

**AGENDA**  
**762<sup>ND</sup> STATED MEETING OF THE**  
**PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 13 FEBRUARY 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, 761<sup>ST</sup> STATED MEETING, 9 JANUARY 2026**  
Zachary Frankel, Chair
- 2. APPOINTMENT OF SAM WIENER TO THE ARCHITECTURAL COMMITTEE**
- 3. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 27 JANUARY 2026**  
Dan McCoubrey, Chair

**CONSENT AGENDA**  
**425 S 42ND ST**

**AGENDA**

**ADDRESS: 25 S VAN PELT ST – REVISED**

Proposal: Alter facades and construct three-story addition with penthouse and roof deck  
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; 1939 addition, Big Brothers Association, Magaziner & Eberhard, architects  
Individual Designation: None  
District Designation: Rittenhouse Fitter Historic District, Contributing, 2/8/1995  
Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**ADDRESS: 124 S 16TH ST**

Proposal: Legalize signage  
Review Requested: Final Approval  
Owner: Leelo Inc.  
Applicant: Hamza Ayaydah, HMA Consulting & Contracting Company  
History: 1882, Henry C. Gibson Development House, G.W. & H.D. Hewitt, architects; 1921, storefront  
Individual Designation: 4/13/1994  
District Designation: None  
Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**ADDRESS: 203 CARPENTER ST – REVISED**

Proposal: Construct three-story addition  
Review Requested: Final Approval  
Owner: Gabriel Procaccino and Rachel Kurlander  
Applicant: Rustin Ohler, Harman Deutsch Ohler Architecture  
History: 1837  
Individual Designation: 5/31/1966  
District Designation: None  
Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

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

**ADDRESS: 2115-19 SPRING GARDEN ST – REVISED**

Proposal: Construct four residential townhomes  
Review Requested: Review and Comment  
Owner: Eclipse Development LLC  
Applicant: Carey Jackson Yonce, Canno Design  
History: parking lot  
Individual Designation: None  
District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000  
Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**ADDRESS: 229 N CAMAC ST – REVISED**

Proposal: Demolish rear wall; construct three-story addition with roof deck and pilot house  
Review Requested: Final Approval  
Owner: Fon Law Kit and Mai Yim  
Applicant: Wen Lin, Liu Consulting & Construction LLC  
History: 1840  
Individual Designation: 5/4/1972  
District Designation: None  
Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**ADDRESS: 425 S 42ND ST – REVISED, ON CONSENT AGENDA**

Proposal: Construction accessible ramp, entrance vestibule, and gate with signage  
Review Requested: Final Approval  
Owner: Cornerstone Christian Academy  
Applicant: Carlo DiSilvestro, Blackney Hayes  
History: 1879; Trinity Episcopal Church of Marylandville; Charles Burns, architect  
Individual Designation: None  
District Designation: Southeast Spruce Hill Historic District, Contributing, 7/12/2024  
Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

**4. THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 21 JANUARY 2026**

Emily Cooperman, Chair

**ADDRESS: 4648-62 FRANKFORD AVE**

Name of Resource: Circle Theater  
Proposed Action: Designation  
Property Owner: Sang Koo & Bong Ho Park  
Nominator: Historical Commission  
Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

**ADDRESS: 123 S BROAD ST, UNIT 1 – CONTINUED TO THE MARCH 2026 PHC MTG**

Name of Resource: Main Banking Room, Fidelity-Philadelphia Trust Company Building  
Proposed Action: Designation  
Property Owner: Unit 1 Partners LP  
Nominator: Preservation Alliance for Greater Philadelphia  
Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**ADDRESS: 29 AND 31 W BELLS MILL RD**

Name of Resource: Sugar Loaf Orchard  
Proposed Action: Designation  
Property Owner: AOB Sugarloaf LLC  
Nominator: Kevin McMahon, Powers & Co., Inc.  
Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**ADDRESS: 7001-09 GREENHILL RD**

Name of Resource: Morris Estate House  
Proposed Action: Designation  
Property Owner: Kathryn Maschhoff & Paul Anziano  
Nominator: Greenhill Farms Preservation Club  
Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**ADDRESS: 419 W CLAPIER ST**

Name of Resource: Outbuildings  
Proposed Action: Designation  
Property Owner: Shelby Lane LLC  
Nominator: SoLo Germantown  
Staff Contact: Jon Farnham, [jon.farnham@phila.gov](mailto:jon.farnham@phila.gov)

**5. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, JANUARY 2026**  
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 13 February 2026.
  - Link:  
<https://us02web.zoom.us/j/86796588024?pwd=mmbZ9aJbjXgWbUgdGXDu1apSP3EiQ7.1>
  - Passcode: 829340
- To join by telephone, call this number on 13 February 2026.
  - Telephone Number: 267-831-0333
  - Meeting ID: 867 9658 8024#
  - Participant ID: #
  - Passcode: 829340#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on 12 February 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.