

**THE MINUTES OF THE 754TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 JUNE 2025, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET, WITH REMOTE OPTION ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Frankel, the Chair, called the meeting to order at 9:07 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	
Kareema Abu Saab (Commerce Department)	X		
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman (City Council)		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
Shannon Garrison, Historic Preservation Planner III
Kristin Hankins, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner II
Izzy Korostoff, Community Initiatives Specialist
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Leonard Reuter, Esq., Law Department
Josh Schroeder, Historic Preservation Planner I
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II

The following persons attended the meeting in person:

Allan Domb, Allan Domb Real Estate
Hanna Stark, Preservation Alliance
Kathy Dowdell
Kimberly Haas, Hidden City
Matt McClure, Esq., Ballard Spahr
Matthew McCarty, Voith & Mactavish Architects
Meredith Trego, Esq., Ballard Spahr
Paul Steinke, Preservation Alliance

The following persons attended the meeting on Zoom:

Allison Weiss, SoLo/Germantown Civic Association
Abbey Lewis
Amanda Ross
Amy Lambert, University City Historical Society
Chwen-Ping, Ping Architects LLC
Dan Kayser
Daniel Trubman
David Fecteau, Philadelphia City Planning Commission
David Gest, Chestnut Hill Conservancy
David Traub, Save Our Sites
Dennis Carlisle, OCF Realty
Jay Farrell
John Cluver, Voith & Mactavish Architects
Julia Hayman
Kevin King, Voith & Mactavish Architects
Kevin McMahon
Laura DiPasquale
Marlene Schleifer
Michael Bucci, G-Space LLC
Nancy Pontone
Neil Sklaroff, Esq., Dilworth Paxson
Oscar Beisert, Keeping Society
Rob Lewis
Sharyn Katz
Sherman Aronson
Stephanie Pennypacker
Steven Peitzman
Suzanna Barucco
Tara Haplea
Vivek Tomer

ADOPTION OF MINUTES, 753RD STATED MEETING, 9 MAY 2025

START TIME IN ZOOM RECORDING: 00:03:19

DISCUSSION:

- Mr. Frankel 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 753rd Stated Meeting, held 9 May 2025. No comments were offered.

ACTION: Mr. Thomas moved to adopt the minutes of the 753rd Stated Meeting of the Philadelphia Historical Commission, held 9 May 2025. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Adoption of the Minutes of the 753rd Stated Meeting of the PHC					
MOTION: Adopt minutes					
MOVED BY: Thomas					
SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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

REQUESTS FOR CONTINUANCES

ADDRESS: 1730 WHARTON ST

Proposal: Legalize windows

Review Requested: Final Approval

Owner: Pelican Point Investments LLC

Applicant: Rich Villa, Ambit

History: 1888; Eighteenth Street Methodist Episcopal Church/Friendship Baptist Church; J. Franklin Stuckert, architect

Individual Designation: 9/14/1988

District Designation: None

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

OVERVIEW: This application proposes legalizing vinyl windows installed throughout the building at 1730 Wharton Street. Located at the southeast corner of Wharton Street and S. 18th Street, the former 18th Street Methodist Episcopal Church, constructed about 1888, historically featured wood windows with marbled blue glass. Between fall 2018 and summer 2019, many of the historic windows were removed without Historical Commission review or approval. The original frames and some of the original marbled blue glass windows remained.

At its 14 August 2020 meeting, the Historical Commission adopted the Architectural Committee's recommendation for an application proposing complete restoration of the building's exterior as part of a conversion to multi-unit residential use. The approval was conditioned on the windows being wood or aluminum-clad wood at the side elevations, including the installation of stacked double-hung windows in the double-height openings, provided the muntin patterns matched those of the historic windows, and the mullion between the windows at the new floor level was as minimal as possible; the marbled blue glass windows were retained, restored, or replicated in the front façade openings and communal spaces; and the louvers at the corner towers were retained, with the understanding that glass or operable windows may be installed behind them. In May 2021, Historical Commission staff approved window shop drawings by Seaquay Architectural Millwork Corporation that proposed all new wood windows sufficiently replicating the historic appearance and included the character-defining marbled blue glass where appropriate. It appears that Seaquay Architectural Millwork Corporation went out of business, and the windows shown in the approved shop drawings were never purchased. Instead, vinyl windows with grilles between the glass and of sizes which in no way fit the masonry openings were installed throughout the building in early 2025 without any approvals or permits. The Department of Licenses and Inspections issued a violation for the exterior work and a Stop Work Order at the request of the Historical Commission's staff, prompting this request for legalization from the property owner/developer.

