

**THE MINUTES OF THE 738TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 FEBRUARY 2024, 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 9:03 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		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Erin Kindt (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	
Matthew Treat (Department of Planning and Development)	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 III
- Shannon Garrison, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner I
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- James Kelly, Esq., Law Department

The following persons attended the online meeting:

Aaron Moselle, WHY
Aaron Wunsch
Alan Nochumson, Esq.
Albert Starominsky
Alex Aberle
Alexis Anselmi
Allison Weiss, SoLo Germantown
Amy Lambert
Andrew E. Behrendt
Andy and Karen Cohen
Anthony Bruttaniti
Ashonti Farior
Barbara Hauck-Mah
Betsy Hawkings
Brandon Savran
Brenda Harris
Brett Feldman, Esq., Klehr Harrison
Brett T. Mapp
Bruce Bohri, Department of Planning and Development
Carol Fitzgerald
Caroline Slama
Carolyn Adams
Catherine Myers
Chagai Bader
Chris Hirokawa
Chris Koch
Christina Gatti
Courtney Disston
Courtney Malley
Cristina Elena Guzman
Cuby Lin
D. Miller
David Fecteau, Philadelphia City Planning Commission
David Traub, Save Our Sites
Dawud Bey
Dennis Carlisle, OCF Realty
Diana Guzman
Dimitry Starominsky
Dolores Curtis
Don Maedche
Donna Laws
Douglas Willson
Ed Barnhart, Always by Design
Eli Kantrovitz
Emily Busch
Eugene Desyatnik, Bella Vista Neighbors
Evan Litvin
Francesca Chapman
Frank Luchak
Gabriel Deck

George Poulin
Georgette Bartell
Gian Vergnetti
Greg Paulmier
Hanna Stark, Preservation Alliance
Ignatius Wang
James Blumgart
Jeff Gelles
Jeff Watson
Jim Dragoni
Jim Duffin
John Dulik
John Pettit
Justin Brighta
Justin Detwiler
Justino Navarro
Karen Cohen
Karen West
Kathleen Willetts
Kathleen Wilson
Kathy Dowdell
Kathy Leonard
Kenneth Johnson
Kevin J. O'Neill, KJO Architecture
Kimberly Haas, Hidden City Philadelphia
Laura Nanda
Lea Litvin, LO Design
Leah Silverstein
Lee Elsey
Linda Baldwin
Liz Moore
Liz Szot
Lori Salganicoff, Chestnut Hill Conservancy
Lori Martin
Maria Belenky
Mark Sellers, Awbury Arboretum
Martha Agate
Mason Carter
Matt Masterpasqua, Mass Architecture Studio
Matt Millan
Maureen Flanagan
Max Polichuk
Meredith Ferleger, Esq.
Michael Phillips, Esq.
Michael Tucker
Mike Stanton
Mitchell Starominsky
Nadya Day
Nancy Pontone
Nancy Rogen
Nathan Cottrell

Nick Dobrowolski
Oscar Beisert, Keeping Society
Pamela Bracey
Patricia Freeland
Paul Steinke, Preservation Alliance
Paul Toner, Esq.
Racquel Ward
Richard DeMarco, Esq.
Richard W. Thom
Robert Mandeville
Robert Mueller
Robert Powers
Rosalind McKelvey
Roy Aharonovich
Rustin Ohler, Harman Deutsch Ohler Architecture
Sandra Folzer
Sandy Ward
Sara Stevenson, Awbury Arboretum
Shana Goldin-Perschbacher
Sharon Gornstein
Stephanie Boggs Magagna, Esq.
Steven Peitzman
Sue Patterson
Susan Willson
Suzanne Biemiller
Suzanne Ponsen, West Central Germantown Neighbors
Sydelle Zove
Theodore Forrence
Thomas A. Leonard III
Thomas Queenan
Timothy Kerner
Tirth Bhatt
Tom Beck
Tri Nguyen
Tuomi Forrest, Historic Germantown
Wen Lin
Yvonne Haskins
Zhen H. Jin, Esq.

ADOPTION OF MINUTES, 737TH STATED MEETING, 12 JANUARY 2024

START TIME IN ZOOM RECORDING: 00:06:01

DISCUSSION:

- Mr. Thomas asked the Commissioners, staff, and members of the public if they had any suggested additions or corrections to the minutes of the preceding meeting of the Historical Commission, the 737th Stated Meeting, held 12 January 2024. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 737th Stated Meeting of the Philadelphia Historical Commission, held 12 January 2024. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 737th Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

REQUESTS FOR CONTINUANCES

ADDRESS: 1520-22 CHESTNUT ST

Name of Resource: S.S. Kresge Store
Proposed Action: Designate
Property Owner: PR Chestnut Associates LP
Nominator: Center City Residents Association
Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This nomination proposes to designate the property at 1520-22 Chestnut Street and list it on the Philadelphia Register of Historic Places. A two-story masonry commercial building, known as the S.S. Kresge Store, stands on the property. The nomination contends that the S.S. Kresge Store, built in 1934, satisfies Criteria for Designation C, D, and E.

The nomination argues that the property reflects the environment in an era characterized by a distinctive architectural style and embodies distinguishing characteristics of an architectural style, specifically the Art Deco style, satisfying Criteria C and D.

The nomination also argues that Silverman & Levy, the architects of the structure, was a firm that significantly influenced the development of the City of Philadelphia, satisfying Criterion E.

STAFF RECOMMENDATION: The staff recommends that the property at 1520-22 Chestnut Street satisfies Criteria for Designation C, D, and E and should be designated as historic and listed on the Philadelphia Register of Historic Places.

ACTION: See below.

ADDRESS: 1424-26 CHESTNUT ST

Name of Resource: Jacob Reed's Sons' Store, Main Sales Floor

Review: Reconsider Designation on Remand

Property Owner: Sunny Spring LLC

Appellant: Michael Phillips, Esq., Klehr Harrison

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

OVERVIEW: The Historical Commission designated the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob Reed's Sons' Store, on 13 May 2022. The owner of the property appealed the interior designation to the Court of Common Pleas, which has remanded the matter to the Historical Commission for reconsideration. That reconsideration will take place at the meeting of the Committee on Historic Designation on 30 November 2022 and the meeting of the Historical Commission on 13 January 2023. The Historical Commission designated the exterior of the building in 1966.

During its review of the nomination in May 2022, the Historical Commission found that the interior satisfied Criteria C, D, E, and F. The nomination argued under Criterion E that the Main Sales Floor of the Jacob Reed's Sons' Store is the primary public interior space in this landmark building designed by prominent Philadelphia architect William L. Price for Alan H. Reed, successor to one of the leading menswear merchants of the nineteenth century in Philadelphia. Under Criteria C and D, the nomination contended that the store, constructed between 1904 and 1905, was the first commercial building in Philadelphia constructed of reinforced concrete, a structural system which is most expressed by the public interior space of the Main Sales Floor. The nomination also argued that the Main Sales Floor is also the only major Arts and Crafts style commercial interior in Philadelphia, serving as a significant early example of Price's influential ideas on the appropriate expression of materials, structure, and labor. Finally, under Criterion F, the nomination asserted that the interior space features craftsmanship and artistry in the form of tilework from Henry Chapman Mercer's Moravian Pottery and murals by local artist Gertrude Monaghan, which reflect Price's thinking on architecture and its relationship with ornamentation.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the interior main floor of 1424-26 Chestnut Street satisfies Criteria for Designation C, D, E and F.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the first-floor interior of the building at 1424-26 Chestnut Street, historically known as the Main Sales Floor of the Jacob

Reed's Sons' Store, satisfies Criteria for Designation C, D, E, and F and should be designated as historic and listed on the Philadelphia Register of Historic Places.

