

**PUBLIC COMMENT FOR
4024-34 APALOGEN ROAD**



Nomination of 4030 (4024-34) Apalogen Road, Phila, PA

From Grace, Janet <Janet.Grace@jll.com>

Date Mon 10/13/2025 1:20 PM

To preservation <preservation@Phila.gov>

Cc Janet Grace <imjanetgrace@gmail.com>; David.Breiner@jefferson.edu <David.Breiner@jefferson.edu>; Steven Peitzman <peitzmansj@gmail.com>

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To Whom it May Concern,

- I am the owner of 3419 -23 W School House Lane which was the first Modernist Home to be placed on the Philadelphia Historic Register.
- I founded, along with 9 Board Members, the DOCOMOMO Greater Philadelphia Chapter to preserve Modernist Buildings in the Greater Philadelphia Region.
- I wrote the successful Historic Nominations for my home (in 2009), the Fleer House (a Modernist Home in Chestnut Hill, in 2011) and the East Falls Library in 2010.
- I coauthored the successful Historic Nomination of the PSFS Building on Lehigh Avenue.
- In my role as a member of the National Society of Colonial Dames in the Commonwealth of Pennsylvania, I have been actively involved in the preservation of Stenton, the ancestral home of James Logan.
- In my role as a member of the National Society of Colonial Dames in the Commonwealth of Pennsylvania, I have been actively involved in the preservation of the Marion Cruger Coffin Garden located at 1630 Latimer Street, in Philadelphia.
- In my role as a past member of the Colonial Dames of America, I have been involved in the preservation of Lemon Hill Mansion.
- My ancestor, Silas Crispin, was on the ship "Welcome" with William Penn in 1682 and was one of the first 100 landowners in Philadelphia. Silas Crispin's father-in-law, Thomas Holmes, was the first Surveyor General of Philadelphia and laid out the distinctive grid pattern of streets with the Center Square and 4 surrounding Squares, which still exists today.

I am writing in support of the Nomination of 4030 (4024-34) Apalogen Road, which is my near neighbor and is worth preserving. As a woman who started practicing in the field of architecture 40 years ago, I can appreciate the fortitude of the architect of this wonderful home, who was also a woman. At the time that Ms. Fleisher designed and built the house, her contemporary, Marion Cruger Coffin a landscape architect who graduated from MIT in 1904, stated that to be a woman in what was considered to be a male career was "professional and matrimonial suicide". Women at that time were discouraged from having careers and only the most talented were able to succeed under very challenging situations and discrimination. 4030 (4024-34) Apalogen Road is certainly great example of Modernist architecture which is significant for the reasons stated in the Nomination.

We would be well served as a community to keep this wonderful home in the fabric of our East Falls Neighborhood, as treasures such as this home contribute to Philadelphia's recognition as the only UNESCO World Heritage City in the United States.

We appreciate any consideration that can be given to placing this home on the Historic Register.

Warm Regards,

Janet Kimbleton Grace
267-565-8605



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Outlook

4024-34 Apalogen Road (Tulipwood) Historic Designation Nomination

From meggreenfield1 <meggreenfield1@gmail.com>

Date Tue 10/14/2025 12:51 PM

To preservation <preservation@Phila.gov>

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I am a neighbor on Apalogen Rd. I support the nomination of 4024-4034 Apalogen for historic designation.

The property is unique in many ways and significant as it was designed, built and lived in by Elizabeth Fleisher, the first woman architect to be licensed in Philadelphia.

Elizabeth Fleisher also designed (with then partner Gabriel Roth) the Parkway House at 22nd Street and Pennsylvania Avenue. Her firm also designed the modern nurses' residence for the Woman's Medical College of Pennsylvania on Henry Avenue. Few of her other buildings in Philadelphia survive.

The house is quite livable and deserving of preservation. It contributes to the unique character of Apalogen Rd. which has a number of architecturally unique homes, including mine designed, built and lived in for many years by Henry Churchill, also an architect.

Thank you for your consideration.

Marjorie Greenfield
4107-11 Apalogen Rd

Sent from my Galaxy



4024-34 Apologen Road East Falls

From jonathan berger <savantriver@gmail.com>

Date Tue 10/21/2025 11:27 AM

To preservation <preservation@Phila.gov>; Steven Peitzman <peitzmansj@gmail.com>

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Dear Preservation Philadelphia,

As a resident of nearby Timber Lane who lives in a mid century modern home designed and built in the same time period as 4024-34 Apologen Road , I write to add to the public comment regarding the proposed demolition and or certification as historically significant of 4024-30 Apologen Road also known as Tulipwood. Tulipwood as documented in the formal nomination application submitted by the East Falls Historical Society was designed by my maternal grandmother Elizabeth Fleisher and landscaped by my grandfather Horace Fleisher.

The qualifications and achievements of both my grandparents are well known in the broader American and international design community. It is not my intention to review this meritorious and distinguished service but rather to place incontext my lifelong association with Tulipwood and the blessed memory of my beautiful grandparents and parents.

