

## Art Commission Review – Submittal Form

*(Applicant complete below section)*

**Project Name:** John F. Byrne Clubhouse Expansion - Phase II

**Project Address:** 9550 Leon Street      **On Public Property?**  Yes  No

**Total Budget:** \$3,500,000      **Utilizing City Funds?**  Yes (specify amount): \_\_\_\_\_  No

**Project Type** (check all that apply):

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Building – New Construction or Addition | <input type="checkbox"/> Encroachment in/over ROW    |
| <input checked="" type="checkbox"/> Building – Renovation or Repair         | <input type="checkbox"/> Signage (Reconsideration)   |
| <input type="checkbox"/> Plaza/Park/Playground                              | <input type="checkbox"/> Streetery (Reconsideration) |
| <input type="checkbox"/> Public Art   | <input type="checkbox"/> Other: _____                |

**Project Team:**

Agency/Org.: The First Tee of Greater Philadelphia      Design Lead (firm): Kimmel Architecture

Other: \_\_\_\_\_

**Primary Contact for Project Communications:**

Name: Matt Anderson

Affiliation: Architect/Project Manager

Email: [REDACTED]

*(Art Commission staff complete below section)*

**Art Commission Meeting Date of Project Review:** 3/11/26

**Level of Review:**

Concept Review     Final Review    If Final, specify date of preceding Concept Review: \_\_\_\_\_

Administrative Review (for projects with minimal visual impact on public realm)

**Staff Notes (Optional):**

Existing clubhouse renovation previously approved by Art Commission in October 2020.

Martin D. Kimmel, AIA, NCARB  
Joseph Horan, RA, NCARB, LEED AP  
Matthew McQuaide, RA, NCARB



The First Tee of Greater Philadelphia  
John F. Byrne Clubhouse Expansion – Phase II  
9550 Leon Street  
Philadelphia, PA 19114

February 25, 2026

Dear Commission,

We are working with Mr. William Hyndman, executive director of the First Tee of Greater Philadelphia in conjunction with Mr. Robert Allen of the Philadelphia Parks and Recreation Department on the expansion of the clubhouse at John F. Byrne Golf Course in the Torresdale area of Philadelphia located at 9550 Leon Street.

As part of their long-term plan, the First Tee intends to expand the clubhouse to provide an improved experience for Philadelphia golfers as well as create educational spaces to support their mission and programs. The First Tee has a long history of working with youth across the region and this project will continue to expand their reach within the City. Their mission *“The First Tee of Greater Philadelphia is a youth development organization that provides youth with educational programs that build character, instill life-enhancing values and promote healthy choices through the game of golf.”* This project will provide the necessary upgrades to support their mission and goals at John F. Byrne.

The current facility underwent a renovation in 2021 to restore the exterior building envelope and upgrade the interiors to be able to serve the mission of First Tee which was reviewed and approved by the Art Commission prior to the start of work. The renovation has been incredibly successful and as such has increased traffic to the golf course which has put a strain on the current facility. Because of the increased demand to serve more Philadelphia youth, First Tee would like to expand the clubhouse to add classroom spaces, indoor golf training/simulator bays and additional administration space for First Tee. As a next step, we would respectfully request the opportunity to present the project to the Art Commission.

We look forward to speaking with you further and presenting the project to you and your colleagues.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Joe Horan", is written over a light blue circular stamp.

Joseph P. Horan RA, NCARB, LEED AP  
Principal  
Kimmel Architecture

# FIRST TEE OF GREATER PHILADELPHIA

## John F. Byrne Clubhouse Expansion – Phase II



**KIMMEL**  
ARCHITECTURE 

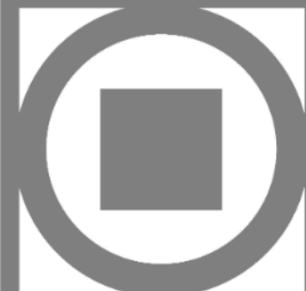


John F. Byrne Golf Club Art Commission Submission March 2026



# Project Mission Statement

*“To transform and elevate John F. Byrne Golf Club to a level worthy of the Mission and Programs of First Tee while realizing the full potential of the facility in a way that welcomes the Community, Builds the Brand, and Transforms the Experience.”*



# Core Values

**Welcoming and Safe:** The visitor experience should be above all, safe. Beyond that, however it should be welcoming, and to do this, we need a clear “front door” and a front door experience where the First Tee Brand is reinforced from the entry on in.

**Flexible and Accommodating:** We realize that while we are planning for a facility to be renovated in the near future, the real potential of First Tee at John F. Byrne will be played out over years to come. For this very important reason, we will seek, from the start, to make the plan as flexible as possible for the changing needs and evolution over time.

