TOWN

Philadelphia

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

STATE

Pennsylvania

VICINITY OF

CODE

COUNTY

Philadelphia

CODE

3 CLASSIFICATION

CATEGORY

___DISTRICT

___BUILDING(S)

___STRUCTURE

___SITE

___OBJECT

OWNERSHIP

___PUBLIC

☒ PRIVATE

___BOTH

PUBLIC ACQUISITION

___IN PROCESS

___BEING CONSIDERED

STATUS

___OCCUPIED

☒ UNOCCUPIED

___WORK IN PROGRESS

ACCESSIBLE

___YES: RESTRICTED

___YES: UNRESTRICTED

☒ NO

PRESENT USE

___AGRICULTURE

___MUSEUM

___COMMERCIAL

___PARK

___EDUCATIONAL

___PRIVATE RESIDENCE

___ENTERTAINMENT

___RELIGIOUS

___GOVERNMENT

___SCIENTIFIC

___INDUSTRIAL

___TRANSPORTATION

___MILITARY

___OTHER:

4 OWNER OF PROPERTY

NAME

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Room 153 City Hall

STREET & NUMBER

Broad & Market Streets

CITY, TOWN

Philadelphia

STATE

Pennsylvania

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

___FEDERAL ___STATE ___COUNTY ___LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION

☐ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This one-story structure measuring 10' x 24' was constructed in 1930 by the Gulf Refining Company to service the center city area. Constructed of brick it has three bays on its east or front elevation. The center bay contains a door; the left and right bays contain 2 openings each: one with 4/1 double-hung sash & one with 2/1 double-hung sash. The openings next to the door contain the 2/1 sash; the outer openings 4/1 sash. Over each opening is either a four-light or two-light transom. The south facade contains 2 bays: a door in the right and a 2/1 double-hung sash in the left. A scalloped-tile pent eave with a metal cornice encircles the structure with a gable over the doorway. A brick parapet sits above. At each of the four corners, the brick is set out to give the illusion of columns or pilasters. A stone cap tops this building.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1930

BUILDER/ARCHITECT Gulf Refining Company

STATEMENT OF SIGNIFICANCE

This gas station is a vanishing remnant of the early days of automobile transportation in America. Once found throughout America, this structure probably is the last basically unaltered 1930s gas station left within the city limits. In this present day, many of the early stations have either been demolished or remodelled to include service bays. Others have been rebuilt to follow a modern or prevailing form of architecture, i.e. several of the gas stations in Chestnut Hill were rebuilt during the 1960s in a Colonial Revival mode.

A proposal now exists to remodel this structure into a take-out hot dog stand with a service window.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Building Permits: 1930 # 2734 & 2736

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

QUADRANGLE NAME _____

QUADRANGLE SCALE _____

UTM REFERENCES

A	ZONE	EASTING	NORTHING
C			
E			
G			

B	ZONE	EASTING	NORTHING
D			
F			
H			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

ORGANIZATION

Philadelphia Historical Commission

DATE

6/29/81

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

April 13, 2021

Dr. Jon Farnham, Executive Director
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
E: Jon.Farnham@phila.gov

**Re: Gas Station Relocation – Philadelphia Historical Commission (PHC) Application
2000 Arch Street, Philadelphia, PA**

We submit this application on behalf of our client and property owner Parkway Corporation to request approval for the relocation of the former Gulf Refining Company Service Station situated at 2000 Arch Street, Philadelphia, PA to Aviator Park and transfer ownership and custodianship to the Philadelphia Parks and Recreation Department.

Building Description

The existing gas station is a one-story structure and approximately 10' by 24' in plan. It was designed in the Prairie Style architecture for Gulf Refining Company and was constructed in 1930. The exterior façade is clad in multitone brick and features Spanish terra cotta tile pent eaves and keyhole arch over the center door entrance. The soffit of the pent eaves was once fully illuminated with a continuous row of individual filament light bulbs. The metal light fixtures panels remain at the inside face of the soffit.

