

AGENDA
740TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 12 APRIL 2024, 9:00 A.M.
REMOTE MEETING ON ZOOM
BOB THOMAS, CHAIR

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING INCLUDED AT THE BOTTOM OF THIS AGENDA

1. ADOPTION OF MINUTES, 739TH STATED MEETING, 8 MARCH 2024

Bob Thomas, Chair

2. CONTINUANCE REQUESTS

ADDRESS: 775 S CHRIS COLUMBUS BLVD – CONTINUE TO SEPT 2024 CHD MTG

Name of Resource: Piers 38 and 40 South

Proposed Action: Designation

Property Owner: Delaware River Port Authority; Tower Investments, Inc., equitable owner

Nominator: Keeping Society of Philadelphia

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

ADDRESS: 2313 GREEN ST – CONTINUE TO MAY 2024 PHC MTG

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

3. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 26 MARCH 2024

Dan McCoubrey, Chair

CONSENT AGENDA

208-10 REX AVE

2200-04 LOCUST ST

AGENDA

ADDRESS: 1423 SPRUCE ST – CONTINUED TO THE MAY 2024 PHC MEETING

Proposal: Demolish non-contributing building; construct seven-story building

Review Requested: Final Approval

Owner: David Lo

Applicant: David Lo

History: 1980; K of C Federal Credit Union; Arthur Basciano, architect

Individual Designation: None

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

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

ORDER OF AGENDA SUBJECT TO CHANGE
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

ADDRESS: 6915 GERMANTOWN AVE – REVISED

Proposal: Construct four-story residential building
Review Requested: Final Approval
Owner: Tier View Development
Applicant: Zach Jones, CANNO Design
History: 1798; Joseph Gorgas House
Individual Designation: 5/28/1957
District Designation: None
Staff Contact: Ted Maust, theodore.maust@phila.gov

ADDRESS: 208-10 REX AVE – ON CONSENT AGENDA

Proposal: Construct rear addition and two freestanding houses
Review Requested: Final Approval
Owner: William H. Baltzell
Applicant: Jeffery Watson, Barton Partners
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

ADDRESS: 2200-04 LOCUST ST – REVISED, ON CONSENT AGENDA

Proposal: Construct roof deck with pilot house
Review Requested: Final Approval
Owner: George J. Badey III
Applicant: Michael Drury, Seiler + Drury Architecture
History: 1904; Henry Butcher House; Field & Medary, architects
Individual Designation: None
District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 627 N 16TH ST – REVISED

Proposal: Construct addition
Review Requested: Final Approval
Owner: 627 N 16TH LLC
Applicant: Ian Toner, Toner Architects
History: 1875
Individual Designation: None
District Designation: Spring Garden Historic District, Contributing, 10/11/2000
Staff Contact: Alex Till, alexander.till@phila.gov

ADDRESS: 336 S 17TH ST – SUPPLEMENTED

Proposal: Enlarge roof deck
Review Requested: Final Approval
Owner: Lia Gentile
Applicant: Elizabeth Johnson, Brighton Architecture and Design LLC
History: 1840; alterations, c. 1900
Individual Designation: None
District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

ADDRESS: 708 SANSOM ST – REVISED

Proposal: Construct 35-story mixed-use tower
Review Requested: Review and Comment
Owner: JR Sansom Partners LLC
Applicant: Meredith Ferleger, Dilworth Paxson LLP
History: vacant lot
Individual Designation: None
District Designation: Jewelers' Row Historic District, Non-contributing, pending
Staff Contact: Jon Farnham, jon.farnham@phila.gov

ADDRESS: 1827-31 BRANDYWINE ST – REVISED, SUPPLEMENTED

Proposal: Replace windows
Review Requested: Final Approval
Owner: Valerie Rushmere
Applicant: Maggie McDevitt, Renewal by Andersen
History: 1875; carriage House; cornice removed, all openings altered
Individual Designation: None
District Designation: Spring Garden Historic District, Contributing, 10/11/2000
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 502-04 S JUNIPER ST – WITHDRAWN

Proposal: Construct single-family residence
Review Requested: In Concept
Owner: James Ernst
Applicant: James Ernst
History: 1830
Individual Designation: 12/31/1984
District Designation: None
Staff Contact: Kim Chantry, kim.chantry@phila.gov

4. OLD BUSINESS

ADDRESS: 1503-05 WALNUT ST

Name of Resource: City National Bank
Proposed Action: Designation
Property Owner: PR Walnut Associates LP
Nominator: Center City Residents Association
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 8835 GERMANTOWN AVE

Name of Resource: Julia Hebard Marsden House
Review: Designation
Property Owner: Chestnut Hill Hospital LLC
Nominator: Chestnut Hill Conservancy
Staff Contact: Jon Farnham, jon.farnham@phila.gov

5. COMMENT ON NATIONAL REGISTER NOMINATIONS

ADDRESS: 201 LEVERINGTON AVE

Name of Resource: Keystone Mill
Review: National Register Comment
Property Owner: 201 Leverington Avenue BSP LP
Nominator: Kevin McMahon, Powers & Co.
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 775 S CHRISTOPHER COLUMBUS BLVD

Name of Resource: Southwark Municipal Piers

Review: National Register Comment

Property Owner: Tower Investments, Inc.

Nominator: Kevin McMahon, Powers & Co.

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

6. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, MARCH 2024

Jonathan E. Farnham, Executive Director

INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING

Applicants and the public may participate in the meeting in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.

- To join with a device, go to this website or scan the QR code on April 12.
 - Website: <https://bit.ly/HCapr12>
 - Passcode: 229159
- To join by telephone, call this number on April 12.
 - Telephone Number: 267-831-0333
 - Meeting ID: 889 1293 9412#
 - Participant ID: #
 - Passcode: 229159#
- To email comments, send them to preservation@phila.gov by noon on April 11.



The meeting materials are available on the Historical Commission's [website](#). Please note that the remote public meeting will be recorded. By participating in the meeting, you are consenting to be recorded. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.