SCOPE OF WORK:

- Legalize window replacement.

STANDARDS FOR REVIEW:

- *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.*
 - The vinyl windows do not match the old in design, color, texture, or materials. This application fails to satisfy Standard 6.

STAFF RECOMMENDATION: Denial, pursuant to Standard 6.

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

ACTION: See Below.

RIDGE AVENUE ROXBOROUGH THEMATIC HISTORIC DISTRICT AMENDMENT

Proposed Action: Designation

Property Owner: Various

Nominator: Ridge Park Civic Association

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

OVERVIEW: This nomination proposes to amend the Ridge Avenue Roxborough Thematic Historic District, adding 14 properties to the district. The Committee on Historic Designation was scheduled to review the nomination at its July 2025 meeting. The owner of the property at 6807 Ridge Avenue has requested that the Historical Commission postpone the review until the September 2025 meeting of the Committee on Historic Designation.

START TIME IN ZOOM RECORDING: 00:06:11

PRESENTERS:

- Mr. Farnham presented the continuance requests to the Historical Commission.
- Attorney Neil Sklaroff represented the property owner of 1730 Wharton Street.
- Attorney Rob Lewis represented the property owner of 6807 Ridge Avenue.

PUBLIC COMMENT:

- None.

ACTION: Mr. Thomas moved to continue the review of 1730 Wharton Street to the July 2025 meeting of the Historical Commission and the review of the Ridge Avenue Roxborough Thematic Historic District amendment to the September 2025 meeting of the Committee on Historic Designation. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: Continuances MOTION: Grant continuances MOVED BY: Thomas SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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, 27 MAY 2025

AGENDA

ADDRESS: 1632 POPLAR ST

Proposal: Remove gable roof and stone veneer; construct rooftop addition; replace windows

Review: In Concept

Owner: The Church of the Living God, The Pillar, and Ground Truth

Applicant: Chwen-ping Wang, Ping Architects LLC

History: 1860; Green Hill Market

Individual Designation: 5/11/2018

District Designation: None

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

OVERVIEW: This application proposes in concept approval for constructing a fourth-floor addition, roof deck, and pilot house to 1632 Poplar Street. The building was constructed in 1859 and historically known as the Green Hill Market House. The developer intends to convert the former market and church building to residential use. The proposed rehabilitation scope includes adding a fourth floor and roof deck with pilot house, restoring the brick façade and cornice, and installing new windows and exterior doors.

SCOPE OF WORK:

- Add fourth floor and roof deck with pilot house.
- Rehabilitate exterior.

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 design of the proposed fourth-floor addition successfully differentiates itself from the historic building through its massing, size, scale, and architectural features. To increase compatibility and better meet Standard 9, the addition and roof deck should be set back more from the roofline, a cornice detail should be added, and a more neutral color for the addition's cladding should be selected.
 - More research must be done to determine the best approach for exterior masonry rehabilitation. To meet Standard 9, the applicant should remove sections of the stone veneer to determine the feasibility of removal and the condition of the masonry material underneath. Once this is complete, the applicant can work with the staff to determine an approvable preservation approach to rehabilitate the masonry façade.
 - The applicant and staff have not located historic photographs of the building that show the historic window and front door entrance configuration. To meet Standard 9, applicant must work with the staff to determine historically appropriate replacements.
- *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.*
 - The low slope gable roof proposed for removal is hidden by the building's cornice and is not visible from the public right-of-way. The historic form and integrity of the designated building will not be visibly altered by the removal of the roof. If a future

owner wishes to return it to its original appearance, the roof could be reconstructed; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: The fourth-floor addition with roof deck should be revised to satisfy Standard 9. Additional research is needed to offer guidance on the replacements of the windows and front door. Selective demolition should be undertaken to develop a plan for removing the added stone and restoring the brick facade.