History and Context

The first purpose-built, drive-in gas station was opened by the Gulf Refining Company in Pittsburgh, Pennsylvania in 1913 (Photo 1). It was an octagonal pagoda style building with a large pent eave overhang, Spanish terra cotta tiles, and bulb-lit signage. Shortly afterward, Gulf built another nearly identical station in West Philadelphia at 33rd and Chestnut Streets (Photo 2). Then in 1916, high demand at the West Philadelphia station propelled Gulf to open yet another station at N. Broad Street and Hunting Park Avenue (Photo 3). As the demand for gasoline consumption quadrupled by 1929, so did the number of service stations across North America. Oil companies competed by marketing not only services like free maps, but also by branding through notable architectural styles in order to visually identify the company and draw the consumer. In the late 1920s and early 1930s, Gulf Oil developed a signature style of service station like that of 2000 Arch Street. Variations of this design were constructed at Gulf Oil service station locations throughout the United States. Similar examples remaining today

can be found in Texas, Arkansas, Tennessee, Kentucky, Mississippi, and Alabama to name a few (Photos 4 – 11).

During the height of the conversion away from street-side filling stations to drive-up service stations, the Gulf service station at 2000 Arch Street was strategically placed in a dense grid of 19th-century residential rowhouses. It occupied a lot at the end of a row along Arch Street where only a year prior stood the [Jacob C.] Kahn Building; a cast-in-place concrete 8-story office building that was erected in 1922. Kahn made a deal to lease the lot to Gulf Oil and tore down his namesake building 1929 in order to make way for the new drive-up service station (Fig. 1 & 2). The east side of lot fronted what was once a narrow 20th Street making the location ideal for a small neighborhood service station (Photo 12). Across the railroad tracks to the south were blocks of light industrial buildings blended with rowhouses that are part of what is known today as the Rittenhouse-Fitler Historic District (Fig. 3).

As the decades progressed and the urban landscape of commercial downtown center city Philadelphia expanded, so did the context that surrounded the service station (Fig. 4). By 1962, the continuity of neighborhood rowhouses that bordered the service station lot had been broken up by sweeping demolitions and land clearings for parking lots and once residential homes were converted or redeveloped for various commercial uses (Fig. 5). It was also in this year that the city of Philadelphia identified the service station lot for a potential fire station that would require demolition of the building. By the early 1970s, skyscrapers and multi-story commercial office buildings that were once largely east of City Hall had engulfed and overshadowed the small neighborhood service station (Photos 13 – 14). In 1974, the service station closed and was again threatened by demolition to make way for a 21-story hotel. Previously nestled on a small corner in a residential neighborhood, the service station now remains vacant and alone surrounded by a surface parking lot as it has for over 50 years and no longer contributes to the historical context in which it was originally constructed (Fig. 6).

In 1981, the building was listed on the Philadelphia Register of Historic Places at the same time there was a proposal to alter the structure for a take-out hot dog stand with service window (Photos 15 – 16).

During the mid-1980s, a developer known as the Linpro Company consolidated the lots extending from 2000 to 2018 Arch Street with plans for a multi-story commercial office building (Photos 17 – 18). Correspondence in the Philadelphia Historical Commission (PHC) files document the good faith efforts that were made by Linpro to donate the building to Cumberland Farms (owner of Gulf Oil properties), Fotomat Corporation, Henry Ford Museum, Midstates Equipment Service Inc., and SEPTA; all of which declined offer. The Fairmount Park Commission expressed interest to reuse the building as a check-in booth at their recycling center located six miles away up highway Route 76 on the west side of the Schuylkill River in a remote area of Fairmount Park. However, studies of potential routes, stabilization requirements during the move, interruption to city utilities, mover liability, and expense determined that the relocation would be infeasible. Therefore, in 1988 the building was

conditionally approved by PHC for demolition, though plans to redevelop the site were subsequently abandoned by the Linpro Company.