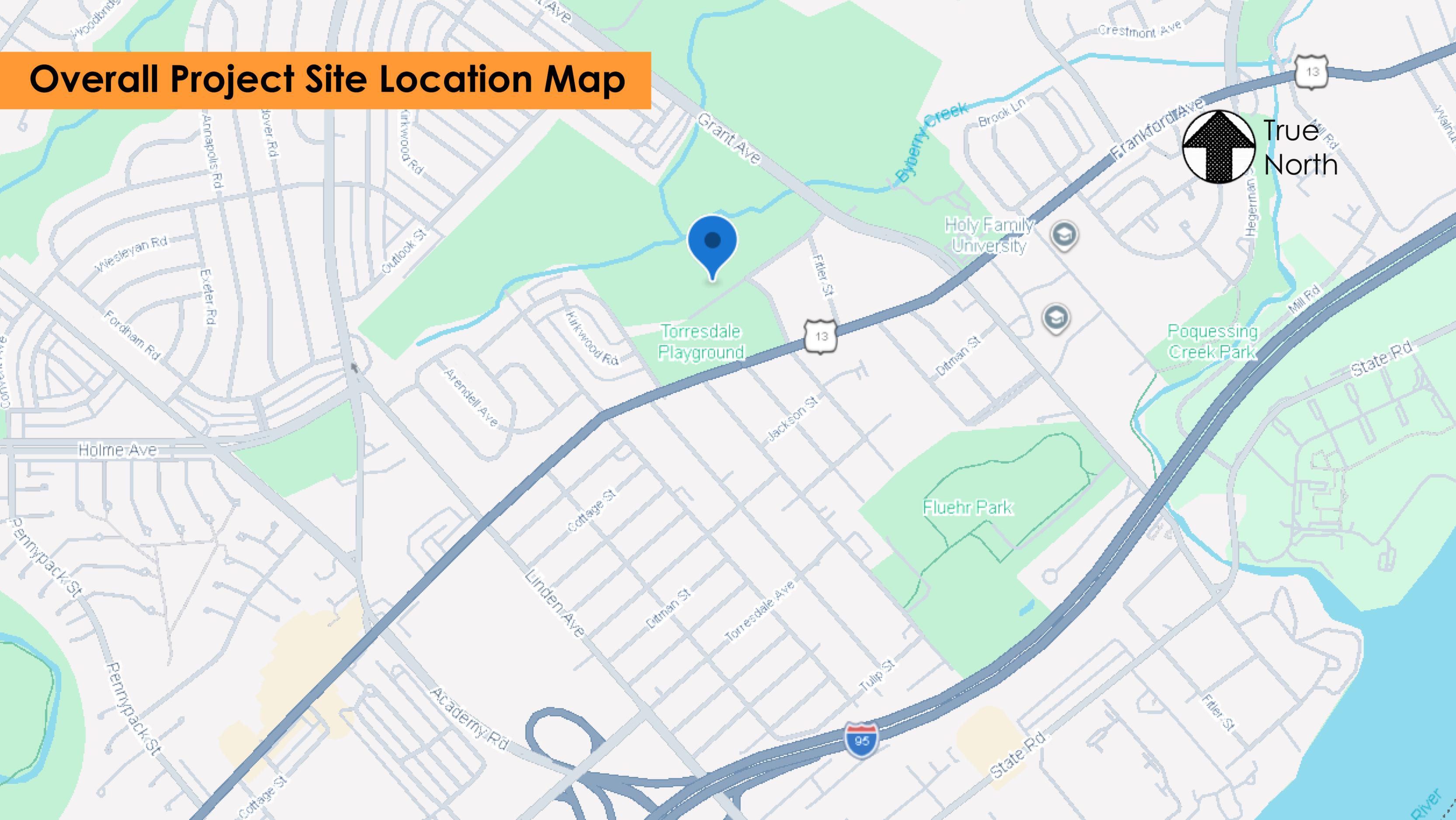
**An Actionable Plan:** This process will not just be a pie in the sky exercise, rather it will become an invaluable tool to focus the team on common targets that communicate the vision and path forward to the project stakeholders, resulting in a clear, implementable, buildable, and phase-able plan.

**Beacon and Brand:** Because the culture of staff and volunteers is so important to the delivery of the program, the plan should maintain, support and enhance the First Tee Mission. The First Tee brand deserves a project that exudes positive strength while creating a beacon of activity. A building that opens up, welcomes in, and aids in creating a stronger outward identity to the Torresdale and Philadelphia Community at large.

**Fiscally Responsible:** On time and on budget. It is critical for this project to be fiscally responsible. Focus will be on value over cost, durability over gaudiness, and long-term cost of ownership over short-term exposure. Success in achieving these goals will lie in design and execution that spends dollars wisely up front while considering long-term expenses for energy and maintenance. The concept and design will provide a “win-win” where the impact will have an exponential relationship to the funds invested.



