

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: 4/8/26

Level of Review:

Concept Review Final Review If Final, specify date of preceding Concept Review: 3/11/26

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

Staff Notes (Optional):

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

April 1, 2026

Dear Commission,

On March 11th, we presented the plans and renderings for the clubhouse expansion at John F. Byrne Golf Course, located at 9550 Leon Street in the Torresdale section of Philadelphia, and received conceptual approval at that meeting.

We received valuable feedback from members, which has been incorporated into the attached presentation. We are submitting these updates for inclusion in the April 8th Commission Meeting, where we will seek final approval. In addition to the presentation, we will bring exterior material samples to share with the Commission. Thank you in advance—we look forward to discussing the project further and presenting it to you and your colleagues.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Joseph P. Horan". The signature is fluid and cursive, with a large loop at the end.

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
April 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.”

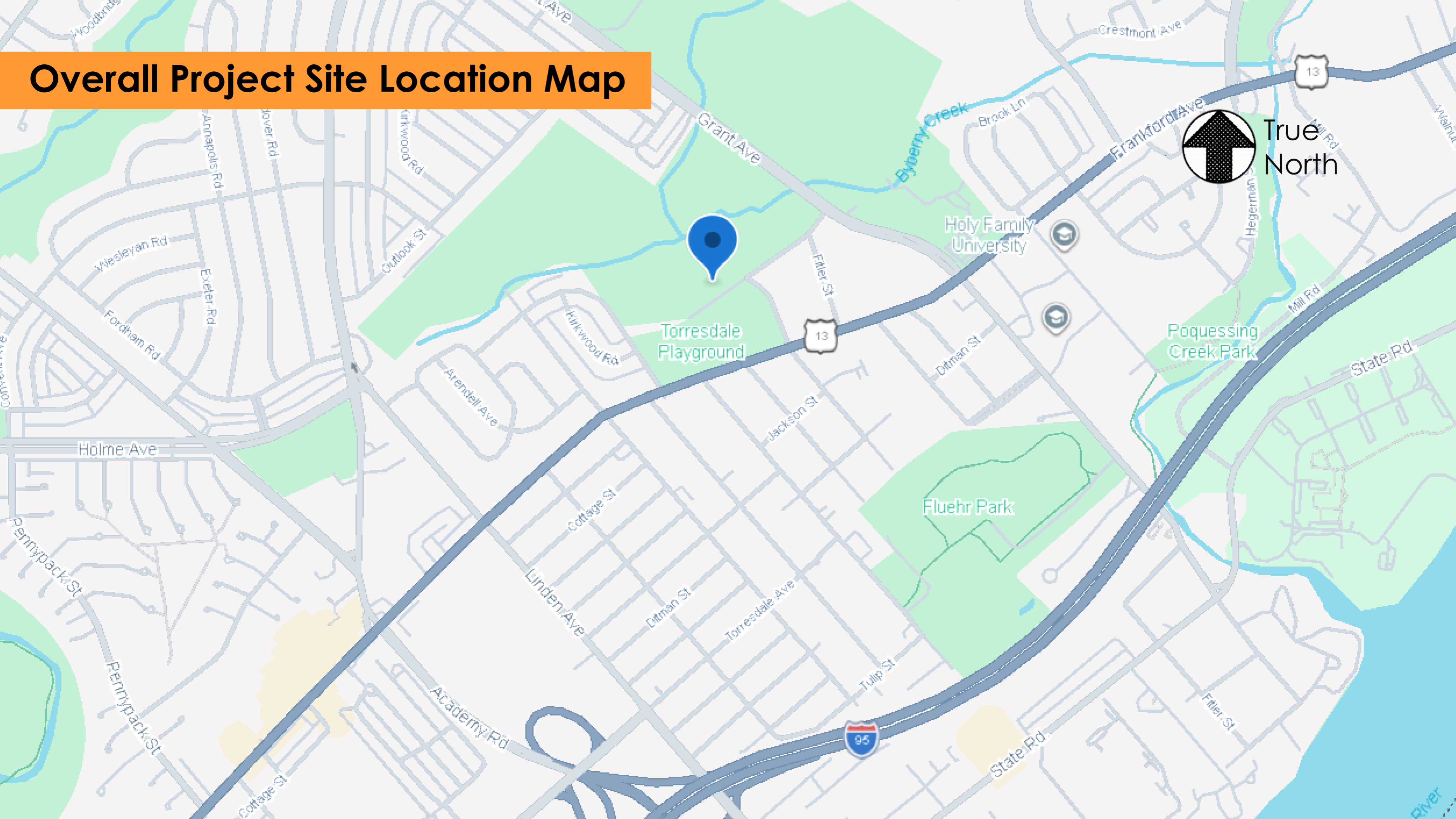


First Tee Outreach

School Name	Involvement	# of Kids
Central high School	High School Golf	10
Philadelphia Academy Charter	High School Golf	10
Boy's Latin of Philadelphia Charter School	High School Golf	10
Northeast High School	High School Golf	10
Masterman School	High School Golf	10
Lincoln High School	High School Golf	10
Constitution High School	High School Golf	10
Franklin Towne Charter High School	High School Golf	10
SLA at Beeber	High School Golf	10
Holy Ghost Prep	High School Golf	16
Father Judge High School	High School Golf	20
Archbishop Ryan High School	High School Golf	12
St. Huberts High School	High School Golf	10
Nazareth Academy	High School Golf	12
MAST Community Charter School	High School Golf	14
Propel Academy	Middle School Golf	15
Baldi Middle School	Middle School Golf	15
Feltonville Arts & Sciences	Middle School Golf	15
D.N. Fell	Middle School Golf	15
New Foundations Charter K-8	Access 2 Golf	30
New Foundations High School	Access 2 Golf	30
Tacony Academy Charter School	Access 2 Golf	50
Tacony Academy Charter High School	Access 2 Golf	12
Community Academy of Philadelphia	Access 2 Golf	20
ESF Dream Camp	Access 2 Golf	20
Northwood Academy Charter	Access 2 Golf	20
Vare Rec Center	Access 2 Golf	25
Police Athletic League	Outreach	100
Torresdale Rec Center	Outreach	50
	Total	591
Life Skills Students (Weekly Classes)		690
	Total kids impacted	1,281
Student Rounds @ JFB (Free)		5,072