In 2014, Parkway Corporation purchased the 32,000 square foot lot containing the former gas station building and continued its use as grade-level parking. Parkway now intends to develop a multi-story commercial office building on the site. Unable to incorporate the gas station into the new development, Parkway Corporation has successfully secured an agreement with the Philadelphia Parks and Recreation Department to relocate the gas station to Aviator Park at 200 N. 19th Street; a public park two blocks from the existing site and directly across from the Franklin Institute. Ownership and custodianship of the building would transfer to the Philadelphia Parks and Recreation Department with the relocation.

The gas station at 2000 Arch Street does not have a feasible reuse in its current location. It has remained vacant and unused for over 50 years without interest or proposals for reuse since 1981. Due to long term vacancy, the building has continued to slowly deteriorate and been subjected to vandalism, break-ins, and trespassing. In an effort to prevent repeated intrusions, window and door openings were boarded and public access to the rear west elevation was blocked by the installation of temporary wooden walls. The building was threatened by a fire in the 1990s that resulted in the loss of the west portion of the pent eave and roofing. This portion of the roof framing was replaced and covered with asphalt shingles. Environmental testing determined that materials in the building contain asbestos and existing paint contains lead and requires abatement.

The Parkway Corporation and the Philadelphia Parks and Recreation Department have now secured a feasible opportunity for the building to be relocated to a visible public park with high pedestrian traffic, just two blocks from its original location. Visitors to the Franklin Institute, Barnes Foundation, Free Library, Logan Square, the Basilica, and Academy of Natural Sciences, as well as students and faculty of Moore College of Art & Design would all be within one block or less of the future site. This move will ensure its preservation, maintenance, interpretation, and reuse for generations to come. The relocation is therefore necessary in the public interest and in the best interest of the building's long-term preservation. The enclosed existing and proposed site plans show the approximate location and general massing of the building at the site once it is relocated.

Case Study

While the 2000 Arch Street Gulf Service Station is emphatically a unique artifact of the 1930s service station in Philadelphia, an almost identical twin stands in Athens, Alabama with a strikingly similar history (Photo 9). Constructed in 1933, the Newby Gulf Station was one of the first full-service gas stations in the state. Its design nearly matches that of 2000 Arch Street, though it appears to have lost its Spanish terra cotta tiles at the eaves. Once situated at a main north and southbound junction in downtown Athens, the service station was a hub for passing vehicular traffic and the attached College Inn restaurant was considered the epicenter

for social and family gatherings. Eventually, the highway was relocated directing traffic away from the area. The gas station shut down in the 1990s and lot was sold in 2003. Recognizing the building's historic significance, the new owners donated it to the City of Athens. In turn, the city acquired grants and allocated funds to relocate the building to a public park in the downtown. The old service station and its attached restaurant wing were subsequently restored and are currently used as a museum interpreting 1930s through 1950s Americana (Photos 10 – 11).

Existing Conditions

The existing service station building is in generally fair condition despite its years of vacancy. The brick walls, steel lintels, and cast stone elements appear to be sound and in serviceable condition with typical maintenance deficiencies. However, the pent eave overhang, while generally intact, is beginning to significantly deteriorate. The plaster coffers have failed at localized areas, coating at the soffit and fascia is peeling, internal cornice framing has deteriorated due to on-going water infiltration and exposure at each corner, the southwest corner of the pressed metal cornice is displaced, and section loss and surface corrosion was observed at pressed metal elements. The Spanish terra cotta roof tiles appear to be in sound condition at the north, east, and south elevations, with localized displacement over the east doorway. The west slope of the pent eave was reportedly lost due to a previous fire and replaced with asphalt shingles (Photos 19 – 22).

