

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

**FRIDAY, 10 OCTOBER 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, 757<sup>TH</sup> STATED MEETING, 12 SEPTEMBER 2025**  
Zachary Frankel, Chair

**2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 30 SEPTEMBER 2025**  
Dan McCoubrey, Chair

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

Proposal: Demolish building, construct six-story building, and rehabilitate three buildings  
Review Requested: Final Approval  
Owner: Urban Fund, Inc.  
Applicant: Derek Spencer, Gnome Architects  
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](mailto:theodore.maust@phila.gov)

**ADDRESS: 1629-37 S 28TH ST**

Proposal: Legalize removal of and remove remaining stained-glass windows; install windows  
Review Requested: Final Approval  
Owner: 1629-37 S 28th Street, LLC  
Applicant: Raymond Rola, Raymond F. Rola, Architect  
History: 1902; John Chambers Memorial Presbyterian Church; T.P. Lonsdale, architect  
Individual Designation: 7/6/1972  
District Designation: None  
Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**ADDRESS: 1830 RITTENHOUSE SQ, UNIT 1A – SUPPLEMENTED**

Proposal: Replace windows  
Review Requested: Final Approval  
Owner: London Real Estate, LLC  
Applicant: Lea Litvin, Lo Design  
History: 1913; Wetherill Apartment House; Frederick Webber, architect  
Individual Designation: None  
District Designation: Rittenhouse Fitter Historic District, Significant, 2/8/1995  
Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**ADDRESS: 1919 WALNUT ST – REVISED**

Proposal: Paint brownstone façade  
Review Requested: Final Approval  
Owner: 1919 Walnut Street Associates  
Applicant: John Sofio, Built, Inc.  
History: 1870  
Individual Designation: None  
District Designation: Rittenhouse Fitter Historic District, Contributing, 2/8/1995  
Staff Contact: Josh Schroeder, [joshua.schroeder@phila.gov](mailto:joshua.schroeder@phila.gov)

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

**ADDRESS: 3629 AND 3631 WARREN ST – SUPPLEMENTED**

Proposal: Apply stucco to brick facades and mansards

Review Requested: Final Approval

Owner: Qinghua Wang

Applicant: May Chang

History: 1878

Individual Designation: None

District Designation: Powelton Village Historic District, Contributing, 11/10/2022

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**3. THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 3 SEPTEMBER 2025**

Emily Cooperman, Chair

**RIDGE AVENUE ROXBOROUGH THEMATIC HISTORIC DISTRICT**

Proposed Action: Amendment

Property Owner: Various

Nominator: Ridge Park Civic Association

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

**ADDRESS: 1501 JOHN F KENNEDY BLVD, UNIT C**

Name of Resource: Philadelphia Hospitality Center

Proposed Action: Designation

Property Owner: City of Philadelphia

Nominator: Preservation Alliance

Staff Contact: Josh Schroeder, [joshua.schroeder@phila.gov](mailto:joshua.schroeder@phila.gov)

**ADDRESS: 87-91 E HAINES ST**

Name of Resource: Providence Baptist Church of Germantown

Proposed Action: Designation

Property Owner: Providence Baptist Church of Germantown

Nominator: Denise Way, Providence Baptist Church

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**ADDRESS: 1800 TASKER ST**

Name of Resource: Presbyterian Church of the Evangel; Second Nazareth Missionary Church

Proposed Action: Designation

Property Owner: 18<sup>th</sup> and Tasker LLC

Nominator: Dane Jensen

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**ADDRESS: 5831 YOCUM ST**

Name of Resource: Conchy-Leech Tenant House

Proposed Action: Designation

Property Owner: MNH LLC

Nominator: University City Historical Society

Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

**ADDRESS: 4900 LONGSHORE AVE**

Name of Resource: Tacony Savings Fund Safe Deposit Title & Trust Company

Proposed Action: Designation

Property Owner: Ashley De Vries & Darren Musatio

Nominator: Historical Commission

Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

#### 4. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, SEPTEMBER 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 10 October 2025.
  - Link:  
<https://us02web.zoom.us/j/89308534922?pwd=aqVzzGGhjZJFIU5x3nHoHEAEmbFivF.1>
  - Passcode: 093609
- To join by telephone, call this number on 10 October 2025.
  - Telephone Number: 267-831-0333
  - Meeting ID: 893 0853 4922#
  - Participant ID: #
  - Passcode: 093609#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on 9 October 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.