What is a house if not a collection of memories and reflections of loved ones passed? As I walked through the place during the realtor's open house I recalled formative events in my life. The most important occurred in the small study adjacent to the main entry and looking out over the deck. It was here that my grandmother Elizabeth, known to me as Granny, set me on my life course of the study of ecology, landscape interpretation through writing and drawing , and environmental planning.

Between June 1967 and October 1969 I served as a Peace Corps volunteer in Burkina Faso, West Africa. Here amidst the harsh clipped beauty of the savannah, where trees were half a mile apart, and wind blown grasses dominated the land, I dug water wells and sold potatoes and mangos through a co-op organized by the local farmers. Upon my return to Philadelphia I searched for a profession. Through reading I became acquainted with the ideas of ecology as broadly applied to humans and their environment. I set myself on a course to acquire and read major works in the field.

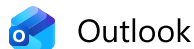
At that time Granny was still alive and I regularly visited with her for lunch and just to sit and chat about our days together from when she taught me to play Scrabble at the age of 6 through my canoe guiding days as a college student and into the current time. At one of these meetings a fateful moment arrived and she said, "Your mother tells me you are reading books on ecology." I replied, "Yes Granny I am and I wonder if there is a career there for me?" At that moment she reached up onto the shelf, pulled a book off, and said, "You had better read this one." She gave me her copy of *Design With Nature* by Ian McHarg of the University of Pennsylvania. I read it that night and a day later went for an interview at the Department of Landscape Architecture and Regional Planning at the Graduate School of Fine Arts of the University of Pennsylvania. I was there for fifteen years as a student and faculty member.

Back to the recent past and the open house. I stood in the corner of that study as memories of that moment and her devotion washed over me.

Of course I was not the only person she helped through her life in that house. From a young age I recall she hosted post war survivors of Auschwitz - i saw the tattoos and later refugees from the failed Hungarian revolution.

Sincerely yours

Dr. Jon Berger
4101 TimberLane
Philadelphia PA 19129
2679721220



Halt the demolition of 4024-34 Apalogen

From Chris McKenzie <cmm832@gmail.com>
Date Mon 10/27/2025 11:28 PM
To preservation <preservation@Phila.gov>
Cc Steven Peitzman <peitzmansj@gmail.com>

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To Whom this concerns,

We are in favor of saving a historical landmark in East Falls and oppose the demolition of 4024-34 Apalogen Rd.

We live in East Falls.

On the basis of, and in rebuttal to the Owners Opposition Statement:

Owners Statement #4:

At the time of Owners' purchase, the Property was vacant and the prior owners had already imposed significant changes to the Building's exterior in preparation for its listing for sale in 2024, including painting the entire exterior black. Images of the Building before and after the application of exterior black paint are included in Exhibit C.

Our Response:

While the previous owner did paint the exterior black, that cosmetic alteration is superficial and reversible. Paint color does not diminish the building's architectural significance or historical integrity. Restoration to a historically accurate finish can easily be accomplished under the guidance of the Philadelphia Historical Commission.

Owners Statement #5:

Owners, who own Philadelphia-based Safran Turney Hospitality, are long-time residents and investors in Philadelphia, specifically in the Gayborhood/Midtown neighborhoods where they own and operate several stores and restaurants, including Barbuzzo, Bud & Marilyn's, Little Nonna's, Darling Jack's Tavern, Open House, Verde, Marcie Blaine, and He Said, She Said.

Our Response:

Preserving this property is about protecting the neighborhood's shared history, not opposing progress. Too many of Philadelphia's irreplaceable homes and structures have been lost to modern redevelopment. Allowing demolition here would erase yet another tangible link to the character of East Falls, substituting authenticity with convenience and short-term gain.

Owners Statement #6:

Seeking to be closer to William Penn Charter School, where their young daughter attends school, Owners purchased the Property in June 2024 with the intention to take down the existing house and build a new house for use as their family residence. For health-related reasons, Owners' require, and sought to build, a home with a primary bedroom, bathroom, and home office on the ground level, with minimal steps needed to enter the home.

Our Response:

The existing midcentury structure already accommodates single-level living, with 5 bedrooms, 3 bathrooms, and additional rooms situated on the same floor. Its design inherently supports accessibility needs without requiring demolition. With thoughtful renovation, the home can meet modern health or mobility requirements while retaining its historical value and original character.

Thank you to the East Falls Historical Society for stepping in, and advocating for the correct designation for this home.

--

Drs. Chris and Emma McKenzie
3301 W Queen Ln.

To the Members of the Philadelphia Historical Commission:

We are writing to express Jefferson's Center for the Preservation of Modernism's strong support for the nomination of *Tulipwood* (4024-34 Apalogen Road), for historic designation. This home is an integral part of the mid-century modern enclave that defines the architectural character of the Apalogen Road community, a rare and cohesive collection of mid-century modern residences, embodying the optimism, craftsmanship, and innovation of their era.

Tulipwood is particularly significant as a residence designed by Elizabeth Hirsh Fleisher, the first registered woman architect in Philadelphia and the fourth in Pennsylvania, and one of her last surviving residential works. Fleisher's contributions to the architectural profession and to the city's built environment are invaluable, yet far too few of her designs remain standing. The house also features a remarkable fireplace wall designed by Wharton Esherick, the renowned artist and craftsman. The loss of *Tulipwood* would represent the erasure of a pioneering woman's legacy in Philadelphia's architectural history, in addition to the destruction of an important architectural artifact.