On February 24 and 26, 2021, Ascent visually reviewed the exterior façade and roof locations from the ground using a UAS Drone and observed the following deficiencies. The enclosed annotated elevations identify specific conditions observed during the course of our review:

Pent Eave

- Openings, section loss, and displacement of corners at pent eave cornice on all elevations. It appears that wood framing that supports the pressed metal cornice has failed (Photos 23 – 27).
- Localized failure of plaster at coffers in the pent eave soffit at the south and west elevations (Photos 28 - 31).
- Localized section loss of light fixture face plate at west elevation (Photo 31).
- Failed coating and surface corrosion at pressed metal elements at soffit and fascia of pent eave at all elevations (Photo 32).

Masonry and Steel

- General surface erosion at brick face. According to historic photographs, it appears that some time between 1934 and 1970 the exterior brick face was coated with white paint, which was subsequently removed between 1970 and 1984. The process of paint removal is unknown; however, the surface of brick appears to be roughened and has lost

its fire skin and mortar joints are highly recessed. These conditions are indications that the paint removal process may have involved a high-pressure wash that exceeded the recommended maximum water pressure for historic brick surfaces (Photos 33 - 35).

- General deterioration of mortar joints in brick. It appears that approximately 50% - 60% of mortar joints in brick have failed and that 90% - 100% of mortar joints in brick are recessed beyond their intended original profile depth (Photos 33 - 35).
- Spalled cast stone capitals at the north and south elevations (Photos 36 - 37).
- Missing brick at the south elevation (Photo 38).
- Deterioration of mortar joints at cast stone sills and capitals (Photos 39 - 40).
- General deterioration of sky-facing joints in cast stone coping (Photo 41).
- Failed coating and surface corrosion at steel lintels at all elevations (Photos 42 - 44).

Roof Elements

- Failed paint at Spanish terra cotta tiles. It appears that the original green terra cotta roof tiles were painted orange. This orange paint has failed (Photos 45 - 47).
- Loose and displaced Spanish terra cotta tiles at east elevation (Photo 48).
- Biological growth at the topside of EPDM at flat roof (Photo 49).
- West roof was previously replaced with asphalt shingles reportedly due to a fire in the 1990s (Photo 50).

Relocation Contractor and Description

The process of historic building relocation requires the expertise of a contractor specializing in building lifting. Parkway Corporation invited proposals from over four companies in the tristate area. After review of the scope of work, W.A. Building Movers & Contractors was ultimately selected to perform the relocation services. W.A. Building Movers & Contractors is a full-service construction and rigging company that has served the New Jersey, Connecticut, and Pennsylvania areas over 100 years of combined expertise. W.A. moves over 100 buildings annually. They visited the site, understand the challenges, and provided the most comprehensive relocation plan in coordination with Ascent to safely transport the building. The following is a step-by-step description of building and site preparations, building stabilization, selective dismantling, and relocation:

Existing Site Preparation:

- Existing building abatement
 - Asbestos materials per attached report
 - Lead paint per attached report
- Remove existing planters, plants, and wood perimeter
- Parking lot staging and secure access area
- Remove concrete aprons at east and west elevations to provide access to existing slab
- Procure all permits for building, demolition, street closure, police detail, traffic light relocations



New Site Preparation:

- Design/build new foundation to receive building and building elements
- Secure work areas as new site of safe pedestrian flow during preparation and relocation
- Remove existing trees, garden wall, and existing pavers
- Install new foundation with required utilities (i.e., water, sewer, electrical, gas, and fire safety services)

Building Preparation and Stabilization:

- Dismantle, catalogue, and salvage existing pent eave, pressed metal light fixtures, soffit, and cornice, and terra cotta tile roofing.
- Install wood blocking existing door and window openings.
- Install tensioned cables wrapped at exterior corners of building.

Building Relocation:

- Machine and manual excavation to accept jacking equipment and steel.
- Set steel under the building.
- Jack building to required height to accept moving equipment.
- Place truck and custom trailer under building and load in preparation for transport.
- Transport structure northbound on N. 20th Street for approximately 2.5 blocks to new site.
- Move structure from trailer and place on crib points and steel. Steel will remain under structure until suitable foundation is complete.

