

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

**FRIDAY, 8 NOVEMBER 2019, 9:00 A.M.**  
**1515 ARCH STREET, ROOM 18-029**  
**BOB THOMAS, CHAIR**

- 1. ADOPTION OF MINUTES, 686<sup>TH</sup> STATED MEETING, 11 OCTOBER 2019**  
Bob Thomas, Chair
  
- 2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 22 OCTOBER 2019**  
Dan McCoubrey, Chair

**CONSENT AGENDA**

**69-71 N 2ND ST**  
**2016 SPRUCE ST**  
**7105 RIDGE AVE**  
**6626 GERMANTOWN AVE**  
**1520-28 SPRUCE ST**

**AGENDA**

**ADDRESS: 230, 232, AND 234-36 S 4TH ST**

Proposal: Remove rear ells; construct additions  
Type of Review Requested: Review In Concept  
Owner: 234 S. 4th St. LP and Forman Family Realty Trust  
Applicant: Ming-Lee Yuan, Olson Kundig  
History: 1805  
Individual Designation: 4/30/1957  
District Designation: Society Hill Historic District, Significant, 3/10/1999  
Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

**ADDRESS: 69-71 N 2ND ST – ON CONSENT AGENDA**

Proposal: Construct roof deck, stair tower, and elevator tower  
Type of Review Requested: Final Approval  
Owner: 69-71 N. 2nd St LLC  
Applicant: Kevin Wilson, 69-71 N 2nd St LLC  
History: 1840  
Individual Designation: 1/6/1977  
District Designation: Old City Historic District, Contributing, 12/12/2003  
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**ADDRESS: 12 LONGFORD ST – REVISED**

Proposal: Construct building  
Type of Review Requested: Final Approval  
Owner: Derrek Etsell and Jeff Etsell  
Applicant: Derrek Etsell  
History: vacant lot, house damaged by fire and demolished, 2011  
Individual Designation: None  
District Designation: Greenbelt Knoll Historic District, Contributing, 6/9/2006  
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

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

**ADDRESS: 3001 BYBERRY RD**

Proposal: Construct one-story addition and ADA ramp  
Type of Review Requested: Review In Concept  
Owner: Trustees of the Byberry Friends Meeting  
Applicant: Kate Cowing, Kate Cowing Architect, LLC  
History: 1808, Byberry Friends Meeting House  
Individual Designation: 9/12/1974  
District Designation: None  
Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**ADDRESS: 2016 SPRUCE ST – ON CONSENT AGENDA**

Proposal: Construct addition and garages  
Type of Review Requested: Final Approval  
Owner: Charles Peruto  
Applicant: Lindsey Glasgow, Peruto Development LLC  
History: 1870  
Individual Designation: 1/6/1972  
District Designation: Rittenhouse Fittler Historic District, Contributing, 2/8/1995  
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov, 215-686-7660

**ADDRESS: 7105 RIDGE AVE – REVISED, ON CONSENT AGENDA**

Proposal: Construct three-story building at rear of property  
Type of Review Requested: Final Approval  
Owner: AETT LLC  
Applicant: Richard DeMarco, Lauletta Birnbaum LLC  
History: 1851  
Individual Designation: None  
District Designation: Ridge Ave Roxborough Historic District, Contributing, 10/12/2018  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**ADDRESS: 565 N JUDSON ST – REVISED**

Proposal: Construct three-story building  
Type of Review Requested: Review and Comment  
Owner: 1601-03 Ridge Avenue LP  
Applicant: Gabriel Deck, Gnome Architects, LLC  
History: vacant lot  
Individual Designation: None  
District Designation: Spring Garden Historic District, Non-contributing, 11/10/2000  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**ADDRESS: 1733 SPRING GARDEN ST**

Proposal: Construct exterior stair  
Type of Review Requested: Final Approval  
Owner: 1733 Spring Garden LLC  
Applicant: Dale You, 1733 Spring Garden LLC  
History: 1875  
Individual Designation: None  
District Designation: Spring Garden Historic District, Contributing, 10/11/2000  
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**ADDRESS: 2201 DELANCEY PL**

Proposal: Construct exterior stair  
Type of Review Requested: Final Approval  
Owner: Barbara McGinley Living Trust; Barbara C. McGinley Trust  
Applicant: Michelle Kleschick, Parallel Architecture Studio LLC  
History: 1879  
Individual Designation: None  
District Designation: Rittenhouse Fidler Historic District, 2/8/1995  
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov, 215-686-7660

**ADDRESS: 6626 GERMANTOWN AVE – REVISED, ON CONSENT AGENDA**

Proposal: Construct multi-family building at rear of property  
Type of Review Requested: Final Approval  
Owner: Hebron Tabernacle of America  
Applicant: Stuart Udis, PA Realty Advisors LLC  
History: 1905, David Knickerbocker Boyd, architect, Pelham Pharmacy  
Individual Designation: 3/8/2019  
District Designation: None  
Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**ADDRESS: 1520-28 SPRUCE ST – ON CONSENT AGENDA**

Proposal: Replace non-historic penthouse  
Type of Review Requested: Final Approval  
Owner: Spruce Street Commons  
Applicant: Ronald Patterson, Klehr Harrison Harvey Branzburg LLP  
History: 1917, Frederick Webber, architect, The Touraine  
Individual Designation: 1/7/1982  
District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995  
Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**3. REPORT OF THE COMMITTEE ON FINANCIAL HARDSHIP, 22 OCTOBER 2019**

Dan McCoubrey, Acting Chair

**ADDRESS: 106-08 AND 110 GRAPE ST**

Proposal: Demolish buildings  
Type of Review Requested: Final Approval  
Owner: Daniel R. Neducsin  
Applicant: William O'Brien, Manayunk Law Office  
History: 1830  
Individual Designation: None  
District Designation: Main Street Manayunk Historic District, Contributing,  
Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

**4. REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 16 OCTOBER 2019**

Emily Cooperman, Chair

**ADDRESS: 81-95 FAIRMOUNT AVE**

Name of Resource: Terminal Warehouse Company Headquarters  
Proposed Action: Amend boundary of individual designation  
Property Owner: VMDT Partnership  
Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

## **OVERBOOK FARMS HISTORIC DISTRICT**

Proposed Action: Designation

Nominator: Philadelphia Historical Commission

Staff Contact: Megan Cross Schmitt, [megan.schmitt@phila.gov](mailto:megan.schmitt@phila.gov), 215-686-7660

### **5. OLD BUSINESS**

#### **ADDRESS: 239 CHESTNUT ST**

Proposal: Construct seven-story building

Type of Review Requested: Review In Concept

Owner: Mazal Tov Development, LLC

Applicant: Kevin O'Neill, KJO Architecture LLC

History: 1852, Stephen D. Button, architect, Lewis Building

Individual Designation: 11/4/1976

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

Staff Contact: Randal Baron, [randal.baron@phila.gov](mailto:randal.baron@phila.gov), 215-686-7660

### **6. STATUS UPDATE**

#### **JEWELERS' ROW HISTORIC DISTRICT**

Proposed Action: Designation

Nominator: Preservation Alliance for Greater Philadelphia

Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov), 215-686-7660

### **7. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, OCTOBER 2019**

Jonathan E. Farnham, Executive Director