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

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:08:04

PRESENTERS:

- Ms. Mehley presented the revised application to the Historical Commission.
- Architect Chwen-ping Wang and developer Vivek Tomer represented the application.

PUBLIC COMMENT:

- Oscar Beisert thanked the property owner for the proposal to restore and renovate the property and adapt the historic building to a new use. Mr. Beisert commented on the proposed window replacement and design of the fourth-floor addition, encouraging the applicant to revise the window proposal for better compatibility with the historic style of the building. Mr. Beisert observed that the addition's design could be improved with the use of a more compatible color for the cladding materials.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The fourth-floor addition was set back five feet from the north, south, and west elevations and the roof deck railings were set back five feet on all elevations.
- The fourth-floor parapet and pilot house were reduced in height and the cladding was revised to a neutral gray color. The height reduction and color change reduce the visibility of rooftop addition.
- Details about the mechanical equipment were added to the application drawings.
- Exploratory work was completed on veneer stonework and painted brick. The applicant is confident that the brick facade can be restored.
- For the final review application, the applicant should include information about the neighborhood context in the drawings and renderings. Other considerations for final review submission include completing removal of the stone veneer, incorporating a cladding material and a color scheme that minimizes visibility of addition, determining the original configuration of third-floor windows, and determining the historically appropriate window replacement configuration.

The Historical Commission concluded that:

- The revised in-concept application generally satisfies Standard 9, based on the greater setback at three sides of the addition, the setback of the deck railings, the reduction of the addition's height, and the exploratory work at the veneer.
- The application would better satisfy Standard 9 with a five-foot setback along the east elevation's party wall.
- The application satisfies Standard 10 as the low-slope gable roof proposed for removal is hidden by the building's cornice and is not visible from the public right-of-

way. The historic form and integrity will not be visibly altered by the removal of the roof. If a future owner wishes to return it to its original appearance, the roof could be reconstructed.

ACTION: Mr. McCoubrey moved to approve the revised application in concept, with the staff to review details, pursuant to Standard 9. Ms. Carney seconded the motion, which was adopted by unanimous consent.

ITEM: 1632 Poplar St MOTION: Approval in concept MOVED BY: McCoubrey SECONDED BY: Carney					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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: 123-29 CHESTNUT ST

Proposal: Install signage

Review Requested: Final Approval

Owner: 123-129 Chestnut St Associates

Applicant: Stephanie Rumer, Permex Permit Expediting

History: 1903; Corn Exchange National Bank; Newman, Woodman & Harris, architects; alterations/additions, Horace Trumbauer, 1912, 1929, 1931

Individual Designation: 11/4/1976

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

Preservation Easement: Yes

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

OVERVIEW: This application proposes installing a sign at the corner of the former Corn Exchange National Bank and raising a flag sign on an existing flagpole on the Chestnut Street elevation. The proposed signage is an addition to signage above the pedestrian doors.

The corner sign would be attached to a bracket mounted to the brick quoins at the corner using sleeve anchors or an alternate method approved by the Historical Commission. The application notes that internal illumination of the aluminum and acrylic sign may be included if permitted by city code.

The proposed flag sign measures 5 feet by 8 feet and would hang from an existing pole and pole extension.

SCOPE OF WORK:

- Install corner-mounted sign and flag sign.

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 mounting locations of the corner signs would compromise the distinctive brick quoins and the sign materials are incompatible with the historic materials and features.

STAFF RECOMMENDATION: Denial of the corner sign but approval of the flag sign, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9, and suggested that the property owner consult with the Preservation Alliance for Greater Philadelphia as the holder of the facade easement.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:29:25

PRESENTERS:

- Mr. Maust presented the revised application to the Historical Commission.
- No one represented the application.