START TIME IN ZOOM RECORDING: 00:06:30

PRESENTERS:

- Mr. Farnham presented the continuance requests to the Historical Commission.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the reviews of the nominations for 1520-22 Chestnut Street to the April 2024 meeting of the Committee on Historic Designation and 1424-26 Chestnut Street to the March 2024 meeting of the Historical Commission. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Continuances					
MOTION: Approve continuances					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

REPORT OF THE ARCHITECTURAL COMMITTEE, 23 JANUARY 2024

CONSENT AGENDA

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:09:17

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to adopt the recommendation of the Architectural Committee for the applications for 342 N. Front Street. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda					
MOTION: Adopt Architectural Committee recommendations for Consent Agenda items					
MOVED BY: Thomas					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

AGENDA

ADDRESS: 1200 S BROAD ST

Proposal: Construct two-story addition with roof deck, interior alterations

Review Requested: Final Approval

Owner: Dimitry Starominsky; Programs for Exceptional People; Programs Employing People

Applicant: Brandon Lutz, Harman Deutsch Ohler Architecture

History: 1954

Individual Designation: pending

District Designation: None

Staff Contact: Alex Till, alexander.till@phila.gov

BACKGROUND:

This application proposes to construct a two-story addition with a roof deck on an existing three-story building at a property that is currently under consideration for individual designation. The nomination was submitted to the Historical Commission on 27 July 2023 and the notice of the consideration of the designation was sent to the property owner on 15 September 2023. The building was constructed in 1954 and is primarily two stories tall with a flat roof. A small third story occupies a portion of the building's footprint near the rear. The building has a prominent facade with large windows on Broad Street and features an open courtyard with a low wall on Federal Street. It has secondary facades on Carlise Street and where it abuts the neighboring property.

The application proposed to demolish the small third story and construct a two-story addition on top of the existing building to convert it into apartments. The courtyard that opens to Federal Street will be enclosed resulting in a four-story building with a roof deck. The footprint of the addition almost matches that of the historic building and builds up from the existing, distinctive flat roof. The addition will be clad with aluminum panels and feature an assortment of regularly spaced windows. The addition will be prominently visible on top of and around the historic fabric of the existing building.

The building is being nominated under Criteria A, C, D, E, and J. It was constructed as the headquarters for the Order Sons of Italy, Grand Lodge of Pennsylvania, an organization of great importance to the Italian American community. It is described as a notable example of the Modern architectural style, and it was designed by the significant architecture firm of Carroll, Gridale & Van Alen.

The Historical Commission sent notice of the nomination to the property owners on 15 September 2023. Prior to the issuance, the owners submitted a zoning application for this project on 18 July 2023, but that application was denied on 17 August 2023. An appeal was submitted by the owners on 24 August 2023, which is still pending. Section 6.9.a.10 of the Commission's Rules and Regulations, the so-called "transition rule," allows the Commission, its committees, and staff to consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation, including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications.

SCOPE OF WORK:

- Demolish existing partial third story of existing building.
- Construct a two-story addition with roof deck.
- Infill open courtyard of building facing Federal Street.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
 - The proposed addition does not meet Standard 2. It is too large and occupies too much space on top of and interferes with the spatial relationships of the long, low, flat roof of the historic building, a distinctive characteristic of its architecture.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed new addition does not meet Standard 9. It is too large and is not compatible with the massing, size, and scale of the historic building.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 2 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:12:08

PRESENTERS:

- Mr. Till presented the application to the Historical Commission.
- Attorney Stephanie Boggs Magagna, owner representative Michael Tucker, and Architect Rustin Ohler represented the application.

PUBLIC COMMENT:

- Oscar Beisert, Keeping Society, asked if the portion of the addition facing Broad Street could be reduced and extra height added to the Carlisle Street side. Mr. Ohler responded that the zoning at the property would not allow the extra height.
- David Traub, Save Our Sites, commented in support of the application and added that the revised design is an improvement over the earlier one.
- Hannah Stark, Preservation Alliance for Greater Philadelphia, commented in support of the application. She claimed that the Alliance was not aware of these development plans when they submitted their nomination for this building and thus are open to more flexibility with its design.
- Anthony Bruttaniti, South Broad Street Neighbors, commented in support of the application. He stated that his organization is pleased with this design and, in particular, the massing facing Carlise Street.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised design for the addition is an improvement over the initial one. The materials and design of the addition were altered to better interact with the massing, scale, and design details of the historic building.
- Substantial planning and design for the project was underway when the Historical Commission received the nomination for this property.
- The continued use of the building by the nonprofit People Employing People that is enabled by the proposed project is in the public interest.

The Historical Commission concluded that:

- While the proposed addition is large and alters some spatial relationships that characterize the property, the proposed project retains distinctive materials and features of the property and the new construction is differentiated from the old, partially satisfying Standards 2 and 9.
- The transition rule applies in this case. Section 6.9.a.10 of the Commission’s Rules and Regulations, the so-called “transition rule,” allows the Commission, its committees, and staff to consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation, including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the design of the overbuild and courtyard infill are reconsidered to be further differentiated from the historic building, with the staff to review details, pursuant to Standard 9, Section 14-1005(6)(e)(.7) of the Philadelphia Code, and Section 6.9.a.10 of the Rules & Regulations. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 1200 S BROAD ST					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 26-34 CHURCH LN

Proposal: Construct five-story building

Review Requested: Final Approval

Owner: Chagai Bader, Nadlan Properties

Applicant: Kevin O'Neill, KJO Architecture LLC

History: vacant lot with archaeological potential

Individual Designation: None

District Designation: Germantown Urban Village Historic District, Contributing, pending

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes constructing a five-story mixed use building on a vacant lot at 26-34 Church Lane. The property is currently under consideration for historic designation as part of the Germantown Urban Village Historic District, which is scheduled for review by the Committee on Historic Designation on 9 January 2024 and the Historical Commission on 9 February 2024. The proposed building will contain commercial space on the ground floor and 33 dwelling units spread over the floors above, with a roof deck. The façade fronting Church Lane will be clad in a light-colored brick and feature a large grid of regularly spaced, narrow, rectangular windows.

The Historical Commission sent notice to all property owners in the proposed Germantown Urban Village Historic District, which includes this property, on 16 November 2023. Prior to the issuance of the district notice, the property owner had applied for a zoning permit in eCLIPSE, L&I's online permitting system, for the construction of this building. The zoning permit was issued on 28 November 2023. Section 6.9.a.10 of the Commission's Rules and Regulations, the so-called "transition rule," allows the Commission, its committees, and staff to consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation, including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications.

