

**AGENDA**  
**644<sup>TH</sup> STATED MEETING OF THE**  
**PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 APRIL 2016, 9:00 A.M.**  
**1515 ARCH STREET, ROOM 18-029**  
**ROBERT THOMAS, CHAIR**

**1. ADOPTION OF MINUTES, 643<sup>RD</sup> STATED MEETING, 11 MARCH 2016**  
Robert Thomas, Chair

**2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 22 MARCH 2016**  
Dominique Hawkins, Chair

**CONSENT AGENDA**  
**2050 LOCUST ST**  
**1318 PINE ST**

**AGENDA**

**ADDRESS: 1416-22 FRANKFORD AVE – REVISED & SUPPLEMENTED**

Proposal: Replace windows and doors; cut opening; construct stair tower and walkway

Type of Review Requested: Final Approval

Owner: Elk Street Management

Applicant: Ted Singer, Plumbob LLC

History: 1891, Charles O'Neill, contractor, 10th District Patrol Stable

Individual Designation: 1/1/3000

District Designation: None

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**ADDRESS: 141-43 N 04TH ST AND 319 CHERRY ST – REVISED & SUPPLEMENTED**

Proposal: Demolish rear building; construct 6-story building

Type of Review Requested: Review In Concept

Owner: John G. Traver Co. Inc., c/o Steven Savitz

Applicant: Ryan Lohbauer, Stanev Potts Architects

History: 1780

Individual Designation: 4/26/1966

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

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov), 215-686-7660

**ADDRESS: 3600-30 LANCASTER AVE – REVISED**

Proposal: Demolish rear ells; construct 3-story rear addition

Type of Review Requested: Final Approval

Owner: AP Construction

Applicant: Jonathan Broh, JKRP Architects

History: 1878, William Fennell Row

Individual Designation: 10/9/2015

District Designation: None

Staff Contact: Jon Farnham, [jon.farnham@phila.gov](mailto:jon.farnham@phila.gov), 215-686-7660

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

**ADDRESS: 2050 LOCUST ST – REVISED, ON CONSENT AGENDA**

Proposal: Construct garage and roof deck with pilot house  
Type of Review Requested: Final Approval  
Owner: Mary Dandrea  
Applicant: Stephen Foley, Foley-Beam Architecture  
History: 1897  
Individual Designation: None  
District Designation: Rittenhouse Fidler Residential Historic District, Contributing, 2/8/1995  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**ADDRESS: 421 CHESTNUT ST – WITHDRAWN**

Proposal: Demolish penthouse; construct new penthouse  
Type of Review Requested: Final Approval  
Owner: Dan Wheeler  
Applicant: Stephen Varenhorst, Varenhorst  
History: 1857, John M. Gries, architect; H.C. Oram & Co., iron work, Bank of Pennsylvania/Philadelphia National Bank  
Individual Designation: 6/24/1969  
District Designation: Old City Historic District, Significant, 12/12/2003  
Staff Contact: Kim Broadbent, kim.broadbent@phila.gov, 215-686-7660

**ADDRESS: 1318 PINE ST – REVISED, ON CONSENT AGENDA**

Proposal: Reconstruct garage; construct rear addition and deck  
Type of Review Requested: Final Approval  
Owner: James and Pamela Gertie  
Applicant: Jackie Gusic, InHabit, LLC  
History: 1850  
Individual Designation: 3/28/1961  
District Designation: None  
Staff Contact: Kim Broadbent, kim.broadbent@phila.gov, 215-686-7660

**ADDRESS: 300 MARKET ST – REVISED**

Proposal: Construct 4-story mixed-use building  
Type of Review Requested: Final Approval  
Owner: MSP Philly I, LP  
Applicant: Samantha Chan Kim, Samantha Kim Design LLC  
History: 1785  
Individual Designation: None  
District Designation: Old City Historic District, Contributing, 12/12/2003  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**ADDRESS: 2304 ST ALBANS ST**