PUBLIC COMMENT:

- Hanna Stark of the Preservation Alliance commented in support of the revised application.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The revised application addressed the concerns of the Architectural Committee regarding the impact of a sign on the highly decorative corner.
- The reduction in size of the proposed flag and its relocation closer to the building addressed the Architectural Committee's concern about the impact of stress to the masonry caused by wind loads.

The Historical Commission concluded that:

- The revised application satisfies Standard 9.

ACTION: Mr. McCoubrey moved to approve the revised application, with the staff to review details, pursuant to Standard 9. Ms. Abu Saab seconded the motion, which was adopted by unanimous consent.

ITEM: 123-29 Chestnut St MOTION: Approval of revised application MOVED BY: McCoubrey SECONDED BY: Abu Saab					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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: 2114 GREEN ST

Proposal: Construct rear additions and deck

Review Requested: Final Approval

Owner: Sharyn Katz

Applicant: Michael Bucci, G-Space LLC

History: 1854; Hazelhurst & Huckel; Roman brick façade with terra cotta details by architectural firm of Hazelhurst & Huckel for James Beatty, salesman, 1887

Individual Designation: 11/2/1972

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

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

OVERVIEW: This application proposes modifying and enlarging the rear of the rowhouse at 2114 Green Street as well as adding a green roof terrace with pilot house to the property. Modifications would include: the rear garage door and existing deck above it would be altered, the bay window on the side of the property would be removed and the first floor would be enlarged, the rear bay window would be restored and altered to include doors in place of windows, and the third floor would be extended over the rear bay window to make room for a green roof terrace. A new stair penthouse would be constructed on the roof for access to the terrace. No work to the front façade is proposed. The stair penthouse is currently presented to be 11 feet and six inches tall, set back from the front cornice by about 30 feet. The rear block of Wilcox Street is a service alley with garages and no front-facing properties.

SCOPE OF WORK:

- Modify and enlarge the rear of the property.
- Add a green roof deck plus stair penthouse.

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 would be avoided.*
- *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 proportions, and massing to protect the integrity of the property and its environment.*

STAFF RECOMMENDATION: The staff recommends denial of the application as proposed, but approval provided the pilot house is lowered to the extent possible, the roof terrace is not built over the third-floor bay window, and the parapet at the roof level in the rear is replaced by a railing, pursuant to Standards 2 and 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, owing to incompleteness as well as the comments provided by the staff.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:32:21

PRESENTERS:

- Ms. Hendrickson presented the application to the Historical Commission.
- Architect Michael Bucci represented the application.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The changes to the application reflect the staff's and Architectural Committee's comments.
- Hardie plank siding should not come down to the ground on the garage as the fragile material is highly likely to be damaged in that location. Adding a water table in another material would be more successful.
- The application should have included more photographs showing the deteriorated condition of the side bay as evidence for its removal.

The Historical Commission concluded that:

- The revised application satisfies Standards 2 and 9.

ACTION: Mr. McCoubrey moved to approve the revised application, provided the condition of the side bay is documented to show that it is deteriorated, with the staff to review details, pursuant to Standards 2 and 9. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 2114 Green St MOTION: Approval MOVED BY: McCoubrey SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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 COMMITTEE ON HISTORIC DESIGNATION, 21 MAY 2025

Address: 1461-65 N 52ND ST

Name of Resource: The George Institute Library

Proposed Action: Designate

Property Owner: City of Philadelphia

Nominator: Joseph E. DeStefano

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

OVERVIEW: This nomination proposes to designate 1461-65 N. 52nd Street, the former George Institute Library, and list it on the Philadelphia Register of Historic Places. The nomination contends that the property satisfies Criterion for Designation A through its association with Jesse George and the George Family, one of the earliest families to settle the area that would be known as Hestonville, one of West Philadelphia's oldest communities. Under Criterion C, the nomination asserts that the George Institute's Federal Revival style is distinctively characteristic of Philadelphia's and Hestonville's architectural history and language. The nomination also contends that the architect of the George Institute Library, E. Allen Wilson, significantly influenced the form and functional development of Philadelphia buildings during the late nineteenth and early twentieth centuries, satisfying Criterion for Designation E. Lastly, the nomination maintains that, owing to the property's unique location and the building's flat-iron shape, it has become an established and familiar visual feature of the Hestonville neighborhood and satisfies Criterion for Designation H.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that 1461-65 N. 52nd Street, the George Institute Library, satisfies Criteria for Designation A, C, E, and H.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 1461-65 N. 52nd Street satisfies Criteria for Designation C, E, H, and J, with an amended period of significance to end in 1927.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:45:14