The Germantown Urban Village Historic District is proposed for designation under Criteria A, C, G, I, and J. It argues for the importance of Market Square and its immediate surroundings to the history and development of Germantown. It contains a great variety of architectural types and styles including eighteenth and early nineteenth-century Georgian and Federal residential buildings, mid to late nineteenth-century rowhouses, late nineteenth and early twentieth-century Colonial Revival residential and commercial buildings, a Victorian church, and a late nineteenth-century mill building since converted to residences. In addition, the district nomination specifies that this property is contributing solely under Criterion I for archaeological potential, thus the Historical Commission should review future building permit applications for the impact on potential below-grade historic resources.

Before approximately 1841, no buildings stood on the property, which was a part of a pair of larger lots owned by Caspar Wistar and Paul Kripner. Between 1841 and 1871, four stone twin houses were constructed on the lots that now make up the subject property. In 1916, those houses were demolished, and a two-story brick building with no basement was constructed in their place and used as a garage and offices. This building was demolished sometime in the 1990s and the lot has sat vacant since. The proposed nomination contends that the property at 26-34 Church Lane is significant under Criterion I for its potential to yield archaeological information important to history, specifically for its potential to yield information related to the Battle of Germantown in 1777 and the development of Germantown's cross streets in the nineteenth century.

SCOPE OF WORK:

- Construct a five-story mixed use building at 26-34 Church Ln.

STANDARDS FOR REVIEW:

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

- *Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
 - The proposed new construction will meet Standard 8 provided appropriate archaeological mitigation measures are undertaken.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed new construction materials and design meet Standard 9. It will be differentiated from the surrounding buildings and use compatible materials and features. The proposed massing, scale, and proportions do not meet Standard 9.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:53:39

PRESENTERS:

- Mr. Till presented the application to the Historical Commission.
- Developer Chagai Bader, architect Kevin O'Neill, and attorney Zhen H. Jin represented the application.

PUBLIC COMMENT:

- Oscar Beisert, Keeping Society, opposed the application.
- Greg Paulmier opposed the application.
- Tuomi Forest, Executive Director of Historic Germantown, opposed the application.
- David Traub, Save Our Sites, commented on the design.
- Amy Lambert commented on the design.
- Jim Dragoni, a near neighbor, opposed the application.
- Allison Weiss, SoLo Germantown Civic Association, opposed the application.
- Emily Busch opposed the application.
- Pamela Bracie opposed the application.
- George Bartell opposed the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property is proposed for designation under Criteria I for archaeological potential, which should be taken into consideration with regard to any work performed at the site.
- The property has been a vacant lot since around 2008.
- The revised design is an improvement over the original design, specifically with regard to the windows and decorative features on the brick façade. The massing and size of the proposed building remains too large for the context.

- The application as submitted does not properly show the context of the surrounding block and buildings or its relationship to nearby Market Square. In addition, it does not include elevations of the sides or rear of the proposed building or enough other information for a complete review.

The Historical Commission concluded that:

- The revised application is incomplete and would benefit from additional review by the Architectural Committee.

ACTION: Mr. McCoubrey moved to table the application to allow for the submission of additional information and remand the supplemented application to the Architectural Committee for additional review. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 26-34 CHURCH LN					
MOTION: Table for more information and remand to Architectural Committee					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 5925-31 DEVON PL

Proposal: Demolish barn

Review Requested: Final Approval

Owner: Awbury Arboretum Association

Applicant: Christopher Van de Velde, Awbury Arboretum Association

History: 1849; John Smith Haines Stable

Individual Designation: None

District Designation: Awbury Historic District, Significant, 5/14/2010

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

OVERVIEW: This application proposes demolishing a structure on the property at 5925-31 Devon Place. The Haines Stable, designed by Thomas U. Walter and constructed in 1849, is identified as the primary structure on the property and is considered a significant and rare component of the Awbury Arboretum's original nineteenth century landscape. The structure in question, a circa 1875 wood-frame barn, also called a shed, is identified as an auxiliary structure on the inventory form for the property but is not depicted in a photograph in the inventory.

The non-profit Awbury Arboretum Association acquired the property in 2019, after the barn had been significantly damaged in a storm earlier that year. The Arboretum has obtained an estimate of \$63,000 to stabilize the barn and has concluded that the cost is infeasible, as the barn also does not serve any programmatic or functional needs of the organization.

The Historical Commission must determine whether the barn is significant enough to be considered a contributing resource in the historic district. The inventory is inconclusive in that regard and the barn or shed is not mentioned in the district's statement of significance. If the barn is determined to be a contributing resource, the Historical Commission cannot approve its demolition without finding that the demolition is necessary in the public interest or that the barn cannot be used for any purpose which it is or may be reasonably adapted.

SCOPE OF WORK:

- Demolish barn.

STANDARDS FOR REVIEW:

The City of Philadelphia's historic preservation includes the following provision:

- *14-1005(6)(d) Restrictions on Demolition. No building permit shall be issued for the demolition of a historic building, structure, site, or object, or of a building, structure, site, or object located within a historic district that contributes, in the Historical Commission's opinion, to the character of the district, unless the Historical Commission finds that issuance of the building permit is necessary in the public interest, or unless the Historical Commission finds that the building, structure, site, or object cannot be used for any purpose for which it is or may be reasonably adapted.*
 - The Awbury Historic District statement of significance and inventory do not definitively indicate whether the barn in question contributes to the character of the historic district.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:56:39

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Christopher Van de Velde and Mark Sellers represented the application.

PUBLIC COMMENT:

- Kathy Dowdell supported the demolition of the structure in the public interest and supported the documentation requirement.
- Sydelle Zove, member of the Awbury Arboretum Association board of directors, supported the proposal.
- Amy Lambert supported the proposal, encouraging deconstruction rather than demolition.
- Steven Peitzman spoke.
- Oscar Beisert encouraged the distribution of the documentation of the structure to diverse repositories.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The barn/shed at 5925-31 Devon Place appears on nineteenth-century maps.
- The structure has some character-defining features, including beaded board and batten siding and mortise and pegged joinery.
- The structure does not have its own classification or inventory form and is identified as an auxiliary structure to an auxiliary structure in the Awbury Historic District inventory. Other similar structures in the historic district have their own inventory forms.
- Constructed on a dry-laid shallow stone base with a dirt floor, the structure was intended to be an ephemeral building, although it has held up remarkably well until relatively recently.
- The owner has received an estimate of \$63,000 to preserve the building, but the full condition of the building has not been assessed and change orders during construction may result in additional costs.
- The nonprofit owner has limited resources and appropriately focuses on the significant structures in its portfolio.

The Historical Commission concluded that:

- The reuse of the structure is infeasible, but documentation of the structure through high-resolution digital photography and measured drawings would provide a record of the structure and its history on the site.
- Salvaging materials from the structure for reuse and documentation of details is encouraged, if feasible.

