

**THE MINUTES OF THE 752ND STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 APRIL 2025, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET, WITH REMOTE OPTION ON ZOOM
DAN MCCOUBREY, ACTING CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. McCoubrey, the Acting Chair, called the meeting to order at 9:39 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Zachary Frankel, Chair (Real Estate Developer)		X	
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)		X	
Ibriz Muhammad (Commerce Department)			
Donna Carney (Philadelphia City Planning Commission)			
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman, AIA, NOMA (City Council President)	X		
Kyle O'Connor (Department of Public Property)	X		
John P. Lech (Department of Licenses & Inspections)	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Franz Rabauer	X		
Robert Thomas, AIA (Architectural Historian)	X		
Matthew Treat (Department of Planning and Development)	X		

The meeting was held in person at 1515 Arch Street, with the option for applicants and the public to participate via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II

The following persons attended the meeting in person:
None

The following persons attended the meeting on Zoom:
Allison Weiss, SoLo/Germantown Civic Association
Anabel Pena

Daniel Trubman
David Traub, Save Our Sites
Don Munera
Giulia Acchione
Hanna Stark, Preservation Alliance
Ian Litwin, Planning Commission
Jay Farrell
Jerry Roller, JKRP
Keith Mock
Liz Fuselier, Planning Commission
Marissa Howard
Michelle Kleschick
Nancy Pontone
Oscar Beisert, Keeping Society
Paul Steinke, Preservation Alliance
Pepon Osorio
Roxanne Marshall
Seth Brown
Stephanie Pennypacker
Steven Peitzman
Trey Williams

ADOPTION OF MINUTES, 751ST STATED MEETING, 14 MARCH 2025

START TIME IN ZOOM RECORDING: 00:04:30

DISCUSSION:

- Mr. McCoubrey 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 751st Stated Meeting, held 14 March 2025. No comments were offered.

ACTION: Mr. McCoubrey moved to adopt the minutes of the 751st Stated Meeting of the Philadelphia Historical Commission, held 14 March 2025. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 751st Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: McCoubrey					
SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

REPORT OF THE ARCHITECTURAL COMMITTEE, 25 MARCH 2025

CONSENT AGENDA

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

DISCUSSION:

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

PUBLIC COMMENT:

- None.

ACTION: Mr. McCoubrey moved to adopt the recommendation of the Architectural Committee for the applications for 15-17 and 19-25 S. 2nd Street, and 500 N. Christopher Columbus Boulevard.

Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: Consent Agenda MOTION: Adopt Architectural Committee recommendations for Consent Agenda items MOVED BY: McCoubrey SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

AGENDA

ADDRESS: 15-17 AND 19-25 S 2ND ST

Proposal: Construct three-story building

Review Requested: Review and Comment

Owner: Tun Legacy Foundation, Inc.

Applicant: Roxanne Marshall, Wolfe Scott Associates, Inc.

History: Parking lot

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

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

OVERVIEW: This application proposes to construct a three-story structure for use as a restaurant at 15-17 and 19-25 S. 2nd Street in the Old City Historic District. The site is currently a surface parking lot and is classified as non-contributing in the historic district. Therefore, the Historical Commission's jurisdiction over the undeveloped site is review-and-comment only, meaning that the Historical Commission and its advisory Architectural Committee may offer non-binding comments on the application at public meetings, but may not approve or deny it.

The design of the proposed restaurant structure is based on the historic Tun Tavern. The historic tavern was constructed in 1683 about 250 yards southeast of the site in question. The original Tun Tavern is associated with the founding of six prominent organizations, the US Marine Corps, US Navy, Pennsylvania Freemasons, Society of St. George, St. Andrew's Society, and the Friendly Sons and Daughters of St. Patrick. The historic tavern was demolished in 1781. The design of the new structure is based on a historic drawing of Tun Tavern. The new structure would be three stories tall, clad in brick, with a gabled section along

2nd Street and a more contemporary section at the rear. An open plaza would be located at the northwest corner of the site.

SCOPE OF WORK:

- Construct a three-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 new structure will be compatible with the size, massing, scale, and architectural features of the property and the Old City Historic District.

STAFF COMMENT: The application satisfies Standard 9.

ARCHITECTURAL COMMITTEE COMMENT: The Architectural Committee commented that the application satisfies Standard 9.

ACTION: See Consent Agenda.

ADDRESS: 29 N 2ND ST

Proposal: Construct rooftop addition, replace windows, rebuild storefront

Review Requested: Final Approval

Owner: Long River Investments, Inc.