On behalf of our client and our firm, thank you for your consideration of this proposal. We look forward to presenting our proposal at the upcoming Architectural Committee meeting on April 27, 2021.

BECKY H. SELL, Vice President

E: BSell@AscentResto.com

Enclosures:

- *Figures 1 – 6*
- *Photographs 1 – 50*



ASCENT

- *Annotated Existing Building Elevations*
- *Existing Site Plan of Aviator Park*
- *Proposed Site Plan of Aviator Park*
- *Department of Parks and Recreation Letter*
- *Mover Contractor Profile*
- *Contractor Relocation Description*
- *Asbestos Laboratory Testing Report; June 24, 2019*
- *Lead Laboratory Testing Report; June 24, 2019*

- *PHC File Documents:*
 - o *PHC letter regarding demo application submission; September 16, 1986*
 - o *Linpro letter to withdraw demo application; September 25, 1986*
 - o *Letter of donation request to Cumberland Farms; July 2, 1987*
 - o *Letter of donation request to SEPTA; July 9, 1987*
 - o *Various letters of rejection of donation acceptance; 1987*
 - o *PHC Correspondence to accept relocation proposal; September 24, 1987*
 - o *Linpro letter to PHC requesting relocation; February 16, 1988*
 - o *Architectural Committee Minutes; March 31, 1988*
 - o *Summary of Architectural Committee Meeting; April 7, 1988*
 - o *Historical Commission Minutes; April 13, 1988*
 - o *Building Permit Application for demolition approved; June 16, 1988*
 - o *PHC Letter requesting continued efforts to relocate the building; June 16, 1988*



CITY OF PHILADELPHIA
Parks & Recreation

One Parkway
1515 Arch Street, 10th Floor
Philadelphia, PA 19102-1587

Robert Zuritsky, President and CEO
Parkway Corporation
150 North Broad Street
Philadelphia PA 19102

DATE: March 17, 2021

SUBJECT: City of Philadelphia Letter Non-Objection Letter for relocation of the Historical Gulf Gas Station ("Gulf Station")

Dear Rob:

I am writing in reference to the Historic Commission's review of Parkway Corporation's proposed relocation of the Gulf Station at 2000 Arch Street to Aviator Park, located on the west side of Logan Square. Please be advised that the City of Philadelphia, Department of Parks and Recreation does not oppose a proposed relocation of the Gulf Station to Aviator Park, under certain terms and conditions to be agreed upon between Parkway Corporation and the City.

We look forward to negotiating and working with you in the future.

Sincerely,

A handwritten signature in cursive script, reading "K. Ott Lovell".

Kathryn Ott Lovell
Commissioner, Department of Parks and Recreation

CC: Law Department.

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

**TUESDAY, 27 APRIL 2021
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		

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

The following staff members were present:

- Jon Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:

- Robert Gurmankin
- Steve Black
- Briana Wilkins, Parkway Corporation
- Robert Hicks, Parkway Corporation
- Jay Farrell
- Gary Vernick
- Hal Schirmer, Esq.
- Neville Fernandes
- Linda Polgar
- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Sean Law
- Adam Hunt
- Michael Kessler
- Becky Sell, Ascent

Raymond Rola
Carey Jackson Yonce, CANNO Design
Steven L Gelbart
Evan Haberman
James Henriques
Mark Hansen
Doug Seiler, Seiler + Drury Architects
Job Itzkowitz, Old City District
Richard W. Thom
Harrison Haas, Esq., Cozen O'Connor
Michael Koep
Ivy Solomon
German Yakubov
Brian LaBrose
Brian Berson
Rustin Ohler, Harman Deutsch Ohler Architects
Rich Leimbach
Eleanor Krause

AGENDA

ADDRESS: 2000-24 ARCH ST

Proposal: Relocate gas station to Aviator Park
Review Requested: Final Approval
Owner: 2000 Arch Associates LP
Applicant: Becky Sell, Ascent
History: 1930; Gulf Gasoline Station
Individual Designation: 8/6/1981
District Designation: None
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes to relocate an historic Gulf gas station that stands along the west side of 20th Street, south of Arch Street. The gas station is the only historic resource on the property at 2000-24 Arch Street, which was designated in 1981. The very large lot was used as a car rental facility for many years. When the facility closed, the non-historic buildings at the site were demolished. With the exception of the gas station, which is located at the edge of the site high above the remainder of the site at a different grade, the lot is now dedicated to surface parking. The new owner plans to redevelop the site.

