

AGENDA
756TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 8 AUGUST 2025, 9:00 A.M.
ROOM 18-029, 1515 ARCH STREET
ZACHARY FRANKEL, CHAIR

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

- 1. ADOPTION OF MINUTES, 755TH STATED MEETING, 11 JULY 2025**
Zachary Frankel, Chair
- 2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 22 JULY 2025**
Dan McCoubrey, Chair

CONSENT AGENDA
310 SPRUCE ST

AGENDA

ADDRESS: 2337-41 PENNSYLVANIA AVE – REVISED

Proposal: Construct two-family semi-detached dwelling
Review Requested: Final Approval
Owner: Reuvan Mosheyev
Applicant: Matthew Millan, Millan Architects
History: Vacant lot
Individual Designation: None
District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

ADDRESS: 148, 150, 152, 154, 156, AND 158 N 2ND ST – REVISED

Proposal: Demolish buildings; restore buildings; construct mixed-use building
Review Requested: Review In Concept
Owner: Balticorp LLC
Applicant: Derek Spencer, Gnome Architects LLC
History: 148: 1800; 150: 1755; 152: 1925
Individual Designation: 148: 12/31/1984; 150: 8/11/1982
District Designation: Old City HD; 148-152: Contributing; 154-158: Non-Contributing, 12/12/2003
Staff Contact: Ted Maust, theodore.maust@phila.gov

ADDRESS: 614 PINE ST

Proposal: Construct rear addition and roof deck
Review Requested: Final Approval
Owner: Qian Jin Real Estate LLC
Applicant: Sam Xu, Constrecture, LLC
History: 1925
Individual Designation: None
District Designation: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Ted Maust, theodore.maust@phila.gov

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

ADDRESS: 310 SPRUCE ST – REVISED, ON CONSENT AGENDA

Proposal: Install solar panels
Review Requested: Final Approval
Owner: James Bannerman
Applicant: James Bannerman
History: 1980; Cypress Court; H2L2 Architects
Individual Designation: None
District Designation: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

ADDRESS: 1208 SAINT JAMES ST

Proposal: Replace front door
Review Requested: Final Approval
Owner: Sarah Brufke
Applicant: Sarah Brufke
History: 1870
Individual Designation: None
District Designation: Washington Square West Historic District, Contributing, 9/13/2024
Staff Contact: Alex Till, alexander.till@phila.gov

ADDRESS: 1730 WHARTON ST – REVISED

Proposal: Legalize window replacement
Review Requested: Final Approval
Owner: Pelican Point Investments LLC
Applicant: Neil Sklaroff, Dilworth Paxson LLP
History: 1888; 18th 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

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

Emily Cooperman, Chair

BLAKEMORE STREET HISTORIC DISTRICT

Proposed Action: Designation
Property Owner: Various
Nominator: Keeping Society of Philadelphia
Staff Contact: Kim Chantry, kim.chantry@phila.gov

4. OLD BUSINESS

ADDRESS: 428-34 N 4TH ST

Name of Resource: National Marine Engineers Beneficial Association Office
Proposed Action: Designation
Property Owner: Mark H. Rubin
Nominator: Misha Wyllie
Staff Contact: Alex Till, alexander.till@phila.gov

5. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, JULY 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 link or scan the QR code on 8 August 2025.
 - Link:
<https://us02web.zoom.us/j/86232499335?pwd=0PXD9xe6MzFa71E5rQlY5gscTbtrOb.1>
 - Passcode: 368379
- To join by telephone, call this number on 8 August 2025.
 - Telephone Number: 267-831-0333
 - Meeting ID: 862 3249 9335#
 - Participant ID: #
 - Passcode: 368379#
- To email comments, send them to preservation@phila.gov by noon on 7 August 2025.



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.