# Overall Project Site Location Map



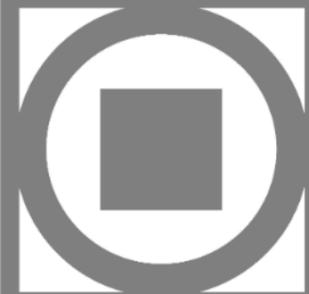
# Project Aerial Photo



Proposed Building  
Renovation and  
Addition



# Existing Clubhouse Photo Key



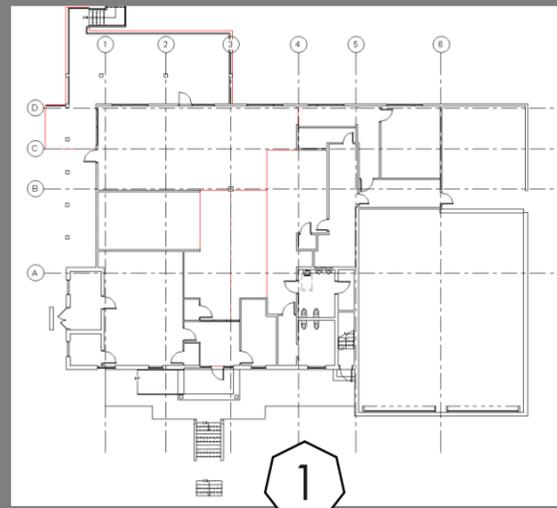
# Existing Building



1 Existing Main Entrance/  
South Elevation



2 Existing West Elevation