Applicant: Michelle Kleschick, Parallel Architecture Studio, LLC

History: 1914

Individual Designation: None

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

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

OVERVIEW: This application proposes to construct a rooftop addition, adding a fourth floor above the front block and a third floor at the rear. The addition would be clad in fiber-cement siding in a beige color. The application also proposes work to the front facade of the existing building, including a new first-floor storefront system with a new first-floor cornice based on historic photos.

In response to suggestions from the Architectural Committee that a setback of ten or more feet would reduce the visibility of the rooftop addition, the applicant has increased the setback from five to seven feet. Heeding Committee comments about the condition of the upper cornice, the applicant proposes cleaning and repairing that element. The revised application also includes a revised fenestration plan for the front elevation of the addition, wood panels rather than brick veneer for the new storefront, and endcap elements on the first-floor cornice.

SCOPE OF WORK:

- Construct rooftop addition and roof deck.
- Replace windows at second and third floors.

- Replace first-floor storefront, including cornice.

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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - o Further investigation should be undertaken to understand what material from the original storefront may survive behind the current cladding and which could be incorporated into the new storefront.
 - o Some of the upper floor windows may be original to the building and should be retained if they can be refurbished.
- *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.*
 - o The rooftop addition would be conspicuously visible from the public right-of-way. Shifting the addition farther from the historic façade may limit its impact on the property's character-defining features.
 - o Few details are provided for the siding proposed for the addition, and it is not clear that it is an appropriate material for this context.
- *Storefronts Guideline: Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later, non-significant alterations can help reveal the historic character of the storefront.*
 - o Investigation of the fabric behind the current cladding may provide more clarity about the dimensions and materials of the historic storefront beyond what can be vaguely determined from historic photos.
 - o The cornice should incorporate end brackets, clearly shown in the 1929 photo and shown on other cornices on this block.
 - o Drawing on historic photographs of other storefronts in the area may yield a more historical design. For instance, the proposed sidelights by the doors do not appear to have precedent on this block, where paired doors are common. A contrasting material below the store window may also be more appropriate.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Storefronts Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, given the missing details and pursuant to Standard 9 and the Storefronts Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:06:15

PRESENTERS:

- Mr. Maust presented the application to the Historical Commission.

- Architect Michelle Kleschick represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The reduction of the height of the parapet of the rooftop addition and shifting it back two more feet would substantially reduce the addition's visibility.
- The coping at the top of the addition should match the cladding in color, so as not to stand out.
- Redesigning the storefront to incorporate a transom element across the elevation might be more successful and the applicant should work with the Historical Commission's staff to further refine that design.

The Historical Commission concluded that:

- The rooftop addition is compatible in scale with the existing building and satisfies Standard 9.
- With some refinement, the proposed storefront could satisfy the Storefronts Guideline.

ACTION: Mr. Lech moved to approve the revised application, provided that the storefront is revised to incorporate a continuous transom zone, with the staff to review details, pursuant to Standard 9 and the Storefronts Guideline. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 29 N 2nd St MOTION: Approval of revised application MOVED BY: Lech SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

ADDRESS: 709 PINE ST

Proposal: Construct rear addition and roof decks

Review Requested: Final Approval

Owner: Pine Assets Holdings LLC

Applicant: Michelle Kleschick, Parallel Architecture Studio, LLC

History: 1836

Individual Designation: 4/30/1957

District Designation: Society Hill Historic District, Contributing, 3/10/1999

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

OVERVIEW: This application proposes to construct a rear addition with pilot house with roof deck on a Greek Revival rowhouse at a contributing property in the Society Hill Historic District. It also proposes to construct a roof deck on top of the existing three-story rear ell and a second smaller roof deck over an existing rear garage building. The building was constructed c. 1836 and is four stories tall with a gable roof, red brick façade, a three-story rear ell, and a detached rear one-story garage that faces Delancey Street. The proposed addition will be located behind the existing three-story rear ell and will replace an existing small one-story addition and small rear yard, extending to the back of the current detached garage. The addition will be clad in red brick on its rear façade and red fiber cement panels on its exposed party wall. The main roof deck will be constructed on top of the current three-story rear ell and be accessed from a pilot house that will be located on top of the new addition. A second smaller rear deck will be constructed behind the new addition and on top of the existing garage building and will be accessed from the second floor of the addition. The upper floors of the addition and rear deck will be visible from Delancey Street along with the existing garage, which will remain unaltered on its Delancey Street facade. The Architectural Committee and Historical Commission approved several similar rear additions to neighboring properties on this block in October and November 2022. At those reviews, the staff, Committee, and Commission found that this block of Delancey Street was not residential in character and mostly contains rear garages and parking structures with only a single house fronted on it.

