

AGENDA
762ND 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, 761ST STATED MEETING, 9 JANUARY 2026

Zachary Frankel, Chair

2. APPOINTMENT OF SAM WEINER 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 Fitler Historic District, Contributing, 2/8/1995

Staff Contact: Dan Shachar-Krasnoff, 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

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

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

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

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

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

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

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

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

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

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

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 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.