2

1

4

3

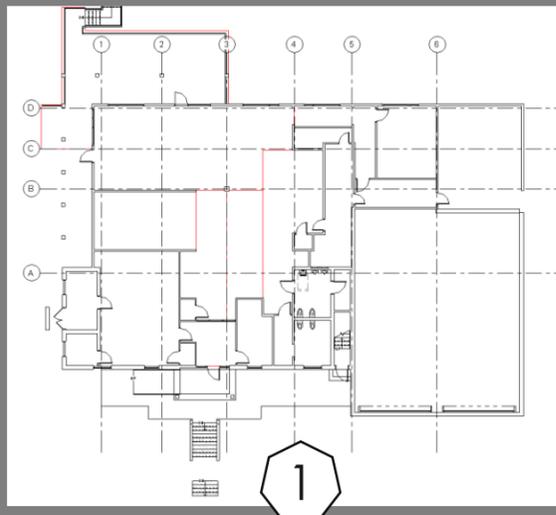
# Existing Building



3 Existing North Elevation



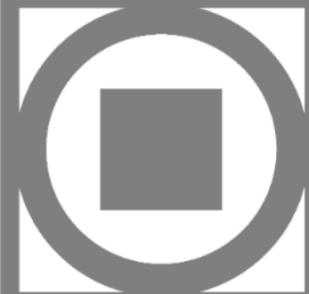
4 Existing East Elevation



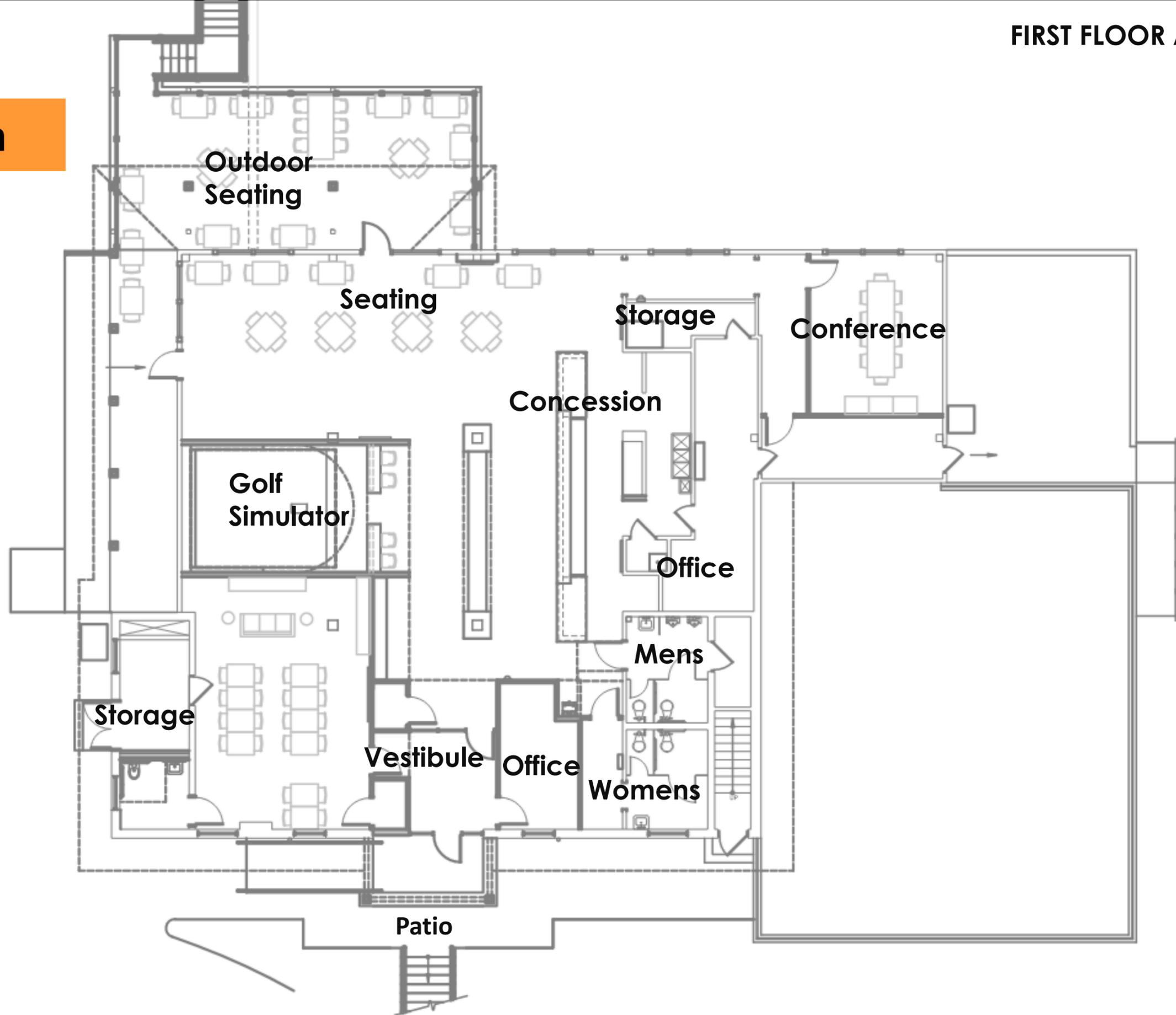
2

1

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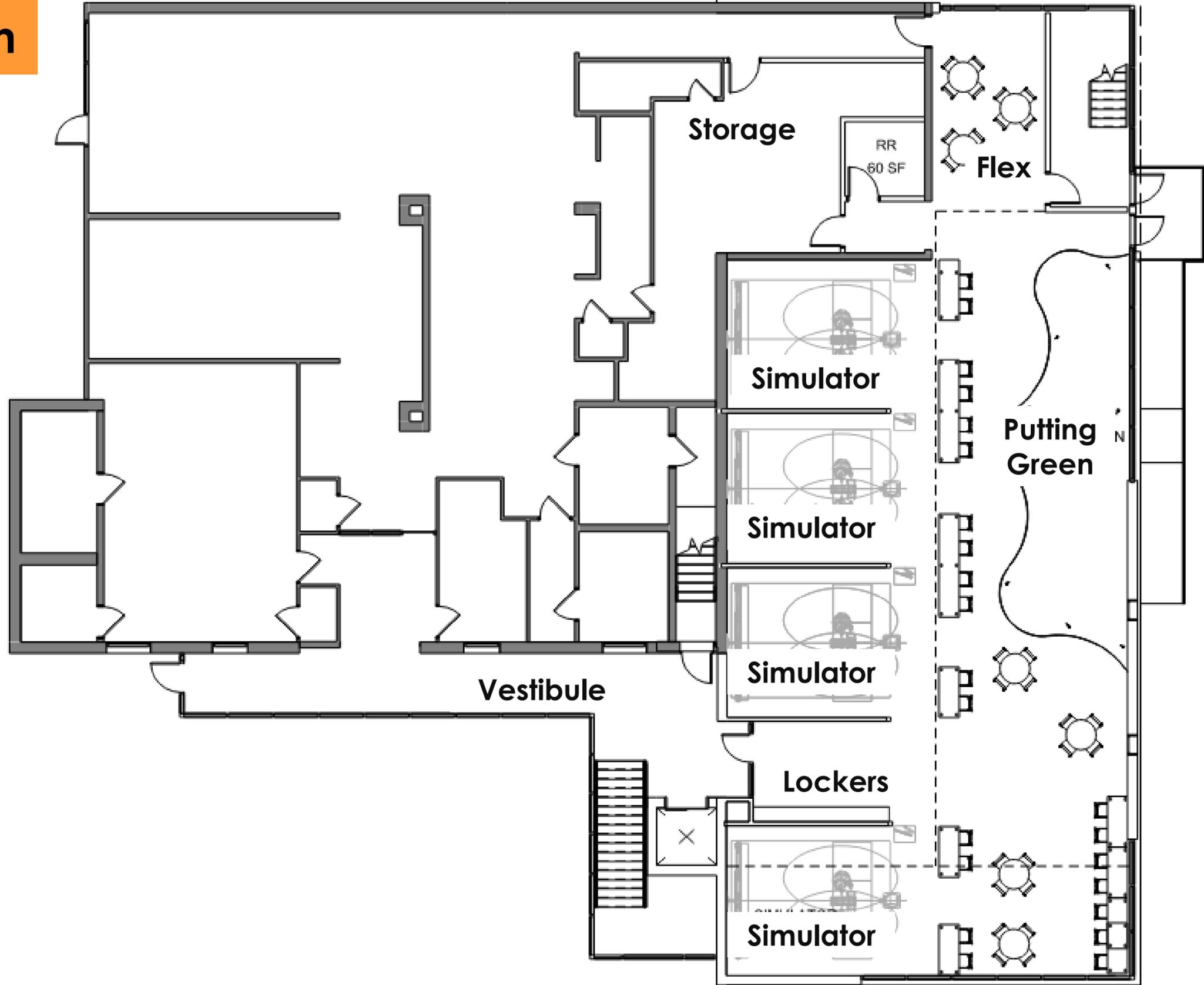