Section 14-203(88) of the preservation ordinance indicates that the removal of a building from its site is considered a demolition in the legal sense. Therefore, owing to the limitations of approvals of demolitions at Section 14-1005(6)(d) in the preservation ordinance, the Historical Commission may approve this application only after finding that there is no feasible reuse for the building and/or that the relocation is necessary in the public interest.

The small gas station was constructed in 1930 and has been vacant and unused for many decades. The building is in poor condition. A former owner of the property sought the Historical Commission's approval to demolish the building in the mid 1980s. The Historical Commission worked with the owner for several years seeking a new site for the small building. The building was unsuccessfully offered to Gulf, the Smithsonian Institute, Henry Ford Museum in Michigan,

ARCHITECTURAL COMMITTEE, 27 APRIL 2021

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

SEPTA, and the Fairmount Park Commission. Although some potential relocation sites were identified, for example at a recycling center in Fairmount Park, moving the building more than a short distance was ultimately deemed infeasible, owing to obstacles including bridges, underpasses, and utility lines. Eventually, in 1988, after exhausting options for relocation, the Historical Commission approved the demolition of the building, provided the owner continued to seek a relocation site until it was demolished. Despite the approval, the building was not demolished, and it stands today at its original site.

The current plan calls for moving the building two blocks to the north, to Aviator Park at Logan Circle, where it would be held under the auspices of the Department of Parks and Recreation. The rehabilitation of the building for its new use as a park amenity will be proposed as a subsequent application in a later phase of the project. The application claims that the relocation is necessary in the public interest, in that it would ensure the preservation of the historic resource while providing for its use and appreciation by the public. In addition, decades of failed attempts to find a reuse for this building have demonstrated that its reuse is not feasible in its current location.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Section 14-1005(6)(d) of the preservation ordinance; the building has no feasible reuse in its current location; the relocation is necessary in the public interest for the preservation and adaptive reuse of the historic resource.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:03:25

PRESENTERS:

- Mr. Farnham presented the application to the Architectural Committee.
- Consultant Becky Sell and property owner's representative Briana Wilkins represented the application.

DISCUSSION:

- Ms. Sell stated that she is working on behalf of Parkway Corporation, the owner of the property at 2000-24 Arch Street.
- Mr. McCoubrey stated that the application is very thorough and moving the building to preserve and reuse it will be a wonderful outcome for "the lonely little gas station."
 - Ms. Gutterman agreed.
- Ms. Gutterman asked if the building is stable enough to be moved.
 - Ms. Sell responded that the building is able to be moved without damaging it. The building will be wrapped in cables, the interior will be stabilized, and the window and door openings will be shored.
- Ms. Gutterman noted that the pent eave will be removed before the move, and then reinstalled later.
 - Ms. Sell stated that all of the parts of the building will be catalogued before the move. The pent eave will be moved to and stored at a secure, fenced area at the new site. If there are security concerns at the site, the removed materials will be relocated to a storage facility. The pent eave will be reinstalled later. Deteriorated elements of the pent eave will be replaced in kind. The light fixtures that ring the pent eave will be repaired. A few that were damaged in a fire in the 1990s will be replaced in kind.
- Mr. Cluver noted that a mature sycamore tree will need to be removed at the new site.

