

AGENDA
753RD STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 9 MAY 2025, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET
DAN MCCOUBREY, ACTING CHAIR

INSTRUCTIONS FOR PARTICIPATING IN THE MEETING INCLUDED AT THE BOTTOM OF THIS AGENDA

- 1. ADOPTION OF MINUTES, 752ND STATED MEETING, 11 APRIL 2025**
Dan McCoubrey, Acting Chair
- 2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 22 APRIL 2025**
Dan McCoubrey, Chair

AGENDA

ADDRESS: 1501 FAIRMOUNT AVE – SUPPLEMENTED

Proposal: Construct five-story addition; rehabilitate historic façade
Review Requested: Final Approval
Owner: 1501 Fairmount Ave LLC
Applicant: Shawn McAnally, Designblenz Architecture
History: 1930; Overseas Motor Works; Samuel Brian Baylinson, architect
Individual Designation: 2/13/2015
District Designation: None
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

ADDRESS: 301-03 N FRONT ST

Proposal: Construct four-story residential building
Review Requested: Final Approval
Owner: 301 N Front ST LP
Applicant: Mark Wallace, Kore Design Architecture
History: 1997
Individual Designation: None
District Designation: Old City Historic District, Non-contributing, 12/12/2003
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

ADDRESS: 2211 AND 2213 PANAMA ST – REVISED

Proposal: Construct fourth-story addition
Review Requested: Final Approval
Owner: Danielle Bendesky & Robert A Borski/Bhavik Patel & Ketki Soin
Applicant: David Sidoti, 3rdStoryPhilly
History: c. 1963
Individual Designation: None
District Designation: Rittenhouse Fitter Historic District, Non-contributing, 2/8/1995
Staff Contact: Alex Till, alexander.till@phila.gov

ADDRESS: 257 S 4TH ST – WITHDRAWN

Proposal: Remove addition, roof, and dormer; construct roof over parking pad; add windows
Review Requested: Review In Concept
Owner: M Dwell Two LLC
Applicant: Jane Ahn
History: 1810; Third-story addition in 1981
Individual Designation: 4/30/1957
District Designation: Society Hill Historic District, Significant, 3/10/1999
Staff Contact: Alex Till, alexander.till@phila.gov

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

ADDRESS: 28 S 2ND ST – REVISED

Proposal: Construct roof deck with two pilothouses and a pergola

Review Requested: Final Approval

Owner: 28S2 LLC

Applicant: Beth Hysick, Brighton Architecture + Design LLC

History: 1835; Edwin Hall & Co.; Venetian Gothic storefront added in 1865

Individual Designation: 11/4/1976

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

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

ADDRESS: 1730 WHARTON ST – CONTINUED TO THE JUNE 2025 PHC MTG

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

Individual Designation: 9/14/1988

District Designation: None

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

ADDRESS: 1600-06 E BERKS ST

Proposal: Construct eight townhouses

Review Requested: Final Approval

Owner: Harry Siebert

Applicant: Thomas Keller, CANNObesign

History: 1885; St. Laurentius Church; Edwin Forrest Durang, architect; demolished in 2022

Individual Designation: 7/10/2015

District Designation: None

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

3. REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 16 APRIL 2025

Emily Cooperman, Chair

ADDRESS: 756 N 43RD ST

Name of Resource: Laura Wheeler Waring House

Proposed Action: Designation

Property Owner: Lauren Mae Wingert

Nominator: Historical Commission Staff

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

ADDRESS: 10151 ACADEMY RD

Name of Resource: Maple Grove School

Proposed Action: Designation

Property Owner: Peter A. Lamlein

Nominator: Historical Commission Staff

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

ADDRESS: 1631, 1633, AND 1635 FRANCIS ST

Name of Resource: Peerless Pressed Brick Row

Proposed Action: Designation

Property Owner: Francisville Associates/Community Ventures

Nominator: Preservation Alliance

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

ADDRESS: 601 S BROAD ST

Name of Resource: Southwestern National Bank
Proposed Action: Designation
Property Owner: University of the Arts
Nominator: Preservation Alliance for Greater Philadelphia
Staff Contact: Ted Maust, theodore.maust@phila.gov

ADDRESS: 1505-07 ORTHODOX ST

Name of Resource: The Historical Society of Frankford
Review: Designation
Property Owner: The Historical Society of Frankford, Inc.
Nominator: Joe Menkevich
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 1839-45 LOMBARD ST

Name of Resource: Philadelphia School of Occupational Therapy
Proposed Action: Designation
Property Owner: WP 419 Nineteenth LP
Nominator: Alex Crawford
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 700-02 N BROAD ST

Name of Resource: Northwestern National Bank
Proposed Action: Designation
Property Owner: People for People, Inc.
Nominator: Historical Commission staff
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

4. OLD BUSINESS**ADDRESS: 34-36 E SHARPNACK ST – RECONSIDERATION**

Name of Resource: Grace Baptist Church of Germantown, Sanctuary Church of God in Christ
Proposed Action: Reconsideration of Designation
Property Owner: Sanctuary Church of God in Christ
Nominator: East Mount Airy Neighbors
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 327 N 34TH ST – SUPPLEMENTED

Proposal: Legalize windows
Review Requested: Final Approval
Owner: Carmine Zheng
Applicant: Pink Zhao, D & R Company Electric LLC
History: 1907
Individual Designation: None
District Designation: Powelton Village Historic District, Contributing, 11/10/2022
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 7716 NAVAJO ST – OWNER AND NOMINATOR REQUESTING WITHDRAWAL

Name of Resource: Adams House
Proposed Action: Designation
Property Owner: Samuel M. and Kate E. Earle
Nominator: Chestnut Hill Conservancy
Staff Contact: Jon Farnham, jon.farnham@phila.gov

5. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, APRIL 2025

Jonathan E. Farnham, Executive Director

INSTRUCTIONS FOR PARTICIPATING IN THE HISTORICAL COMMISSION'S MEETING

Applicants, property owners, and the public may participate in the Historical Commission's meeting in person or remotely on Zoom. The Commissioners and their staff will attend the meeting in person. The advisory committee meetings will continue to be held on Zoom only. The Historical Commission's meeting will be held in Room 18-029 on the 18th floor of 1515 Arch Street, also called the One Parkway Building, at the northeast corner of 16th and Arch Streets, across Arch Street from Love Park. All attendees must go through security when entering the building, which includes passing through a metal detector and showing a photo ID. After security and the turnstiles, take the second bank of elevators to the 18th floor. After exiting an elevator, follow the signs to Conference Room 18-029, called the City Planning Commission and Historical Commission Conference Room, the same room that the Historical Commission met in before March 2020. When entering the conference room, please sign into the meeting on the sign-in sheet.

Applicants, property owners, and the public may participate in the Historical Commission's meeting remotely in three ways: live with a computer, tablet, or smartphone; live with a telephone; and in advance by email.

- To join with a device, go to this website or scan the QR code on May 9.
 - Website: <https://bit.ly/HCMay9>
 - Passcode: 014540
- To join by telephone, call this number on May 9.
 - Telephone Number: 267-831-0333
 - Meeting ID: 845 3873 6337#
 - Participant ID: #
 - Passcode: 014540#
- To email comments, send them to preservation@phila.gov by noon on May 8.



The meeting materials are available on the Historical Commission's [website](#). Please note that the meeting will be recorded. By participating in the meeting, you are consenting to be recorded. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.