PRESENTERS:

- Ms. Hendrickson presented the nomination to the Historical Commission.
- No one represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The period of significance should be amended to end in 1927 to relate to the building's use as a library.

The Historical Commission concluded that:

- The nomination demonstrates that the George Institute Library satisfies Criterion for Designation A, owing to its association with the George Family and Jesse George.
- The nomination demonstrates that the George Institute Library satisfies Criterion for

- Designation C for its Federal Revival style.
- The nomination demonstrates that the George Institute Library satisfies Criterion for Designation E, owing to its association with E. Allen Wilson.
- The nomination demonstrates that the George Institute Library satisfies Criterion for Designation H because of its flat-iron shape and unique location in the neighborhood.

ACTION: Mr. Lech moved to find that the nomination demonstrates that the property at 1461-65 N. 52nd Street satisfies Criteria for Designation A, C, E, and H, and to designate it as historic, listing it on the Philadelphia Register of Historic Places, with an amended period of significance to end in 1927. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 1461-65 N 52 nd St MOTION: Designate, Criteria A, C, E, and H MOVED BY: Lech SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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: 4027-31 HAVERFORD AVE

Name of Resource: Engine House of Truck Company F

Review: Designate

Property Owner: Frankie Francis

Nominator: University City Historical Society

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

OVERVIEW: This nomination proposes to designate the property at 4027-31 Haverford Avenue and add it to the Philadelphia Register of Historic Places. The building was constructed in 1884 as the Engine House of Truck Company F, one of the earliest firehouses built in West Philadelphia by the Fire Department. The nomination argues that the former firehouse exemplifies the rapid development of residential neighborhoods in West Philadelphia in the late nineteenth century and the City of Philadelphia's efforts to provide services throughout its borders. The nomination contends that the building's importance to the history of neighborhood and the City of Philadelphia satisfies Criteria for Designation A and J.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 4027-31 Haverford Avenue satisfies Criteria for Designation A and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic Designation voted to recommend that the nomination demonstrates that the property at 4027-31 Haverford Avenue satisfies Criteria for Designation A and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:51:51

PRESENTERS:

- Mr. Maust presented the nomination to the Historical Commission.
- Oscar Beisert represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- None.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination contributes to the history of the neighborhood in its documentation of the Engine House's early activities.
- The altered door openings demonstrate design intent and are historically significant in their own right.

The Historical Commission concluded that:

- The fire house merits designation under Criteria for Designation A and J, given its importance to the surrounding neighborhood and to the city as a whole as an early commission by the Philadelphia Fire Department.

ACTION: Ms. Cooperman moved to find that the nomination demonstrates that the property at 4027-31 Haverford Avenue satisfies Criteria for Designation A and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: 4027-31 Haverford Ave**MOTION: Designate, Criteria A and J****MOVED BY: Cooperman****SECONDED BY: Lech**

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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: 1439 N 15TH ST