Existing Floor Plan



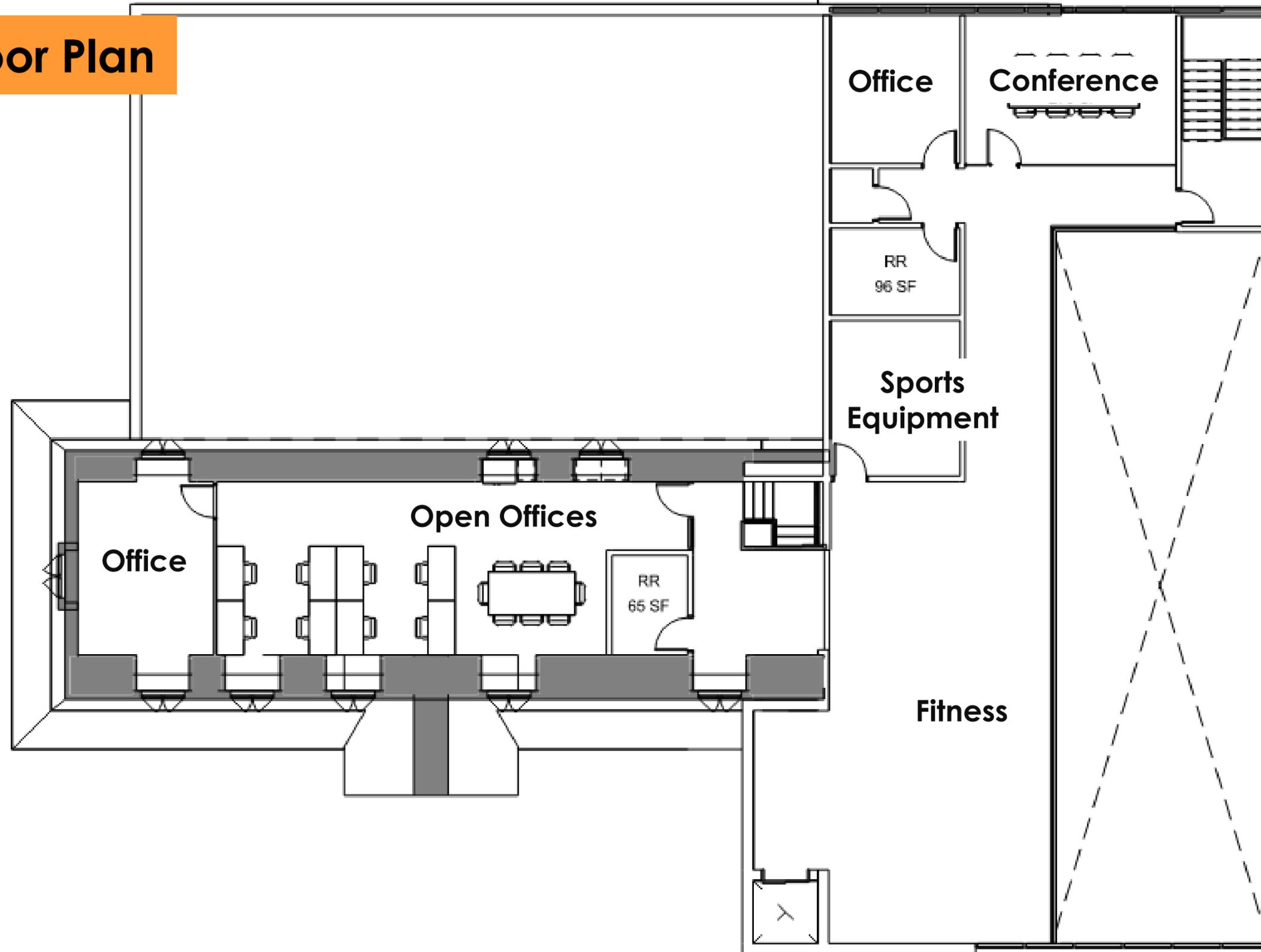
FIRST FLOOR AREA= 8,430 SF +/-

# Proposed Floor Plan



# Proposed Floor Plan

SECOND FLOOR AREA= 3,526 SF +/-



# Proposed Elevations

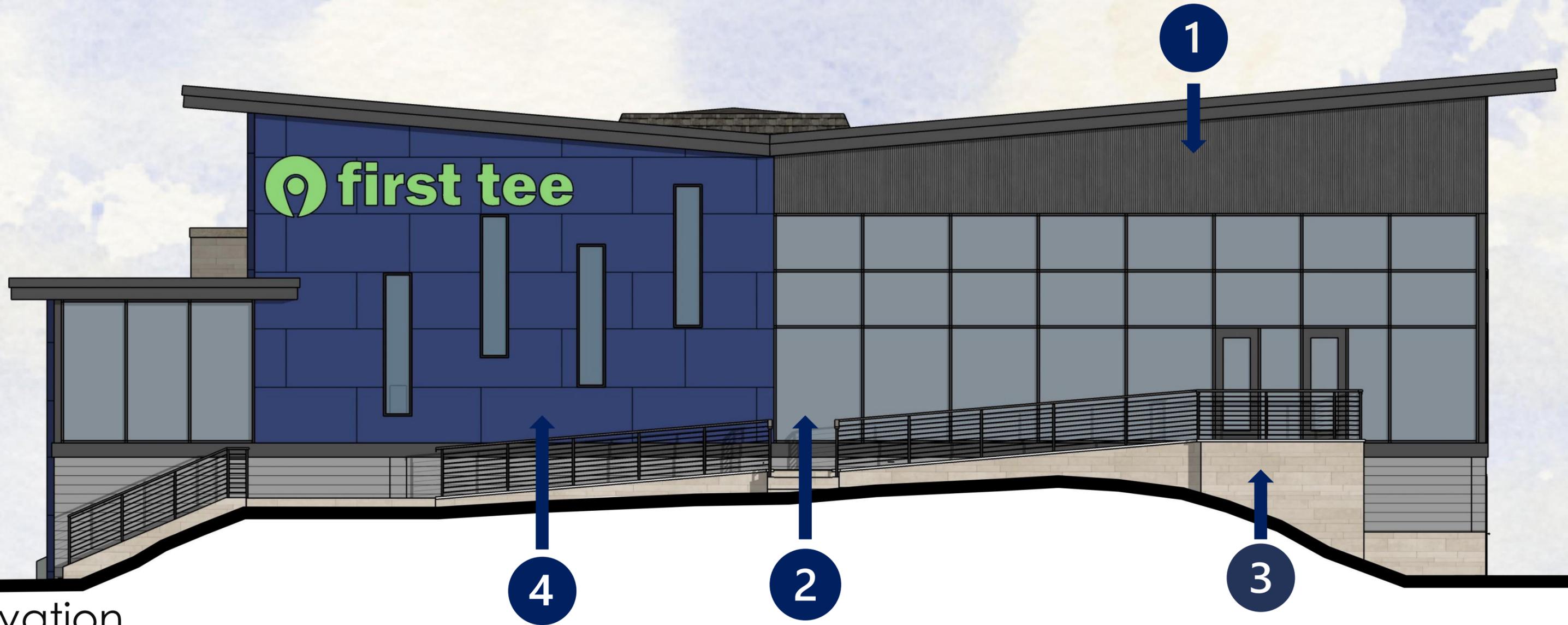


## South Elevation

Exterior Materials Key:

- 1. Fiber Cement Siding
- 2. Storefront Window System
- 3. Brick
- 4. Metal Panel

# Proposed Elevations



## West Elevation

Exterior Materials Key:

- 1. Fiber Cement Siding
- 2. Storefront Window System
- 3. Brick
- 4. Metal Panel

# Proposed Elevations



## North Elevation

Exterior Materials Key:

- 1. Fiber Cement Siding
- 2. Storefront Window System
- 3. Brick
- 4. Metal Panel

# Existing Main Entry



# Proposed Main Entry



## Proposed Improvements

1. Expand Entry Vestibule
2. Addition for golf simulators & training areas
3. Outdoor Deck Addition
4. Renovate existing second floor for admin space