ACTION: Ms. Cooperman moved to approve the application, provided that the shed is recorded with high-resolution digital photographs and measured drawings and materials from the shed are salvaged if feasible, pursuant to Section 14-1005(6)(d) of the Philadelphia Code. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 5925-31 DEVON PL					
MOTION: Approval, provided the structure is recorded and materials are salvaged					
MOVED BY: Cooperman					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 342 N FRONT ST

Proposal: Construct rooftop addition
 Review Requested: Final Approval
 Owner: Front & Vine LLC
 Applicant: Matt Masterpasqua, Mass architecture studio
 History: 1870
 Individual Designation: None
 District Designation: Old City Historic District, Contributing, 12/12/2003
 Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to construct a rooftop addition and decks on top of this double-width, two-story property in the Old City Historic District. The addition would be set back 20 to 23 feet from the Front Street side, and nine to 15 feet from the rear elevation facing I-95. Decks would be located on the existing roof, set back 10 feet 6 inches at its nearest point to Front Street, and on top of the addition. The deck on top of the addition would be accessed by a sloped pilot house on the north side of the building. The addition would be clad in black board and batten siding.

The application also shows rehabilitation work to the existing façade, including replacement windows, which can be approved at the staff level. The staff notes that the rendering appears to show standing seam metal details on the cornice and storefront cornice that are not identified on the elevation drawings and are not compatible with the historic building.

SCOPE OF WORK:

- Construct rooftop additions and decks.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The new addition does not destroy historic materials that characterize the property and will be differentiated from the old but compatible with the massing, scale, size of the historic property, satisfying Standard 9.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The mass of the proposed rooftop addition and decks are set back substantially from the main elevation and will be minimally visible from the public right-of-way. The color of the addition should be reconsidered to be lighter and less noticeable.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the third floor is reduced by a foot in height, windows are added to the east elevation of the addition, that there be no standing seam metal on the cornices, that consideration is given to moving the staircase to the exterior and eliminating the pilot house, and that the applicants work with the staff on the design of the commercial storefronts and color of the addition, with the staff to review details, pursuant to Standard 9 and the Roofs Guideline.

ACTION: See Consent Agenda.

ADDRESS: 151 N 3RD ST

Proposal: Construct six-story building

Review Requested: Final Approval

Owner: 151 N 3RD ST LP

Applicant: Gabriel Deck, Gnome Architects, LLC

History: 1849

Individual Designation: 12/31/1984

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

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes constructing a six-story multi-family apartment building at the rear of 151 N. 3rd Street, facing Quarry Street. The site is in the Old City Historic District. The property as currently configured includes a mid nineteenth-century, five-story building classified as contributing along N. 3rd Street and vacant land at the rear along Quarry Street. The Old City Historic District inventory calls out the vacant land at the rear 219-25 Quarry Street and describes it as a non-contributing parking lot. In the nineteenth century, the site for the proposed building was occupied by a collection of buildings. The buildings were demolished for a parking lot around 1938. A non-historic, one-story rear structure extending off the rear of the building at 151 N. 3rd Street, onto the site for the proposed building, was recently demolished with the Historical Commission’s approval. Owing to the fact that a structure extended onto the site for the proposed building, the site was not undeveloped, and therefore the Historical Commission has full jurisdiction, not review-and-comment jurisdiction, over this application.

SCOPE OF WORK:

- Construct six-story building.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The overall design of the building relates to the Old City Historic District through its materials, massing, and proportions.
 - The extensive use of brick responds to the immediate surroundings as well as the historic district as a whole.
 - Buildings in the immediate surrounding are largely three or four stories in height, but five- and six-story buildings can be found nearby within the historic district.
 - Elements of the front elevation could use some refining to fit the context of the historic district. The bay seems overly large and heavy. Historically, bays were clad in a lighter material, not masonry. The first-floor openings and open, arched entranceway should be revised.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - As the subject portion of the lot is currently vacant, there would be no adverse impact on the surrounding buildings or on the historic district if this property were to be removed in the future.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9, citing the extensive list of comments they offered on the project, with the hope that a slightly revised application would be reviewed by the Historical Commission.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:26:30

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.
- Attorney Michael Philips and architect Gabriel Deck represented the application.

PUBLIC COMMENT:

- Amy Lambert spoke in favor of the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The variation in width of mullions to accommodate interior walls is appropriate and has little impact on the overall look of the building given the narrowness of Quarry Street.

The Historical Commission concluded that:

- The application responds to the surrounding context and does not adversely affect historic fabric and therefore meets Standards 9 and 10.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 9 and 10. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 151 N 3RD ST					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 3651-53 LANCASTER AVE

Proposal: Construct two-story rooftop addition

Review Requested: Final Approval

Owner: JDY LLC

Applicant: Wen Lin, Liu Consulting & Construction LLC

History: 1940

Individual Designation: None

District Designation: Powelton Village Historic District, Non-contributing, 11/10/2022

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application seeks final approval for the construction of a two-story addition over a reconfigured one-story commercial building, at 3651-53 Lancaster Avenue in the Powelton Village Historic District. The existing one-story building is non-contributing to the district. The primary façade’s original brick storefront has stucco covering and altered openings. The massing of the proposal is appropriate for the 3600 block of Lancaster Avenue. However, details such as the use of cementitious clapboards on upper stories, configuration of the door leading to upper stories and upper-story window proportions should be revised to increase compatibility with the historic context.

SCOPE OF WORK:

- Construct two-story, four-unit addition above reconfigured storefront.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The new construction does not destroy historic materials. The use of cementitious siding, inappropriate 2nd and 3rd story window proportions and undersized door to the residential units are too differentiated from the historic context. With appropriate revisions the proposed application meets Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The existing one-story building is non-contributing; therefore, the proposal meets Standard 10.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:43:15

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Historical Commission.
- Architect Wen Lin represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 3651-53 Lancaster Avenue is non-contributing to the Powelton Village Historic District.
- The application proposes a two-story addition on a one-story commercial building.
- The applicant submitted revised drawings that responded to the concerns of the Architectural Committee.

The Historical Commission concluded that:

- By revising the design of the cornice, reducing the number of pickets in the railing, and considering adding windows to the west façade, the proposal meets Standard 9.
- The existing one-story building is non-contributing, therefore, the proposal meets Standard 10.

ACTION: Mr. McCoubrey moved to approve the revised application, provided windows are considered for the west façade, the cornice design is revised, and the number of pickets in the railing is reduced, with the staff to review details, pursuant to Standards 9 and 10. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 3651-53 LANCASTER AVE					
MOTION: Approval with conditions					
MOVED BY: McCoubrey					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 1916 PINE ST

Proposal: Construct rooftop addition and deck

Review Requested: Final Approval

Owner: Helen and John Davies

Applicant: Ed Barnhart, Always by Design

History: 1911

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a roof deck, solarium, and elevator at 1916 Pine Street. The property is contributing to the Rittenhouse Fidler Historic District. Upon completion, the project will not be visible from the public right-of-way.