Proposal: Construct pilot house and roof deck  
Type of Review Requested: Final Approval  
Owner: Anh Trah & Tom Halpin  
Applicant: Megan Fitzpatrick, Ambit Architecture  
History: 1869, Charles Leslie, developer  
Individual Designation: 9/30/1969  
District Designation: None  
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**ADDRESS: 900-16 W LEHIGH AVE**

Proposal: Install ADA ramps; modify windows; replace doors

Type of Review Requested: Final Approval

Owner: La Luz Del Mundo

Applicant: Jafet Granados, J&E General Contracting

History: 1888, Frank R. Watson, architect; Alfred Godwin, stained glass, St. Simeon Church/Stevens Memorial Church/Mars Hill Baptist Church

Individual Designation: 3/8/2002

District Designation: None

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**3. OLD BUSINESS**

**ADDRESS: 1726-32 ARCH ST – REVISED; CONTINUED FROM MARCH 2016 MEETING**

Proposal: Remove fence; regrade site; convert three windows to doors

Type of Review Requested: Final Approval

Owner: Arch Street Presbyterian Church

Applicant: Mark Thompson, Mark B. Thompson Associates LLC

History: 1855, Joseph C. Hoxie, architect, Arch Street Presbyterian Church

Individual Designation: 9/26/1961

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**4. THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 17 MARCH 2016**

Jeffrey Cohen, Acting Chair

**ADDRESS: 101A W. GRAVERS LANE**

Nominator: Jennifer Robinson

Owner: 101 Gravers, LLC

**ADDRESS: 30 W CHESTNUT HILL AVENUE, EDWARD V. DOUGLAS HOUSE**

Nominator: James A. Ounsworth, neighbor (prepared by Emily Cooperman, Ph.D.), Neighbors of 30 West Chestnut Hill Avenue

Owner: 30 West Main Street Development, L.P.; formerly David and Judith Buten

**ADDRESS: 1105-09 FRANKFORD AVENUE**

Nominator: Oscar Beisert

Owner: Frankford Avenue Properties, Inc.

**ADDRESS: 1111-13 FRANKFORD AVENUE**

Nominator: Oscar Beisert

Owner: Frankford Avenue Properties, Inc.

**ADDRESS: 1115-27 FRANKFORD AVENUE**

Nominator: Oscar Beisert

Owner: 1115-27 Frankford Dris, L.P., City Living Philly; formerly Driscoll Construction Co.

**ADDRESS: 1416-22 FRANKFORD AVENUE**

Nominator: Andrew Fearon, Kensington & Olde Richmond Heritage, LLC.

Owner: Stablefish, LLC.

**ADDRESS: 81-95 FAIRMOUNT AVENUE**

Nominator: Philadelphia City Planning Commission, Oscar Beisert and J.M. Duffin  
Owner: VMDT Partnership

**ADDRESS: 1736 MEADOW STREET, WILMOT SCHOOL**

Nominator: Joseph Menkevich  
Owner: The Second Baptist Church of Frankford, Inc.

**ADDRESS: 6128-32 RIDGE AVENUE, ROXBOROUGH TRUST COMPANY**

Nominator: John Manton  
Owner: Roxborough Real Estate Group, L.P.

**ADDRESS: 900 S. 20<sup>TH</sup> STREET, ST. CHARLES BORROMEO CHURCH**

Nominator: Celeste Morello  
Owner: Archdiocese of Philadelphia

**ADDRESS: 246-60 N. 4<sup>TH</sup> STREET, COSTAGGINI PAINTINGS (OBJECTS) IN ST. AUGUSTINE CATHOLIC CHURCH**

Nominator: Celeste Morello  
Owner: St. Augustine Roman Catholic Church

**ADDRESS: 209-25 N. 18<sup>TH</sup> STREET, BRUMIDI PAINTINGS (OBJECTS) IN CATHEDRAL OF STS. PETER & PAUL**

Nominator: Celeste Morello  
Owner: Archdiocese of Philadelphia

**ADDRESS: 934 SNYDER AVENUE, ANGELO BRUNO HOUSE**

Nominator: Celeste Morello  
Owner: Jean Bruno

**5. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, MARCH 2016**

Jonathan E. Farnham, Executive Director