# Proposed South Facade



# Proposed West Facade



# Proposed Exterior Materials



## Metal Panel

Laminators Inc  
Omega-Lite Metal  
Panel  
Color: Regal Blue



## Fiber Cement Siding

Lap Siding  
Nichiha Fiber Cement  
COLOR: TBD



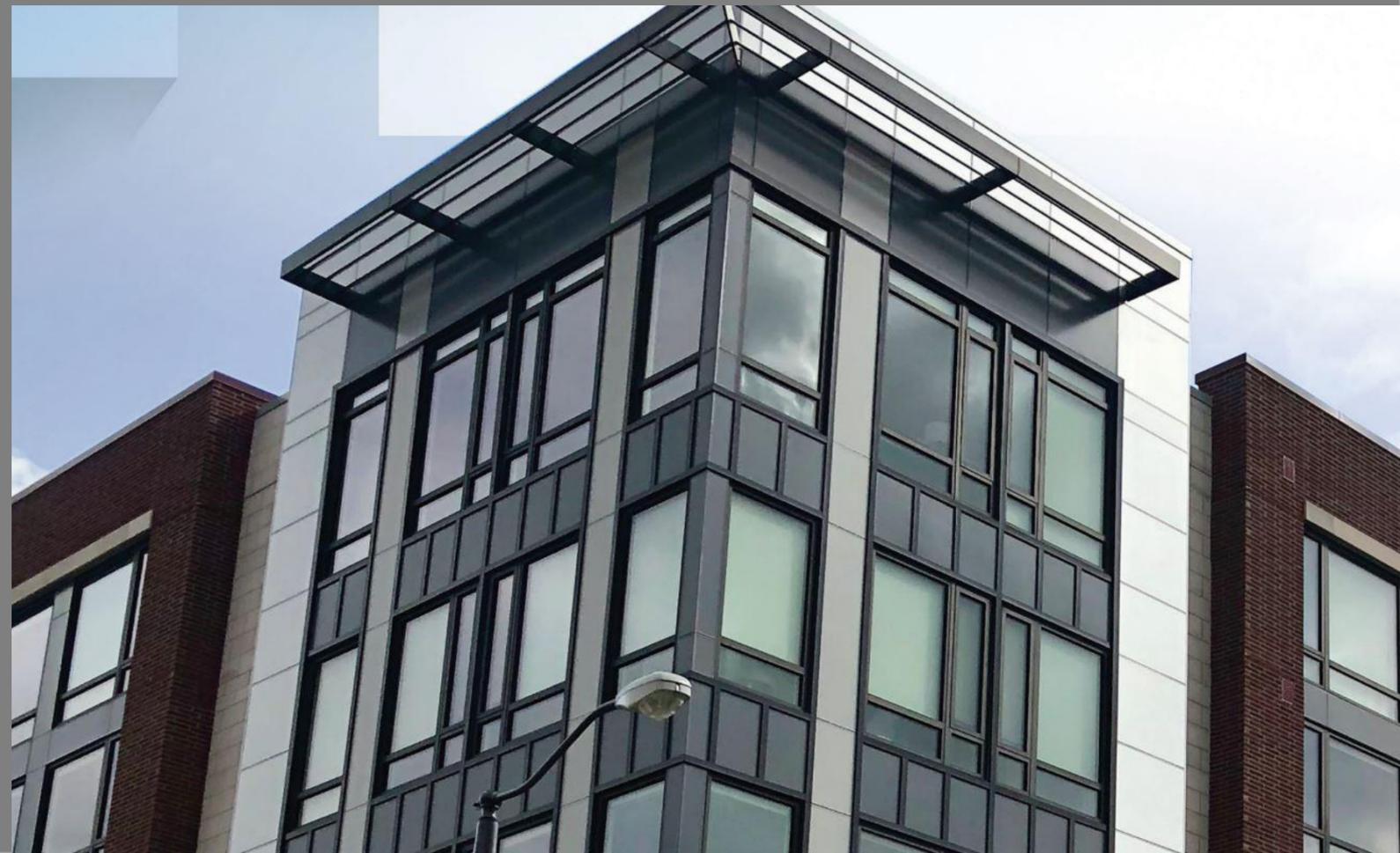
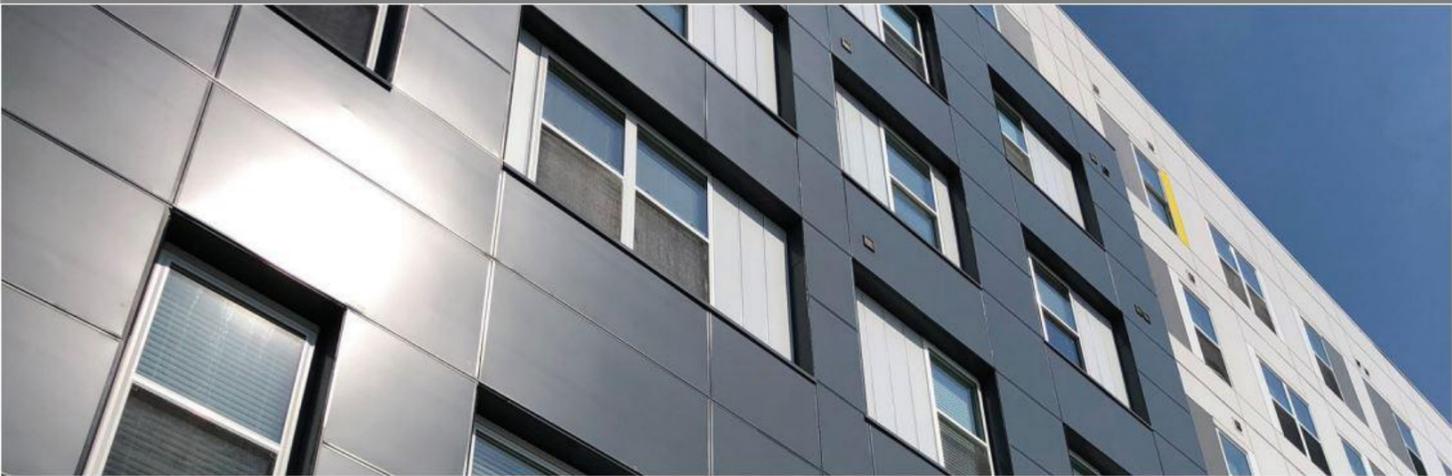
## Brick

Arriscraft  
Sunset Washed Thin Brick



## Metal Panel

- Metal Panel is a low maintenance, high strength modern looking siding option. It is a factory finished rigid panel suitable for many exterior walls, facias, and soffits.