Overall Project Site Location Map



Project Aerial Photo



Proposed Building
Renovation and
Addition



Existing Clubhouse Photo Key



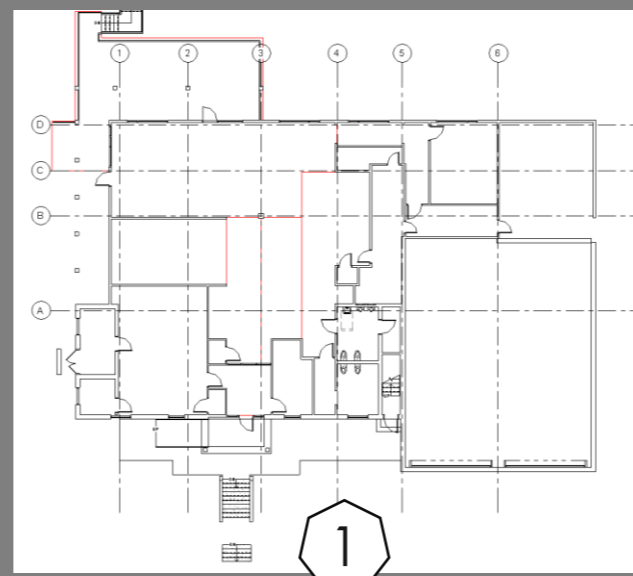
Existing Building



