

AGENDA
761ST STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 9 JANUARY 2026, 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, 760TH STATED MEETING, 12 DECEMBER 2025

Zachary Frankel, Chair

2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 16 DECEMBER 2025

Dan McCoubrey, Chair

CONSENT AGENDA

1301-25 CHESTNUT ST, UNIT A

AGENDA

ADDRESS: 1301-25 CHESTNUT ST, UNIT A – SUPPLEMENTED, ON CONSENT AGENDA

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

ADDRESS: 1601 S 13TH ST – REVISED

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

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

ORDER OF AGENDA SUBJECT TO CHANGE

PHILADELPHIA HISTORICAL COMMISSION

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

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

ADDRESS: 423 AND 425 VINE ST – SUPPLEMENTED

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

3. OLD BUSINESS**ADDRESS: 6333 MALVERN AVE – REVISED**

Proposal: Demolish non-historic buildings; construct dining hall, guard house, and drop-off area

Review Requested: Final Approval

Owner: Overbrook School for the Blind

Applicant: Joseph Horan, Kimmel Architecture

History: 1900; PA Institute for the Instruction of the Blind; Cope & Stewardson, architects

Individual Designation: 5/26/1970

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ADDRESS: 4370-74 MAIN ST – REVISED

Proposal: Construct two-story addition

Review Requested: Review In Concept

Owner: Laurel Holdings Group

Applicant: Joe Serratore, Joseph Serratore & Company Architects

History: 1900, 4370 Main Street, Oliver S. Keely & Co.; 1930, 4372-74 Main Street

Individual Designation: None

District Designation: Main Street Manayunk Historic District, Contributing, 12/14/1983

Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

4. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, DECEMBER 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 9 January 2026.
 - Link: <https://us02web.zoom.us/j/86843848979?pwd=9CUJnaJws8zjMv7PusaOcnmbLkgEII.1>
 - Passcode: 437042
- To join by telephone, call this number on 9 January 2026.
 - Telephone Number: 267-831-0333
 - Meeting ID: 868 4384 8979#
 - Participant ID: #
 - Passcode: 437042#
- To email comments, send them to preservation@phila.gov by noon on 8 January 2026.

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.