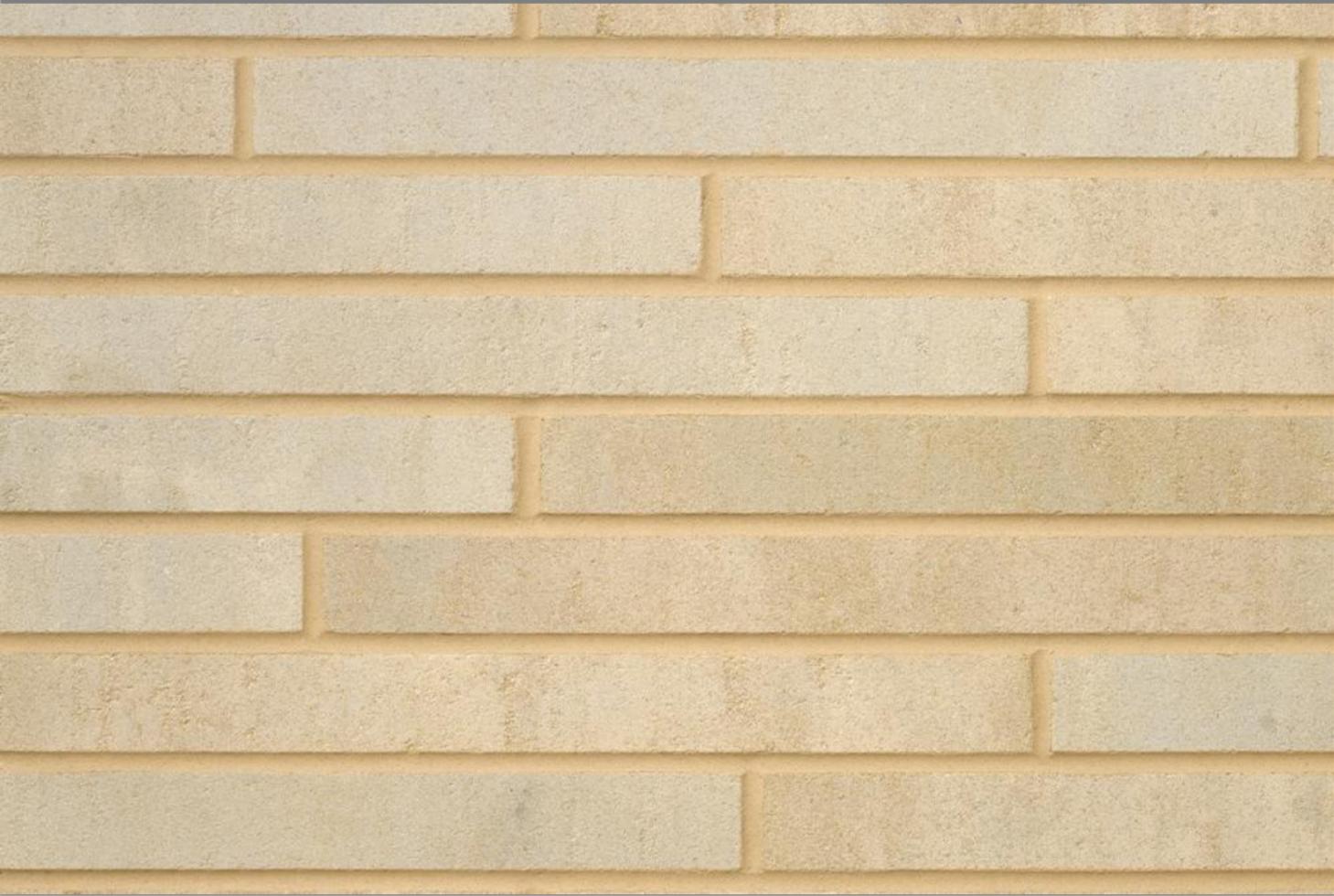
## Fiber Cement Siding & Trim

- Fiber Cement siding is a durable low maintenance material comprised of Portland cement, sand, water, and cellulose fibers that is non-combustible and is created to resist moisture and rot.



# Brick

- Brick is a durable masonry component primarily composed of clay. This material will compliment the brick on the existing building and contrast with the other wall materials.





Teaching life lessons and leadership skills through the game of golf



KIMMEL  
ARCHITECTURE



first tee<sup>®</sup>  
greater philadelphia