SCOPE OF WORK:

- Construct a three-story rear addition with pilot house
- Construct a roof deck on top of the existing rear ell
- Construct a second roof deck on top of the existing garage

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.*
 - o The proposed addition satisfies Standard 9. It will be differentiated from historic portions of the house and is compatible with the massing, size, scale, and architectural features of the historic property.
 - o The proposed rear deck satisfies Standard 9. It will be differentiated from historic portions of the house and is compatible with the massing, size, scale, and architectural features of the historic property.
 - o The proposed roof deck satisfies Standard 9. It will be located on an existing rear ell and not be very visible from surrounding public rights-of-way.

- *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.*
 - o The proposed roof decks are located on the rear ell and garage budling and not the main block of the house. This work satisfies the Roofs Guideline.

STAFF RECOMMENDATION: Approval of the proposed addition and decks, pursuant to Standard 9 and the Roofs Guideline.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:11:25

PRESENTERS:

- Mr. Till presented the application to the Historical Commission.
- Architect Michelle Kleschick represented the application.

PUBLIC COMMENT:

- None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application slopes the roof of the proposed pilot house, reducing its visibility and height.
- Additional documentation shows that the rear dormer of the house has already been altered into a doorway.
- The revised application specifies red brick for the rear façade and brown stucco for the party wall.

The Historical Commission concluded that:

- The proposed rear addition and decks satisfy Standard 9. They will be differentiated from historic portions of the house and are compatible with the massing, size, scale, and architectural features of the historic property.

ACTION: Mr. Thomas moved to approve the application, with the staff to review details, pursuant to Standard 9. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 709 Pine St MOTION: Approval MOVED BY: Thomas SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

ADDRESS: 3819 THE OAK RD

Proposal: Replace windows

Review Requested: Final Approval

Owner: Prince and Melissa Holloway

Applicant: Jared Keichline, Renewal by Andersen

History: 1849; Ivy Cottage

Individual Designation: 3/7/1974

District Designation: None

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

OVERVIEW: This application proposes installing 52 Renewal by Andersen Acclaim series Fibrex windows on all elevations of the building at 3819 The Oak Road. The property was recently purchased by new owners after years of deferred maintenance. The house is set back approximately 70 feet from the street. According to the application, 27 of the 52 windows are not visible from the public right-of-way, and the application proposes to replace these within the existing masonry openings, but without muntins, as a means of cost-savings to put towards the visible windows. The standard Renewal by Andersen installation process is to insert the window into the existing frame. The applicant is aware of the build-down that this creates and is proposing full replacement of the entire framing system and wood brick moulding to replicate the historic appearance, with no aluminum capping on the exterior. The other installation option available is to insert into the existing frame and retain the exterior brickmould, which creates the slight build-down of the visible opening. The projecting bay on the left side of the building is also proposed for replacement owing to its deteriorated condition.

The Historical Commission's staff routinely approves non-historic windows in openings that are not visible from the public right-of-way and is recommending approval of the Fibrex windows for the rear elevation for this reason. The Historical Commission's staff has requested additional information from the applicant regarding Renewal by Andersen's ability to replicate the unique

appearance of many of the windows on this building, and regarding reconstruction of one bay on the side of the building.

SCOPE OF WORK:

- Replace all windows with Renewal by Andersen Acclaim series Fibrex windows.
- Reconstruct bay on side of building.

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - o The proposed windows do not match the historic windows in materials and, for the non-visible windows, design; however, windows that do not replicate the historic appearance can be approved when they are not visible from the public right-of-way. Given the setback of the building from the street, the proposed product may be acceptable for visible windows, provided the applicant can demonstrate the manufacturer's ability to replicate the historic appearance.

STAFF RECOMMENDATION: Denial, owing to incompleteness.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:17:15

PRESENTERS:

- Ms. Chantry presented the application to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT:

- Oscar Beisert commented in opposition to the application and recommended that the historic windows be restored rather than replaced.
- Steven Peitzman of the East Falls Historical Society commented in opposition to the application.
- Nancy Pontone commented in opposition to the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The proposed windows do not match the historic windows in materials and potentially design.
- The application does not provide sufficient information to demonstrate the manufacturer's ability to replicate the historic appearance of the windows.
- The application does not provide information about reconstruction of the side bay.

