

**AGENDA**  
**MEETING OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 16 DECEMBER 2025, 9:00 A.M.**

**REMOTE ON ZOOM**

**DAN MCCOUBREY, CHAIR**

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

**TIME: 9:05 A.M.**

**ADDRESS: 1301-25 CHESTNUT ST, UNIT A**

Proposal: Install signage; add doorways; install interior partitions; construct rooftop additions

Review Requested: Final Approval

Owner: TF Cornerstone

Applicant: Jonathan Alan Broh, JKR Partners

History: 1910; John Wanamaker Department Store; Daniel H. Burnham & Co., architect

Individual Designation: 8/2/1973

District Designation: None

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

**TIME: 9:25 A.M.**

**ADDRESS: 1601 S 13TH ST**

Proposal: Convert church to apartments; remove stained-glass windows; alter openings; install doors, windows, window wells, roofing, and dormers

Review Requested: Review In Concept

Owner: Annex Investments II

Applicant: Ian Toner, Toner Architects

History: 1892; St. John's Baptist Church; Samuel Hall Day and Charles E. Oelschlager, architects

Individual Designation: 6/12/2020

District Designation: None

Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**TIME: 9:45 A.M.**

**ADDRESS: 2224 AND 2226 W TIOGA ST**

Proposal: Construct rear addition

Review Requested: Review In Concept

Owner: Wise Holding Group, LLC

Applicant: Matthew Masterpasqua, Mass Architecture Studio

History: 1898; Conkling-Armstrong Houses; Edgar V. Seelers, architect

Individual Designation: 3/8/2019

District Designation: None

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

**TIME: 10:05 A.M.**

**ADDRESS: 25 S VAN PELT ST**

Proposal: Construct addition

Review Requested: Final Approval

Owner: 25 Van Pelt Real Estate Advisors

Applicant: Christopher Stromberg, S2 Design

History: 1894; Evening Home and Library Association; Westray Ladd, architect; Addition, 1939, Big

Brothers Association, Magaziner & Eberhard, architects

Individual Designation: None

District Designation: Rittenhouse Fittler Historic District, Contributing, 2/8/1995

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

**ARCHITECTURAL COMMITTEE AGENDA, 16 DECEMBER 2025**  
**PHILADELPHIA HISTORICAL COMMISSION**  
**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

**TIME: 10:25 A.M.**

**ADDRESS: 4221 PINE ST**

Proposal: Legalize replacement of roofing  
Review Requested: Final Approval  
Owner: Gina and Thomas Ross  
Applicant: Gina Ross  
History: 1900  
Individual Designation: None  
District Designation: Southeast Spruce Hill Historic District, Contributing, 7/12/2024  
Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**TIME: 10:45 A.M.**

**ADDRESS: 423 AND 425 VINE ST**

Proposal: Demolish part of ell; construct rear addition  
Review Requested: Final Approval  
Owner: Charles Elison and Alina Mateo  
Applicant: Wendy Sumida, Via Laulima  
History: 1799  
Individual Designation: 12/31/1984  
District Designation: Old City Historic District, Significant, 12/12/2003  
Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

**INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING**

Applicants and the public may participate in the meeting 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 16 December 2025.  
Link:  
<https://us02web.zoom.us/j/83265487900?pwd=ZgsweujU2cRpgnSgo6vOUm8wBuLlut.1>
  - Passcode: 236074
- To join by telephone, call this number on 16 December 2025.
  - Telephone Number: 267-831-0333
  - Webinar ID: 832 6548 7900#
  - Participant ID #
  - Passcode: 236074#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on 15 December 2025.



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