SCOPE OF WORK:

- Demolish rear roof and sections of brick on rear wall and ell.
- Construct roof deck, solarium, and elevator.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The application proposes demolishing sections of the main block’s rear wall and rear ell walls at three levels. This is being done to accommodate the new elevator. This demolition does not meet Standard 9

- The front area of the roof addition will be built over the rear gable roof of the main block, which will not be demolished; therefore, this element of the project meets Standard 9.
- The proposed features, size, scale, and proportion, and massing of the roof addition meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The main block's original gable roof will be maintained; therefore, this element of the project meets Standard 10.
 - Sections of the rear main block wall and rear ell wall are proposed for demolition on three levels; therefore, the application does not meet Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed roof addition and deck could meet the Roofs Guideline if the roof deck and railing were pulled back behind the bay window and roof line.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 9, 10, and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:02:38

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Ed Barnhart represented the application, which was revised following the Architectural Committee's review.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was revised based on the Architectural Committee's comments. The location of the elevator was adjusted. The new location of the elevator will preserve the rear wall of the main block.
- The revised application reduces the amount of demolition and limits demolition to the rear ell.
- The overbuild, roof deck, and elevator alterations will not be visible from the public right-of-way.

The Historical Commission concluded that:

- The scope of work includes limited removal of historic fabric, and the main block of the historic house will be preserved. The revised application protects the historic integrity of the property and its environment; therefore, the application meets Standard 9.
- The main block's original gable roof and rear wall will be maintained and the changes to the rear ell are reversible; therefore, the application meets Standard 10.

- The proposed roof addition and deck will not be visible from the public right-of-way; therefore, the application meets the Roofs Guideline.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standards 9, 10, and the Roofs Guideline. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 1916 PINE ST					
MOTION: Approval					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 17 JANUARY 2024

ADDRESS: 2435 N COLLEGE AVE

Name of Resource: Dixie Hummingbird Headquarters

Proposed Action: Designation

Property Owner: Demetrius A McCain

Nominator: Preservation Alliance for Greater Philadelphia; Laurie Wexler

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This nomination proposes to designate the property at 2435 N. College Avenue and list it on the Philadelphia Register of Historic Places. A three-story brick rowhouse with fieldstone façade stands on the property. It was the home of James B. Davis and headquarters of the Dixie Hummingbirds gospel music group from 1951 to 1984. The nomination contends that the property satisfies Criterion for Designation A for its association with Mr. Davis, the founder and longtime manager of The Dixie Hummingbirds, an iconic and impactful American gospel music group. It further argues that the property satisfies Criterion for Designation J, for its use by The Dixie Hummingbirds as their headquarters for many years and its association with the music landscape of Philadelphia, particularly as it relates to the African American community.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 2435 N. College Avenue satisfies Criteria for Designation A and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:11:50

PRESENTERS:

- Mr. Till presented the nomination to the Historical Commission.
- Hanna Stark of the Preservation Alliance represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- Oscar Beisert of the Keeping Society spoke in favor of the nomination.
- Amy Lambert spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The property at 2435 N. College Avenue, a three-story brick rowhouse, was the home of James B. Davis and headquarters of the Dixie Hummingbirds gospel music group from 1951 to 1984.

The Historical Commission concluded that:

- The property at 2435 N. College Avenue satisfies Criterion for Designation A for its association with James B. Davis, the founder and longtime manager of The Dixie Hummingbirds, an iconic and impactful American gospel music group.
- The property at 2435 N. College Avenue satisfies Criterion for Designation J, for its use by The Dixie Hummingbirds as their headquarters for many years and its association with the music landscape of Philadelphia, particularly as it relates to the African American community.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 2435 N. College Avenue satisfies Criteria for Designation A and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 2435 N COLLEGE AVE					
MOTION: Designate under A and J					
MOVED BY: Cooperman					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 5015 MCKEAN AVENUE

Name of Resource: Overleigh
 Proposed Action: Designation
 Property Owner: Kingkiner Bros, LLC
 Nominator: SoLo/Germantown Civic Association
 Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This nomination proposes to designate the property at 5015 McKean Avenue and list it on the Philadelphia Register of Historic Places. The nomination contends that the Tudor style dwelling at the property, known as “Overleigh,” satisfies Criteria for Designation A, C, D, and E. The nomination claims satisfaction of Criterion A through the property’s association with William Tatem Tilden, Sr., who commissioned the design and served Philadelphia as a civic and educational leader, and through association with his youngest son William Tatem Tilden II, known more popularly as “Big Bill” Tilden, one of the greatest tennis players of all time. The nomination claims that the building satisfies Criterion C as a distinctive specimen of residential design in a revival style used during the Gilded Age. The nomination contends that the property satisfies Criterion D as a representative example of the Tudor Revival style and satisfies Criterion E through its association with the notable Germantown architect George T. Pearson. The period of significance is listed in the nomination as 1893 to 1927. The Historical Commission staff suggests amending the period of significance to include only the years the house was inhabited by the Tildens, from construction of the house in 1893 until its sale following the death of William Tilden, Sr. in 1915.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 5015

McKean Avenue satisfies Criteria A, C, D, and E, with an amended period of significance ending in 1915.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:18:14

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Allison Weiss of SoLo/Germantown Civic Association represented the nomination.
- No one represented the property owner. Ms. Hendrickson noted that, prior to the Historical Commission's meeting, the owners, Kingkiner Bros, LLC, sent a letter of opposition to the designation of the property.

PUBLIC COMMENT:

- Chris Koch, a neighbor, spoke in support of the nomination.
- Oscar Beisert of the Keeping Society spoke in support of the nomination.
- Pamela Bracey spoke in support of the nomination.
- Amy Lambert supported the nomination.
- Suzanne Ponsen of West Central Germantown Neighbors supported the nomination.
- Steven Peitzman spoke in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The owner of the property at 5015 McKean Avenue was recently issued several building permits for renovation work yet to be undertaken at the property. These permits would continue to be valid, and the property owners could undertake that work authorized by them without the Historical Commission's review. If designated, the Historical Commission would have the authority to review building permit applications submitted on and after the date of the first notice letters.

The Historical Commission concluded that:

- Overleigh is associated with both William Tatem Tilden, Sr, who commissioned the design for the residence and served Philadelphia as a civic and educational leader, and his youngest son William Tatem Tilden II, a renowned tennis player. Therefore, the property satisfies Criterion for Designation A.
- Overleigh is a distinctive specimen of residential design in a revival style used during the Gilded Age, which satisfies Criterion C.
- The property is a representative example of the Tudor Revival style, satisfying Criterion D.
- Overleigh is associated with notable Germantown architect George T. Pearson, satisfying Criterion E.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 5015 McKean Avenue satisfies Criteria for Designation A, C, D, and E, and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with an amended period of significance ending in 1915. Ms. Washington seconded the motion, which was adopted by unanimous consent.