The Historical Commission concluded that:

- The application does not contain sufficient information to evaluate the proposal. Based on general knowledge of the Renewal by Andersen Acclaim series Fibrex

product and information offered by the applicant during the Architectural Committee's review, the window manufacturer will not be able to replicate the ornate historic windows, which are character-defining features of this building.

ACTION: Mr. Lech moved to deny the application, owing to incompleteness. Mr. Rabauer seconded the motion, which was adopted by unanimous consent.

ITEM: 3819 The Oak Rd MOTION: Denial MOVED BY: Lech SECONDED BY: Rabauer					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

ADDRESS: 234-36 S 8TH ST

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Christina Chung and Jeffrey George

Applicant: Don Munera

History: 1810; Mills House; Robert Mills; moved from 9th and Locust to 8th Street, 1978

Individual Designation: 2/22/1978

District Designation: Washington Square West Historic District, Significant, 9/12/2024

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

OVERVIEW: This application proposes to legalize five, first-floor windows on the Locust Street (north) façade that were replaced in February 2025 without the Historical Commission's approval. The Department of Licenses and Inspections issued a violation for the unpermitted windows. The replacement windows are incompatible with this historic building in style and material.

The house originally stood at 228 S. 9th Street. It was one of three similar houses in a row that was constructed about 1810. In 1978, the rowhouse was moved to the corner of S. 8th and Locust Streets and listed on the Philadelphia Register of Historic Places. At the original location, the building had no windows on the side facades, which were party walls. When the building was relocated to the corner of 8th and Locust Streets in 1978, one of the former party walls was

exposed, and windows were added. The fenestration pattern on the north facade, which was exposed with the move, was based on the windows at the house at the end of the original row, 230 S. 9th Street. Also, a two-story rear ell was added after the building was moved.

SCOPE OF WORK:

- Legalize windows.

STANDARDS FOR REVIEW:

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

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - o The wood windows were replaced with vinyl windows that have interior muntins. The replacements windows do not replicate the historic windows in design, configuration, or material.
 - o The removed windows date from ca. 1980 when the house was moved, and brick cladding was added to the street-visible north façade. The north façade window openings were based on the openings in the associated building at 230 S. 9th Street. The replacement windows should be compatible with those on the primary façade facing 8th Street; therefore, the new windows do not meet Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial pursuant to Standard 6.

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

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Historical Commission.
- Contractor Don Munera represented the application.

PUBLIC COMMENT:

- David Traub commented in opposition to the application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Deteriorated windows on the first floor of the north facade were replaced.
- The replacement windows are vinyl with "sandwich" muntins.
- The Historical Commission did not approve the removal and replacement of the wood windows.

The Historical Commission concluded that:

- The vinyl replacement windows with sandwich muntins fail to satisfy Standard 6.

ACTION: Ms. Cooperman moved to deny the application, pursuant to Standard 6. Mr. Rabauer seconded the motion, which passed unanimously.

ITEM: 234-36 S 8th St MOTION: Denial MOVED BY: Cooperman SECONDED BY: Rabauer					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

ADDRESS: 500 N CHRISTOPHER COLUMBUS BLVD

Proposal: Construct six-story rooftop addition; cut openings; install windows

Review Requested: Final Approval

Owner: 500 NCCB FEE LLC

Applicant: Jerry Roller, JKRP Architects

History: 1891; Philadelphia Warehousing & Cold Storage Company

Individual Designation: 1/8/2021

District Designation: None

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

BACKGROUND:

This application proposes final approval for constructing a rooftop addition at 500 N. Christopher Columbus Boulevard. This complex of buildings, historically known as the Philadelphia Warehousing and Cold Storage Company, was constructed between 1891 and 1910. When the property was designated in 2021, the eight-story building known as “Building B” was deemed contributing. This project would convert Building B from its original use as a storage warehouse to residential use.

The proposed six-story rooftop addition would be constructed on the historic building. The proposed cladding is glass and metal arranged in a grid pattern. Windows would be inserted on three facades of the historic building. Currently, the building has a small number of windows but adaptive use to residential space requires the addition of a significant number of new window openings. As part of the conversion to the new use, the existing mural is proposed to be moved to the west elevation of “Building C.” The owner is working with Mural Arts on this element of the project.

The Historical Commission approved this project in-concept at its January 2024 meeting. The revised application for final approval has incorporated key recommendations made by the

Architectural Committee during the in-concept review. This includes restoring the “ghost signage” at the top of the building, revising the exterior grid color from black to gray, and creating a sample window opening.