Name of Resource: William Ivins and Hamilton Disston Houses

Proposed Action: Designation

Property Owner: 15th St Partners LLC

Nominator: Preservation Alliance of Greater Philadelphia

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

OVERVIEW: This nomination proposes to designate the property at 1439 N. 15th Street and list it on the Philadelphia Register of Historic Places. The property is comprised of two four-story late nineteenth-century twin houses that historically were two separate properties at 1437 and 1439 N. 15th Street, that were consolidated. The building at 1437 N. 15th Street, known as the William Ivins House, was constructed in the early 1860s and modified into the Chateausque style in 1899 by industrialist William Ivins. The building at 1439 N. 15th Street, known as the Hamilton Disston House, was constructed about 1872 as a Second Empire style dwelling by industrialist Hamilton Disston. The nomination contends that the property satisfies Criteria for Designation A, C, D, and J. Both houses exemplify the late nineteenth-century development of Lower North Philadelphia by families of industrial wealth including Ivins, co-founder of one of the city's largest carpet mills at the time, and Disston, the second president of the Disston Saw Works, the largest saw manufactory in the world at that time; they thereby satisfy Criteria A and J. Both houses also represent the evolution of house construction and architectural style in Lower North Philadelphia during the late nineteenth century; the Ivins house is a significant example of the Chateausque style, and the Disston House is a significant example of the Second Empire style, satisfying Criteria C and D.

STAFF RECOMMENDATION: The staff recommends that the nomination demonstrates that the property at 1439 N. 15th Street satisfies Criteria for Designation A, C, D, and J.

COMMITTEE ON HISTORIC DESIGNATION RECOMMENDATION: The Committee on Historic

Designation voted to recommend that the nomination demonstrates that the property at 1439 N. 15th Street satisfies Criteria for Designation A, C, D, and J.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:58:15

PRESENTERS:

- Ms. Mehley presented the nomination to the Historical Commission.
- Hanna Stark represented the nomination.
- No one represented the property owner.

PUBLIC COMMENT:

- David Traub of Save Our Sites commented in support of the designation.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The nomination is thoroughly researched and well written.
- The houses represent a pair of surviving residences constructed in Lower North Philadelphia by nineteenth-century industrialists who chose to live outside established affluent areas of the city.
- The buildings are contributing historic resources to the North Broad Street Mansion District, which was added to the National Register of Historic Places in 1985.
- The property underwent significant rehabilitation under the Federal Historic Preservation Tax Incentives program in the late 1980s.

The Historical Commission concluded that:

- The nomination demonstrates that the property satisfies Criterion A and J, as both houses exemplify the late nineteenth-century development of Lower North Philadelphia by families of industrial wealth.
- The nomination demonstrates that the property satisfies Criterion C and D, as the two row houses represent the evolution of house construction and architectural style in Lower North Philadelphia during the late nineteenth century. The Ivins house is a significant example of the Chateausque style, and the Disston House is a significant example of the Second Empire style.

ACTION: Mr. Thomas moved to find that the nomination demonstrates that the property at 1439 N. 15th Street satisfies Criteria for Designation A, C, D, and J and to designate it as historic, listing it on the Philadelphia Register of Historic Places. Mr. McCoubrey seconded the motion, which was adopted by unanimous consent.

ITEM: 1439 N 15th St MOTION: Designate, Criteria A, C, D, and J MOVED BY: Thomas SECONDED BY: McCoubrey					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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

OLD BUSINESS

ADDRESS: 1435-41 WALNUT ST

Proposal: Enlarge windows

Review Requested: Final Approval

Owner: ADR Drexel, L.P.

Applicant: Matthew McClure, Ballard Spahr

History: 1927; Drexel Co. Building; Day & Klauder

Individual Designation: 2/23/1971, 8/2/1973

District Designation: None

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

OVERVIEW: In September 2021, the Historical Commission denied an application to enlarge some window openings and install larger windows in the former Drexel Bank building at the northeast corner of 15th and Walnut Streets. The owner filed an appeal of the denial at the Board of License & Inspection Review. Rather than move forward with the appeal hearing, the appellant and the Law Department agreed to remand the matter to the Historical Commission for a second review. For various reasons, the remand review before the Historical Commission was delayed but is now moving forward.