- Ms. Sell stated that there will be some changes to walkways and trees at the new site to accommodate the relocation of the building.
- Ms. Wilkins stated that Parkway Corporation, the owner of the Arch Street property that includes the gas station, has been working closely with the Department of Parks and Recreation to plan for the move. The relocation of the gas station is part of a larger effort to animate Aviator Park.
- Mr. D'Alessandro stated that the application was extremely thorough and well prepared. He congratulated the applicants on their work. He asked if they knew where the gasoline pumps were originally located in relation to the gas station building.
 - Ms. Sell directed him to a photograph in her application that showed the pumps.
 - Mr. D'Alessandro suggested adding something at the new site to indicate where the pumps would be located.
 - Mr. Farnham replied that, while not part of this application, he has reviewed preliminary plans for the reuse of the building as a café that is gas station themed and includes gas pumps, lighting, signage, and other elements that evoke a 1930s gas station.
- Ms. Stein noted that the application calls for the installation of a foundation and utilities, but not the restoration of the building. She asked how the site will be left at the end of this part of the project.
 - Ms. Sell and Ms. Wilkins stated that the site will be fenced off during the site preparation and relocation and restoration of the building. They noted that Parkway Corporation and the Department of Parks and Recreation are working to ensure that the site is safe and that the work is completed in a timely manner.
- Mr. D'Alessandro asked whether the tiles on the pent eave will be documented before they are removed.
 - Ms. Sell responded that all materials will be documented and catalogued before they are removed.
- Mr. McCoubrey asked if the restoration plans would also be reviewed by the Historical Commission.
 - Mr. Farnham replied that the restoration plans will be reviewed by the Historical Commission. He noted that they may be reviewed by the staff only if they propose a true restoration.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The gas station building has been vacant and unused for many decades.
- The building has no feasible reuse in its current location.
- The building can be safely moved to its new location.
- The new location will allow the public to experience and use the building.

The Architectural Committee concluded that:

- The relocation of the building is necessary in the public interest for the preservation and adaptive reuse of the historic resource.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, with the staff to review details, pursuant to Section 14-1005(6)(d) of the preservation ordinance.

ITEM: 2000-24 ARCH ST MOTION: Approve MOVED BY: McCoubrey SECONDED BY: Cluver					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler					X
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	6				1

ADDRESS: 207-09 and 211 VINE ST

Proposal: Construct 6-story multi-family building and two townhouses, remove rear ell

Review Requested: Final Approval

Owner: Greythorne Development Corporation

Applicant: Carey Jackson Yonce, CANNO design

History: 209 Vine Street, 1825

Individual Designation: 10/1/1981

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

207 Vine Street: Non-contributing

209 Vine Street: Contributing

211 Vine Street: Non-contributing

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

BACKGROUND:

Located at the northeast corner of Vine Street and N. American Street, the properties currently known as 207-09 and 211 Vine Street extend the full block from Vine Street to Wood Street, and include a combination of parking lots, non-contributing buildings, and the individually-designated and contributing building historically known as 209 Vine Street. The northern boundary of the Old City Historic District is along Wood Street.

This application calls for the construction of two townhouses on the existing parking lot at 207 Vine Street; the removal of the majority of the rear ell of 209 Vine Street and the rehabilitation of its front façade; and the demolition of the non-contributing buildings at 211 Vine Street and construction of a six-story building.

The new townhouses at 207 Vine Street would feature three-story brick facades with regular fenestration. A fourth floor clad in standing seam metal siding would be set back from the front façade and feature a series of terraces and decks.

**THE MINUTES OF THE 705TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 14 MAY 2021
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

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

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

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

The following staff members were present:

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

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

AGENDA

ADDRESS: 2000-24 ARCH ST

Proposal: Relocate gas station to Aviator Park
 Review Requested: Final Approval
 Owner: 2000 Arch Associates LP
 Applicant: Becky Sell, Ascent
 History: 1930; Gulf Gasoline Station
 Individual Designation: 8/6/1981
 District Designation: None
 Staff Contact: Jon Farnham, jon.farnham@phila.gov

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ACTION: See Consent Agenda.

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