ITEM: 5015 MCKEAN AVENUE					
MOTION: Designate under A, C, D, E, amend POS to end in 1915					
MOVED BY: Cooperman					
SECONDED BY: Washington					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 606 S 9TH ST

Name of Resource: Tripoli Barber Supply Company

Proposed Action: Designation

Property Owner: KRMP 604 LLC & KRMO 606

Nominator: Bella Vista Neighborhood Association

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This nomination proposes to designate a portion of the property at 604-06 S. 9th Street as historic and list it on the Philadelphia Register of Historic Places. The proposed boundary is limited to the four-story building at 606 S. 9th Street constructed c. 1924 and excludes the portions of the property to the north at 604 S. 9th Street as well as those fronting on Percy Street. The nomination contends that the Tripoli Barber Supply Company building satisfies Criteria for Designation D and J. Under Criterion D, the nomination contends that the building is a distinctive example of the Italian Renaissance Revival style with some early Art Deco elements. Under Criterion J, the nomination argues that the Tripoli Barber Supply Company has exemplified the evolving cultural, economic, social, and historical heritage of the Bella Vista neighborhood business community for almost 100 years. The building was constructed as a store and manufacturing and distribution point for the DiPuppo brothers, who ran a barber and beauty supply business in a South Philadelphia neighborhood in the early twentieth century.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 604-06 S. 9th Street, the Tripoli Barber Supply Company, satisfies Criteria for Designation D and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:35:00

PRESENTERS:

- Mr. Shachar-Krasnoff presented the nomination to the Historical Commission.
- Barbara Hauck-Mah of the Bella Vista Neighborhood Association represented the nomination.

PUBLIC COMMENT:

- David Traub spoke in favor of the nomination.
- Stephen Peitzman spoke in favor of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Only the original Tripoli Barber Supply Company building at 606 S. 9th Street is proposed for designation by the Historical Commission. The boundary excludes the portions of the property to the north at 604 S. 9th Street as well as those fronting on Percy Street.
- The building's distinctive design blends Italian Renaissance and Art Deco components.
- The DiPuppo Brothers operation of the Tripoli Barber Supply Company reflects the cultural history of the Bella Vista neighborhood.

The Historical Commission concluded that:

- The building is a distinctive example of the Italian Renaissance Revival style with some early Art Deco elements, satisfying Criterion D.
- The Tripoli Barber Supply Company has exemplified the evolving cultural, economic, social, and historical heritage of the Bella Vista neighborhood business community for almost 100 years, satisfying Criterion J.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 604-06 S. 9th Street satisfies Criteria for Designation D and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 606 S 9TH ST					
MOTION: Designate under D and J					
MOVED BY: Cooperman					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

ADDRESS: 704-10 S 6TH ST

Name of Resource: Coroneos Brothers
Proposed Action: Designation
Property Owner: Multiple condominium owners
Nominator: Bella Vista Neighbors Association
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This nomination proposes to designate the four-story building at 704-08 S. 6th Street as historic and list it on the Philadelphia Register of Historic Places. The proposed boundary excludes the non-historic former garage on the parcel formerly known as 710 S. 6th Street. The nomination contends that the Coroneos Brothers building, constructed in 1920, satisfies Criteria for Designation C and J. Under Criterion C, the nomination contends that the building reflects the environment in an era characterized by the Classical Revival style of architecture with Beaux Arts influence. Under Criterion J, the nomination argues that the Coroneos Brothers building exemplifies the cultural, economic, social, and historical heritage of the community, as a purpose-built store and warehouse for the Coroneos brothers, who brought their grocery import/export business to an area of South Philadelphia that welcomed numerous immigrants and their businesses in the early 1900s.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Coroneos Brothers building on the parcel at 704-10 S. 6th Street satisfies Criteria for Designation C and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 03:48:40

PRESENTERS:

- Ms. Chantry presented the nomination to the Historical Commission.
- Eugene Desyatnik of the Bella Vista Neighbors Association represented the nomination.

- Attorney Alan Nochumson and current tenant and former owner Sandy Ward represented the condominium association of property owners and opposed the designation of the property.

PUBLIC COMMENT:

- David Traub commented in support of the designation.
- Steven Peitzman commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Only the four-story Coroneos Brothers building is proposed for regulation by the Historical Commission. The boundary excludes the non-historic former garage on the parcel formerly known as 710 S. 6th Street. However, because the Historical Commission must utilize addresses assigned by the City's Office of Property Assessment, the address proposed for designation is 704-10 S. 6th Street.
- The existing rooftop telecommunications equipment will require replacement with new equipment in the years to come. This work will require a building permit from the Department of Licenses and Inspections. Historical Commission staff shall approve building permit applications for replacement of equipment on the rooftop without forwarding for review by the Historical Commission and its advisory Architectural Committee. The telecommunications equipment provides income for building maintenance.
- The condominium owners oppose historic designation of the property. Additionally, a petition of support against historic designation was signed by many neighbors, family, and friends of the owners. A letter from a Coroneos descendent was provided which opposes designation of the property.
- The building was rehabilitated in the 1980s, at which time the windows, doors, and steps were replaced, slate was added to the base of the building, lamp posts were installed, and other exterior work was done to improve the condition of the building. Alterations such as these are typical for older buildings and do not preclude listing on the Philadelphia Register of Historic Places.

The Historical Commission concluded that:

- The building reflects the environment in an era characterized by the Classical Revival style of architecture with Beaux Arts influence, satisfying Criterion C.
- The Coroneos Brothers building exemplifies the cultural, economic, social, and historical heritage of the community, as a purpose-built store and warehouse for the Coroneos brothers, who brought their grocery import/export business to an area of South Philadelphia that welcomed numerous immigrants and their businesses in the early 1900s, satisfying Criterion J.

ACTION: Mr. Lech moved to find that the nomination demonstrates that the Coroneos Brothers building on the parcel at 704-10 S. 6th Street satisfies Criteria for Designation C and J and to designate it as historic, excluding changes or alterations to the rooftop telecommunications equipment, listing it on the Philadelphia Register of Historic Places. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 704-10 S 6TH ST					
MOTION: Designate under C and J, excluding rooftop telecommunications equipment					
MOVED BY: Lech					
SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	10				2

GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT

Proposed Action: Designation

Property Owner: Multiple

Nominator: Historic Germantown

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

OVERVIEW: This nomination proposes to designate the Germantown Urban Village Historic District and list it on the Philadelphia Register of Historic Places. The proposed district includes 65 properties in Germantown and is centered around Market Square along Germantown Avenue and includes cross streets such as Church Lane, School House Lane, and Lena Street. It is composed of residential, commercial, civic, religious, and industrial buildings and multiple vacant lots.

The nomination states the proposed district satisfies Criteria A, C, G, and J as it epitomizes the larger architectural history and development patterns that defined the Upper Northwest, as well as the cultural, political, economic, and social heritage of Germantown. A wide range of architectural styles are included in the district including Georgian, Federal, Colonial Revival and more, reflecting stylistic trends from the eighteenth through the twentieth centuries. The built environment of the proposed district represents an important combination of streetscapes that interrelate with Market Square at the historic center of Germantown.

The nomination also contends the proposed district includes properties that may possess significance under Criterion I. Specific properties may have the potential to contain intact archaeological resources that have yielded and are likely to yield information important to Germantown’s colonial and nineteenth-century history as well as the Battle of Germantown.

The proposed period of significance for Criteria A, C, G, and J is 1703 to 1959. The period of significance for Criterion I is 1703 to 1876.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates the proposed historic district satisfies Criteria for Designation A, C, G, I, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the Germantown Urban Village Historic District satisfies Criteria for Designation A, C, G, I, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 04:24:10

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Tuomi Forrest of Historic Germantown and Oscar Beisert of the Keeping Society of Philadelphia represented the nomination.
- Attorney Zhen H. Jin represented the owner of 26-34 Church Lane, 36 Church Lane, and 38 Church Lane.
- Jim Dragoni, the owner of 69 Church Lane, participated in the review.