The building at 1435-41 Walnut Street was designed by the architectural firm of Day & Klauder and constructed in 1927 for Drexel & Company, a private banking house. The design for the building was drawn from the Renaissance palazzos of Florence, Italy. A once-grand banking hall occupies the first floor. The banking hall has been alternatively vacant and underutilized for many years. The application claims that the chronic vacancy of what should be prime commercial space on the Walnut Street shopping corridor results from the lack of visibility from the street into the space. The first-floor window sills are between 88 and 99 inches above the sidewalk, several feet above eye level. The application asserts that the windows must be enlarged to make the first-floor interior space attractive to retail tenants. The application includes architectural drawings as well as an analysis of the building and its leasing difficulties by an expert in the marketing of retail space. The report explains why the window sills must be lowered and how other jurisdictions have allowed for such changes to historic buildings.

The application proposes to remove the masonry panels below seven of the first-floor windows on Walnut and 15th Streets and install mullions and glazing in place of the panels to allow for views from the street into the interior space. The Moravian Street windows would not be altered. The easternmost opening on Walnut Street is already altered; it was cut down for a doorway many years ago. After the stone panels below the windows are removed, new pieces of matching stone will be inserted at the jambs and new sills to square the openings and then the new openings will be glazed, with the new window systems fitting below the decorative historic windows. Non-historic storm windows will be removed. The removed stone panels will be stored for potential reinstallation at a later date.

Drexel & Co. opened its banking hall at 15th and Walnut Streets on 7 November 1927. Despite the Stock Market Crash and the Glass-Steagall Act of 1933, which separated commercial and investment banking, Drexel & Co. survived the Great Depression, albeit with several reorganizations. Drexel & Co. sold the property to 1435 Walnut Street Corporation in 1938, but continued to occupy the building under a lease. In 1943, when the First National Bank of Philadelphia purchased the property, Drexel & Co. removed from the building at 15th and Walnut. Interestingly, Drexel and First National swapped quarters, with Drexel & Co. moving to First National's former offices at 1500 Walnut Street and First National moving into the

Florentine palace. First National merged with the First Pennsylvania Bank & Trust Co. and then sold the property to Bankers Securities Corporation, Albert M. Greenfield's parent company, in 1957. It appears that Bankers Securities Corp. never occupied the building and the main banking room remained vacant for decades, from 1957 to 1987. In 1979, developer Jay Nathan and partners obtained the property and set out to rehabilitate it with new retail and restaurant spaces in the banking hall and offices above. They inserted a series of freestanding mezzanines in the banking hall, while trying to maintain the historic features and finishes. At the time, while reporting on the rehabilitation, the *Inquirer* noted that "the building has long been a white elephant largely because its ornate main banking floor, with its 35-foot ceiling, has been considered difficult to use economically." While the offices on the upper floors rented, the banking floor remained vacant until 1987, when Dimensions, a men's clothing store, moved into the space. Murray Korn's Dimensions did not last long, declaring bankruptcy in 1991. In 1987, Nathan and his partners sold the property to a British investment company. Bally's Health and Tennis Corporation leased the banking hall in 1994 for use as a fitness center, which opened in 1995. Bally's sold to LA Fitness in 2011. LA Fitness closed its 1435 Walnut Street location in 2015, after the space was rented to another gym operator. However, the new fitness center scheduled for the space in 2015 defaulted on its lease and the banking hall has been vacant since that time. In summary, the first-floor space was used as a banking hall from 1927 to 1957, was vacant from 1957 to 1987, was used as a clothing store from 1987 to 1991, was vacant from 1991 to 1994, was used as a gym, albeit not the highest and best use for the historic interior on the city's premier shopping corridor, from 1994 to 2015, and has been vacant since. The freestanding mezzanine levels in the banking hall were removed a few years ago, but the space remains vacant.

The remanded application that is provided to the Historical Commission for the June 2025 review includes a new cover letter from the applicant as well as architectural drawings and a report from a retail consultant. Also included for the Historical Commission's benefit is the record of the original review that was sent to the Board of License & Inspection Review for the appeal hearing. It includes the original and revised application materials, public comment, Architectural Committee and Historical Commission meeting minutes, links to video recordings of the reviews, and the final decision letter.

SCOPE OF WORK:

- Enlarge windows.