1 Existing Main Entrance/
South Elevation



2 Existing West Elevation



2

4

1



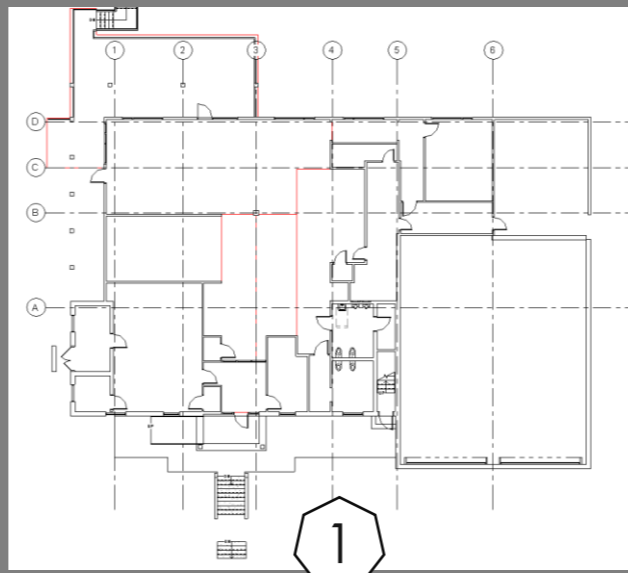
Existing Building



3 Existing North Elevation



4 Existing East Elevation