DISCUSSION:

- Mr. Jin contended that the parcels at 26-34 Church Lane, 36 Church Lane, and 38 Church Lane are vacant and should be included in the historic district as undeveloped parcels rather than historically contributing parcels under Criterion I. Mr. Jin stated that it is unlikely that any of the lots have archaeological potential given their history that includes buildings and other site disturbances.
- Mr. Dragoni stated his support of the nomination.

PUBLIC COMMENT:

- Mason Carter commented in support of the nomination.
- David Traub, representing Save Our Sites, commented in support of the nomination.
- Suzanne Ponsen, representing West Central Germantown Neighbors, commented in support of the nomination.
- Alex Aberle commented in support of the nomination.
- Jim Duffin commented in support of the nomination.
- Allison Weiss, representing the SoLo Germantown Civic Association, commented in support of the nomination.
- Pamela Bracey commented in support of the nomination.
- Rosalind McKelvey commented in support of the nomination.
- Lori Salganicoff, representing Chestnut Hill Conservancy, commented in support of the nomination.
- Amy Lambert commented in support of the nomination.
- Yvonne Haskins commented in support of the nomination.
- A person who did not identify himself commented in support of the nomination.
- Greg Paulmier commented in support of the nomination.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposed historic district boundary was determined by the nominator to protect Market Square and its immediate environs.
- The area proposed for designation is worthy of recognition and protection.
- The nomination is well researched and written.

- Only specific properties identified in the historic district inventory will be designated under Criterion I.

The Historical Commission concluded that:

- The nomination demonstrates that the historic district satisfies Criterion A; the district epitomizes the larger architectural history and development patterns that defined the Upper Northwest of Philadelphia.
- The nomination demonstrates that the historic district satisfies Criterion C; the district includes a wide range of architectural styles from the eighteenth through the twentieth centuries.
- The nomination demonstrates that the historic district satisfies Criterion G; the district includes an important combination of streetscapes associated with Market Square at the historic center of Germantown.
- The nomination demonstrates that the historic district satisfies Criterion J; the district represents the cultural, political, economic, and social heritage of Germantown.
- The nomination demonstrates that specific properties within the historic district satisfy Criterion I; the properties have the potential to contain intact archaeological resources that have yielded and are likely to yield information important to Germantown’s colonial and nineteenth-century history as well as the Battle of Germantown.

ACTION: Mr. McCoubrey moved to find that the nomination demonstrates that the Germantown Urban Village Historic District satisfies Criteria for Designation A, C, G, and J as well as Criterion I at properties identified in the inventory, and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: GERMANTOWN URBAN VILLAGE HISTORIC DISTRICT					
MOTION: Designate under A, C, G, J, and I					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)					X
Cooperman					X
Kindt (DPD)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	8				4

OLD BUSINESS

ADDRESS: 208-10 REX AVE

Proposal: Construct rear addition and two freestanding houses

Review Requested: Final Approval

Owner: William H. Baltzell

Applicant: Jeffery Watson, BartonPartners

History: 1857; William L. Hirst/H. Louis Duhring House; additions 1893; 1927 by H. Louis Duhring

Individual Designation: 2/12/2021

District Designation: None

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

OVERVIEW: This application proposes to construct a rear addition and two freestanding residential buildings on the parcel at 208-10 Rex Avenue. The existing property features a large Italianate villa with an Arts and Crafts addition designed by H. Louis Duhring, who was also the owner of the property from 1919 to 1946. The historic building is surrounded by a large yard and has featured a semi-circular driveway since at least 1876.

In February 2021, the Historical Commission reviewed an in-concept application for the construction of four additional twin residences on the property at 208-10 Rex Avenue. At that time, the Historical Commission commented that some additional construction on the site would be acceptable, provided viewsheds of the historic mansion are preserved, the curvilinear driveway is retained, the new buildings are residential in scale and appearance, and development is pushed back on the site and away from the historic house.

The Architectural Committee reviewed an application at its December 2023 meeting that addressed many of the earlier concerns and voted to recommend approval of the addition, provided the existing dormer is maintained and the masonry on the addition is lowered to first-floor sill height and below, and existing steel windows be maintained or replaced in kind; and approval in-concept of the freestanding houses, with the staff to review details, pursuant to Standards 9, 10, and the Guideline for New Exterior Additions. Following that meeting, the applicants revised components of the design to address the Committee comments about the dormers and cladding of the new construction and additions, but also revised the site plan, shifting the new construction closer to the street and more into view from the public right-of-way.

SCOPE OF WORK:

- Rehabilitate historic building.
- Construct rear addition.
- Construct two free-standing buildings and new driveway

STANDARDS FOR REVIEW:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed project involves limited removal of historic materials and retains the spatial relationship of the historic building to the curved driveway and large yard.

- The new construction will be differentiated from but compatible with the historic materials, features, and massing to protect the property and its environment.
- The application satisfies this Standard.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - If the proposed rear addition and new construction buildings were removed in the future, the essential form and integrity of the historic property would remain, satisfying Standard 10.
- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, Recommended:*
 - *Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
 - *Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.*
 - *Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationships of solids to voids, and color.*
 - *Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.*
 - *Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
 - The proposed rear addition is located on the least visible elevation, is subordinate to the historic building, and is set back from the wall plane of the historic building.
 - The new construction is located far enough away from the historic building to limit the impact on the building's character, site and setting.
 - The application satisfies this Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval of the addition, provided the existing dormer is maintained and the masonry on the addition is lowered to first-floor sill height and below, and existing steel windows be maintained or replaced in kind; and approval in-concept of the freestanding houses, with the staff to review details, pursuant to Standards 9, 10, and the Guideline for New Exterior Additions.

START TIME OF DISCUSSION IN ZOOM RECORDING: 05:19:03

PRESENTERS:

- Ms. DiPasquale presented the nomination to the Historical Commission.
- Attorney Meredith Ferleger, developer Mike Stanton, and architect Jeff Watson represented the property owner.

PUBLIC COMMENT:

- Neighbor Courtney Disston, chair of the architectural subcommittee for Rex Avenue Neighbors Association, opposed the siting of the new buildings and driveway location.
- Matt Millan, an architect working on behalf of Rex Avenue Neighbors Association, opposed the siting of the new buildings.

- Lori Salganicoff of the Chestnut Hill Conservancy encouraged the new construction to be pulled back from the street.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The applicants are willing to move the new freestanding buildings back 10 feet on the site.
- The color of the siding on the proposed freestanding buildings should be less creamy and more recessive.
- The stone base on the proposed freestanding buildings, particularly the elevation facing Rex Avenue, should be lowered and larger windows installed in the garage to create more traditional window proportions.

The Historical Commission concluded that:

- The revised plans would benefit from review by the Architectural Committee.