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 removal of the stone panels and addition of glazing does not comply with a strict reading of Standard 9, but will have minimal impact on the historic integrity of the property and should be approved to ensure that the important historic building is self-sustaining and to allow for the restoration and public appreciation of the significant interior space.
- *Standard 10: New additions or 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 would be impaired.*

- The work will comply with Standard 10, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

STAFF RECOMMENDATION: Approval, with the staff to review window and stone shop drawings and stone samples, provided the stone panels are carefully removed and safely stored for potential reinstallation in the future.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:09:17

PRESENTERS:

- Mr. Farnham presented the application to the Historical Commission.
- Property owner Alan Domb, attorneys Matthew McClure and Meredith Trego, and architect Matthew McCarty represented the application. They reported that they have been unable to find a tenant for the first-floor space for a decade and explained that the window openings must be enlarged to allow visibility from the street into the space to attract a tenant.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance urged the Historical Commission to deny the application.
- Kathy Dowdell suggested that the Historical Commission forward the application to its advisory Committee on Financial Hardship. Failing to refer the application would circumvent the Historical Commission's procedures, she claimed.
- David Traub of Save Our Sites claimed that approving this application would establish an adverse precedent.
 - Mr. Farnham stated that he disagrees with Ms. Dowdell and Mr. Traub. The Historical Commission is not obligated to refer this application to the Committee on Financial Hardship. The Historical Commission has approved other applications to lower sills and, therefore, approving this application would not be precedential.
- Allison Weiss of SoLo/Germantown Civic Association opposed the application.
- Steven Peitzman opposed the application.
- Suzanna Barucco opposed the application.
 - Mr. Farnham noted for the record that Ms. Barucco is a member of the Historical Commission's Committee on Historic Designation.
 - Mr. McClure objected to Ms. Barucco's participation. He claimed that she had a conflict as both a member of an advisory committee to the Historical Commission and the Advocacy Committee of the Preservation Alliance.
 - Mr. Reuter stated that he did not consider Ms. Barucco's participation to constitute a conflict.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- Despite its prime location on the city's most prestigious retail corridor, the first-floor space at 1435-41 Walnut Street has remained vacant for a decade. The property owner has improved the space at great cost with the removal of the non-historic mezzanines, extensively marketed the space to potential tenants, and significantly reduced the asking rent, yet still has been unable to find a tenant, owing to the lack of visibility from the street into the space.
- The chronic vacancy of this important corner space has had a detrimental effect on

the surrounding neighborhood. Allowing the windows to be altered and the first-floor space to be leased will ensure that the important historic building is sustainable and preserved into the future. Altering the windows to make the space attractive to tenants and will improve the property and the surrounding neighborhood, which is in the public interest.

- The property owner has an extensive track record of successfully redeveloping historic properties in Philadelphia, especially in the Rittenhouse Square neighborhood.
- The three unaltered windows on Moravian Street will document and inform viewers of the historic window configuration.

The Historical Commission concluded that:

- Provided the stone sill and panels are carefully removed and safely stored for potential reinstallation in the future, the application will not destroy historic materials that characterize the property and therefore will comply with Standard 9.
- Provided the stone sill and panels are carefully removed and safely stored for potential reinstallation in the future, the work is reversible, and the application will comply with Standard 10.

ACTION: Mr. Lech moved to approve the application for the seven windows on Walnut and S. 15th Street, provided an engineer's report stipulates that the sills and stone panels can be removed without damage and that the removed exterior elements are securely stored for potential reinstallation, with the staff to review details, pursuant to Standards 9 and 10. Mr. Thomas seconded the motion, which passed by a vote of 8 to 2.

ITEM: 1435-41 Walnut St MOTION: Approval with conditions MOVED BY: Lech SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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	8	2			3

ADJOURNMENT

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:43:09

ACTION: At 11:51 a.m., Mr. Frankel moved to adjourn. Mr. Lech seconded the motion, which was adopted by unanimous consent.

ITEM: Adjournment					
MOTION: Adjourn					
MOVED BY: Frankel					
SECONDED BY: Lech					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair					X
Abu Saab (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.

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.

DRAFT