Preservation of the Apalogen Road enclave is essential to maintaining both the physical and historical integrity of this distinctive neighborhood. Each home contributes to the neighborhood's sense of place, while exhibiting compatible modifications and additions. Protecting *Tulipwood* through historic designation likewise will keep open many options for the future of the site, including construction of an addition to the house to accommodate current and future needs. Acknowledging the importance of *Tulipwood* through designation will preserve this shared heritage of this special place and serve as a tangible reminder for future generations of a period when architecture embraced both modern design principles and deep respect for natural surroundings.

The East Falls Historical Society's nomination offers a thorough documentation of *Tulipwood*'s historical and architectural value. We urge the Commission to approve this nomination to ensure that this irreplaceable piece of Philadelphia's architectural and cultural history is not lost to demolition.

Thank you for your consideration and for your continued dedication to protecting the city's historic fabric.

Sincerely,

Suzanne Singletary, Ph.D.

Associate Dean, New Academic Initiatives and Graduate Studies,
College of Architecture and the Built Environment, Jefferson
Director, M.S. Historic Preservation &
Center for the Preservation of Modernism

Barbara Klinkhammer, Dipl.-Ing., RA (DEU)

Dean and Professor, College of Architecture & the Built Environment (CABE), Jefferson
Director - SMARTlab@Jefferson; President - Architectural Research Center Consortium
UNESCO Co-Chair Smart, Healthy and Learning Cities

David Breiner, Ph.D.

Associate Dean and Associate Professor, History and Theory, Historic Preservation, CABE,
Jefferson

Jennifer M. Arnoldi, AIA,

Associate, Mills + Schnoering Architects

Nina Rappaport

Director, Vertical Urban Factory
Publications Director, Yale School of Architecture

Michael Schade, AIA LEED AP BD+C

Principal, ATKIN OLSHIN SCHADE ARCHITECTS, INC.

Grace Ong Yan, PhD

Assistant Professor, History & Theory, Archival Research, Modernism, Historic Preservation

Kelly Sutherlin McCleod, FAIA

Kelly Sutherland McCleod Architects, Inc., Long Beach, CA

Paul Savidge, JD

Chief Legal Officer, Spark Therapeutics, Inc.

Robert A. Douglas AIA, NCARB, LEED AP BD+C, CPHD

Partner and Sustainability Program Manager
VOITH & MACTAVISH ARCHITECTS LLP
Architecture, Preservation, Planning, & Interiors

Kevin T. King, Jr., Assoc. AIA

Andrew Hart, NCARB, AIA, NOMA

Philadelphia Historical Commission:

I am in support of the designation of 4024-4034 Apalogen Road to the Philadelphia Register of Historic Places.

An affidavit states that "Owners purchased the 2.37 acre Property in June 2024 for \$1,850,000." The PHC staff note that, "The current property owner purchased this property and the adjacent vacant property at 4100-04 Apalogen Road in June 2024." The 4100-04 Apalogen Road parcel is about 1.264 acres. Both properties are on the same deed with the purchase price of \$1,850,000. The full purchase price is therefore not attributable to the parcel at 4024-34.

The owner's affidavit also states that "Between June 2024 and September 2025, Owners spent more than Four Hundred Thirty-Six Thousand Dollars (\$436,000) for the studies, consultants, and designs described in Exhibit D and summarized in Section 2."

Section 2 lists Site Survey, Schematic Design, Septic Design and Soil Testing, Landscape Plans, Conceptual Stormwater Management Plans, Septic Design, Performance of Standard Penetration Test, Final Design, Issuance of Septic Design Permit from the City Health Department, Act 537 Exemption Application. No costs are specifically identified for these items although the owners included an arborist's recommendation to remove dead, diseased and malformed specimens for a cost of \$58,500. Many of the items listed in Section 2 pertain to a new septic system for this property in the Wissahickon Watershed.

New owners would want to remove dead and diseased trees and have a new, functioning septic system. These expenses do not justify demolition. Please don't demolish Tulipwood, add on if needed.

Thank you,

Nancy Pontone
East Falls resident
3428 Midvale Ave.
Philadelphia, PA 19129

11/11/2025

To whom it may concern:

As a near neighbor, I am writing in support of historic designation for "Tulipwood", which is located at 4030 Apalogen Road. This home was designed and lived in by a very important architect of her day, Elizabeth Hirsh Fleisher, in 1954. I have walked by the home many times. It has always been kept in very good condition by the previous owner to my knowledge. Typical of a mid-century modern home, the vistas are at the back of the home with numerous windows looking out on nature. Until recently the home boasted of a Wharton Esherick designed fireplace which has been sold off. Even without this design element, the home remains a beautifully situated dwelling on Apalogen Road which is known for its many mid-century homes in East Falls. Please consider historic designation.

Sincerely, Patricia Cheek

4141 Timber Lane

Philadelphia, PA 19129