At the recent March 2025 Architectural Committee meeting, Committee members provided additional comments. In response, the applicant revised and supplemented the application with windows details, cornice redesign, roof plan, and north elevation rendering. The revised application satisfactorily responds to the key concerns of the Committee.

SCOPE OF WORK:

- Construct six-story addition.

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.*
 - o The application satisfies Standard 9 as the new addition will not destroy historic materials that characterize the property. The new work will be differentiated from the old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- *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.*
 - o The application satisfies Standard 10 as historic “Building B” will retain its essential form and massing once this project is complete. Both the roof addition and window openings could be infilled if a future owner wished to return it to its original appearance as a storage warehouse; therefore, the in-concept proposal meets Standard 10.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided the final application is revised based on the Architectural Committee’s comments, with the staff to review details, pursuant to Standards 9 and 10.

ACTION: See Consent Agenda.

COMMENT ON NATIONAL REGISTER NOMINATION

ADDRESS: 1330-32 POINT BREEZE AVE

Review Requested: National Register Comment

Resource: First Federal Savings & Loan Association of Philadelphia

Owner: Samuel Green

Nominator: Kevin McMahon, Powers & Co.

OVERVIEW: The Pennsylvania Historical & Museum Commission (PHMC) has requested comments from the Philadelphia Historical Commission on the National Register nomination of 1330-32 Point Breeze Avenue located in the Point Breeze neighborhood of South Philadelphia and historically known as the First Federal Savings & Loan Association building. PHMC is charged with implementing federal historic preservation regulations in the Commonwealth of Pennsylvania, including overseeing the National Register of Historic Places in the state. PHMC reviews all such nominations before forwarding them to the National Park Service for action. As part of the process, PHMC must solicit comments on every National Register nomination from the appropriate local government. The Philadelphia Historical Commission speaks on behalf of the City of Philadelphia in historic preservation matters including the review of National Register nominations. Under federal regulation, the local government not only must provide comments, but must also provide a forum for public comment on nominations. Such a forum is provided during the Philadelphia Historical Commission's meetings.

The First Federal Savings & Loan Association of Philadelphia is significant under Criterion A in the area of commerce as the first federally chartered savings and loan association in Pennsylvania, as a critical source of home loans during the Great Depression, and as one of the largest mortgage lenders in the Philadelphia area following World War II, when the bank helped to fuel a housing boom that transformed the region. Established in 1934 by banker and real estate broker Samuel A. Green and other businessmen, First Federal Savings was the first financial institution in Pennsylvania established under the Federal Home Loan Bank system. Passed by the U.S. Congress and signed into law by President Herbert Hoover in 1932, the Federal Home Loan Bank Act aimed to free up credit in the housing market during the Great Depression and make homeownership more affordable to the American public. This important economic recovery program made it possible for hundreds of thousands of families to buy homes during an economically tumultuous period. By the end of the 1930s and continuing for many years, the federal savings and loan associations established under the supervision of the FHLB held more mortgages than any other type of financial institution. First Federal Savings, as one of the largest federal S&L banks in the Philadelphia region, played a major role in the development of new housing in rapidly growing areas like Northeast Philadelphia and in nearby suburban communities, especially after World War II. The period of significance of the First Federal Savings & Loan Association of Philadelphia begins in 1940, when the institution constructed its first permanent home at 1332 Point Breeze Avenue, and ends in 1968, when the institution relocated its corporate headquarters to the branch office it had built in Northeast Philadelphia in 1957. This property is not listed on the Philadelphia Register of Historic Places.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:47:27

PRESENTERS:

- Mr. Till presented the National Register nomination to the Historical Commission.

PUBLIC COMMENT:

- None.

DISCUSSION:

- Mr. Thomas asked about the Criterion under which this property had been nominated.
- Ms. Cooperman responded that it is being nominated under Criterion A for its significance as an institution. She opined that it is the appropriate Criterion for this property and that this nominator always prepares well written and well-prepared nominations. She added that Criterion C would not be appropriate for this property for a National Register nomination as the quality of the design is not outstanding.
- Mr. McCoubrey commented on the architectural design, describing it as interesting and noting that it blends well with its rowhouse environment.
- Ms. Cooperman agreed but specified that it would be difficult to argue for Criterion C for the National Register, but that one could argue for the importance of the design for the Philadelphia Register.

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:54:06

ACTION: At 10:33 a.m., Mr. Thomas moved to adjourn. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment MOTION: Adjourn MOVED BY: Thomas SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair					X
Washington, Vice Chair					X
Muhammad (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)	X				
O'Connor (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel					X
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	10				3

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.

DRAFT