ACTION: Mr. McCoubrey moved to table the application and remand it to the Architectural Committee for additional review. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 208-10 REX AVE					
MOTION: Remand					
MOVED BY: McCoubrey					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)					X
Cooperman					X
Kindt (DPD)					X
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	7				5

ADDRESS: 2313 GREEN ST

Proposal: Demolish garage, construct three-story residential building

Review Requested: Final Approval

Owner: Laura and Anil Nanda

Applicant: Lea Litvin, LO Design

History: 1908; garage built 1954

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

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

OVERVIEW: This application proposes demolishing a non-historic garage and constructing a three-story residential building at the open rear area of 2313 Green Street. The new construction would face Wallace Street and would not connect to the historic building. The proposed building is planned as three stories tall and would contain five residential units. The proposed cladding material is a mix of red brick and gray metal standing-seam siding. Windows are proposed as single-light openings. A garage with a roll down door would be located on the first level facing Wallace Street.

Views of the proposed new building are largely obscured by surrounding buildings, fencing, and landscaping. The most visible area of the building would be the north and west elevations. The north elevation would be visible from a driveway entry along Wallace Street. The west wall would be visible from Wallace Street during part of the year or if one or more trees were removed from the adjacent property.

SCOPE OF WORK:

- Demolish a non-historic two-story garage.
- Construct a three-story building with a roof deck.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
 - The 1954 garage building was constructed outside of the historic district's period of significance (1901-1950) and is not physically connected to the historic building. Therefore, it is not considered contributing to the property and may be demolished, meeting Standard 9.
 - The size and scale of the proposed building is compatible with the historic building and district, meeting Standard 9.
 - The proportion and features of the window openings and single-light windows are not compatible with the overall historic district and do not meet Standard 9.
 - While the red brick is compatible with the historic district, the dark standing seam siding is not. Although much of the new building will not be seen from the public right-of-way, owing to the visibility of the standing seam metal on the north and west walls. The application does not meet Standard 9.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - Since the new construction is separated from the historic building, the application satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided additional brick is added to the west elevation, with the staff to review details, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 06:07:05

PRESENTERS:

- Mr. Farnham asked the Historical Commission to consider the requests to table the matter before potentially moving on to a discussion of the merits of the application. He noted that the Historical Commission may not maintain a quorum if the discussion of this complex matter is lengthy, because several Commissioners have indicated that they will need to excuse themselves from this meeting, which has continued for more than six hours.
- Architect Evan Litvin represented the application. He stated that they wished to move forward and present their application at the meeting. Mr. Litvin noted that they had contacted neighbors who expressed concerns about their application but that only one indicated interest in meeting. He said that some of the neighbors concerns focused on structural issues, which they can address in their presentation.
- Mr. Reuter, the Historical Commission's attorney, noted that the preservation ordinance and the Rules and Regulations stipulate the Historical Commission must act applications within 60 days of receipt or they are deemed approved. He stated that the ordinance also provides the option of tabling an application, which is essentially the equivalent of a continuance. Mr. Reuter explained that this would be considered an action on the application, so if the Commission chose to vote to table the application for a period of time, the 60-day rule regarding deemed approvals would not apply. He noted that the Historical Commission can choose to table the application for one or two months at this time, and up to six months total, and it could do so over the owner's objection.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The owner of 2315 Green Street, Councilperson Jeffrey Young, Jr., Spring Garden Civic Association, and the Spring Garden Development Corporation requested that the Commission table the application to provide time to further discuss the project. Tabling the application until the Historical Commission's meeting on 8 March 2024 would allow more time for the applicant and neighbors to discuss the application.
- Tabling the application is necessary to avoid the potential loss of a quorum and the inability to act on the application at the meeting.

ACTION: Mr. Mattioni moved to table the application for one month, to the Historical Commission’s meeting on 8 March 2024. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 2313 GREEN ST					
MOTION: Table for one month					
MOVED BY: Mattioni					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)					X
Cooperman					X
Kindt (DPD)					X
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	7				5

ADDRESS: 684-86 N BROAD ST

Name of Resource: American Trust, Loan, and Guaranteed Investment Company

Proposed Action: Designate

Property Owner: Gloria and Justo Guzman

Nominator: Historical Commission staff

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This nomination proposes to designate the property at 684-86 N. Broad Street and list it on the Philadelphia Register of Historic Places. The nomination contends that the building, constructed for the American Trust, Loan, and Guaranteed Investment Company in 1890, satisfies Criteria for Designation D, H, and J. Under Criterion D, the nomination maintains that the building, designed by the architectural firm of Baker & Dallett, embodies distinguishing characteristics of the Richardsonian Romanesque style. Under Criterion H, the nomination argues that owing to its unique location at the intersection of Broad Street, Ridge Avenue, and Fairmount Avenue, and owing to it being one of only two remaining structures from the 19th Century at this intersection, represents an established and familiar visual feature of the neighborhood, community, and city. The nomination illustrates the building, erected during the heyday of Philadelphia’s Gilded Age and originally serving the *nouveau riche* community of North Broad Street, was later repurposed to accommodate a new identity when North Broad Street transformed into an automotive landscape, exemplifying the cultural, political, economic, and social heritage of the community and satisfying Criterion for Designation J. The period of significance for this property is proposed as starting in 1890, the year it was constructed, and ending in 1928, the year the Broad Street line subway entrance was completed.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 684-86 N. Broad Street satisfies Criteria for Designation D, H, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 06:16:01

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- Cristina Elena Guzman and Diana Guzman represented the property owner.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Repairs to modern features of the building would likely not require those features to be replaced; however, if a modern feature needs replacing, the Historical Commission would require a historically appropriate replacement.
- If the front fire escape is not original to the building and is not required by zoning or fire code, the Historical Commission could approve its removal, especially if it is enabling vandalism and safety issues.
- The subway entrance to the east of the property is historically designated as part of the Cast Iron Subway Entrances thematic historic district.
- Alterations undertaken prior to designation are grandfathered and may be retained until such time as an owner proposes work to these features.

The Historical Commission concluded that:

- The building at 684-86 N. Broad Street embodies distinguishing characteristics of the Richardsonian Romanesque style, satisfying Criterion D.
- The building at 684-86 N. Broad Street satisfies Criterion H, because it is an established and familiar visual feature at the Broad, Ridge, & Fairmount intersection.
- The building at 684-68 N. Broad Street satisfies Criterion J, owing to its association with Philadelphia's Gilded Age and its role in N. Broad Street's automotive history.

ACTION: Mr. Lech moved to find that the nomination demonstrates that the property at 684-86 N. Broad Street satisfies Criteria for Designation D, H, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 684-86 N BROAD ST					
MOTION: Designate; Criteria D, H, and J					
MOVED BY: Lech					
SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)					X
Cooperman					X
Kindt (DPD)					X
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	7				5

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 06:33:31

ACTION: At 4:05 p.m., Mr. Mattioni moved to adjourn. Mr. Treat seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Mattioni					
SECONDED BY: Matthew					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair	X				
Carney (PCPC)					X
Cooperman					X
Kindt (DPD)					X
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)					X
Treat (DPD)	X				
Total	7				5

PLEASE NOTE:

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

CRITERIA FOR DESIGNATION

§14-1004. Designation.

(1) Criteria for Designation.

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

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