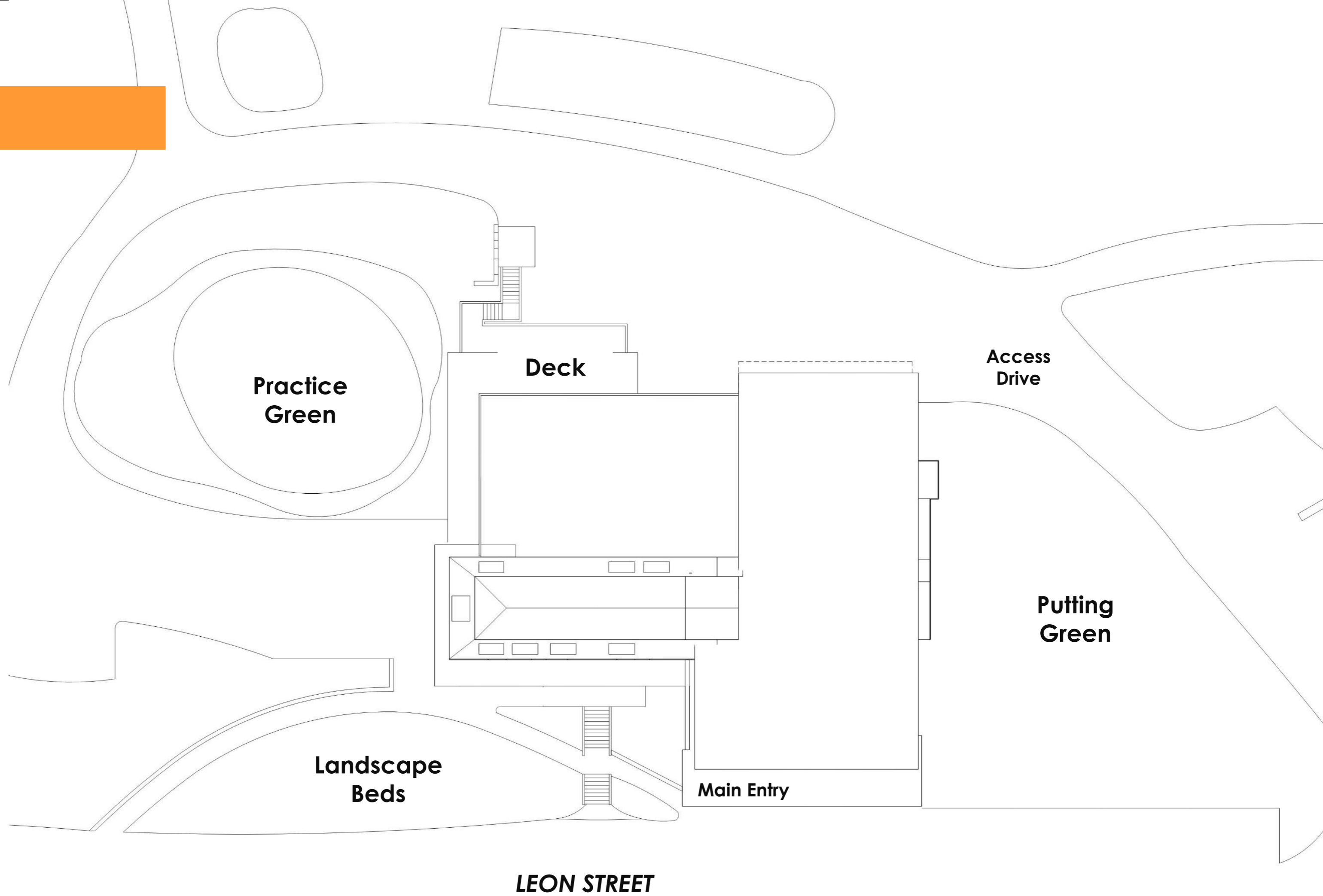
2

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4



Site Plan



Landscape Plan

Gro-low Sumac



Switchgrass



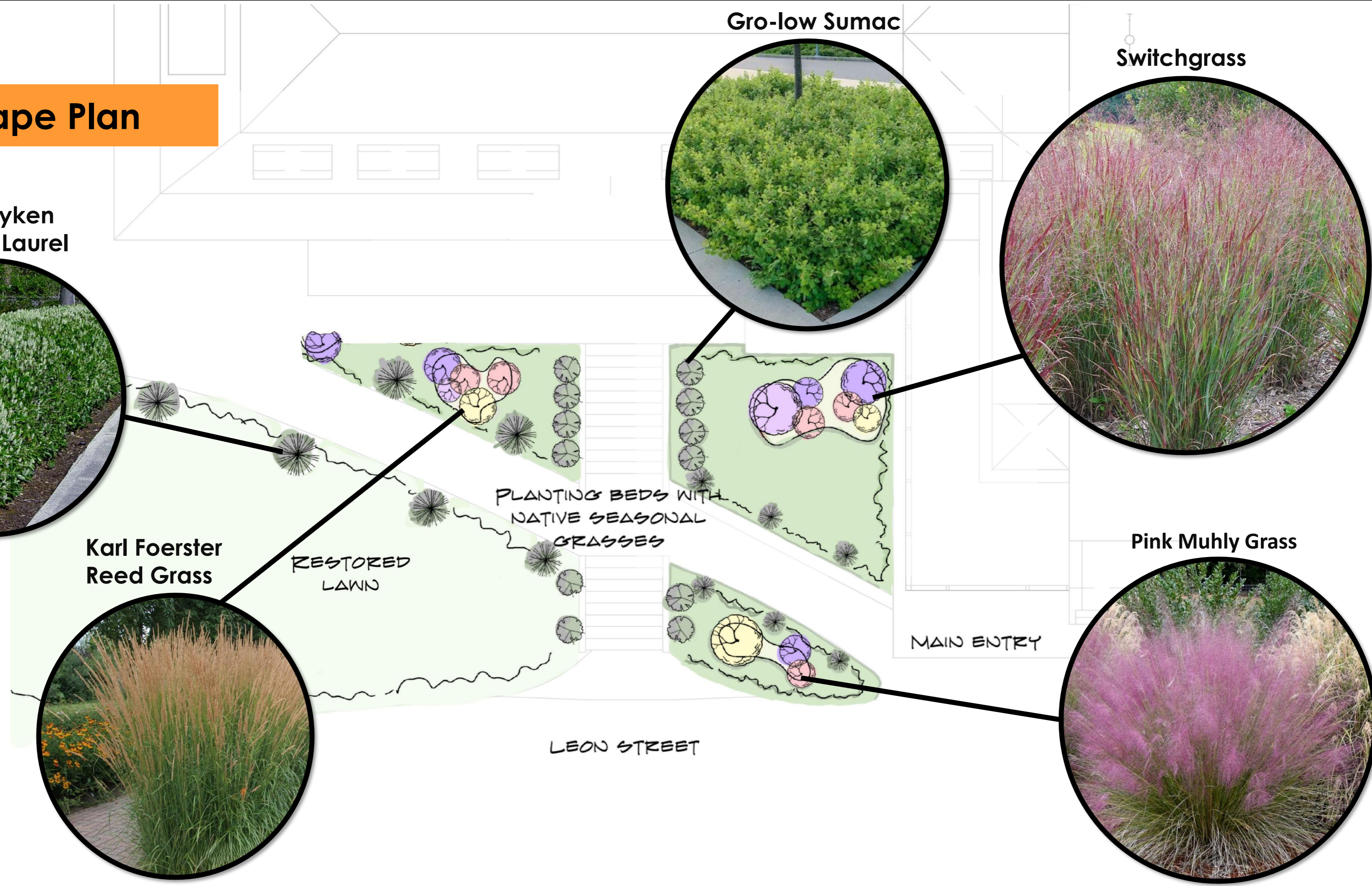
Otto Luyken
Cherry Laurel



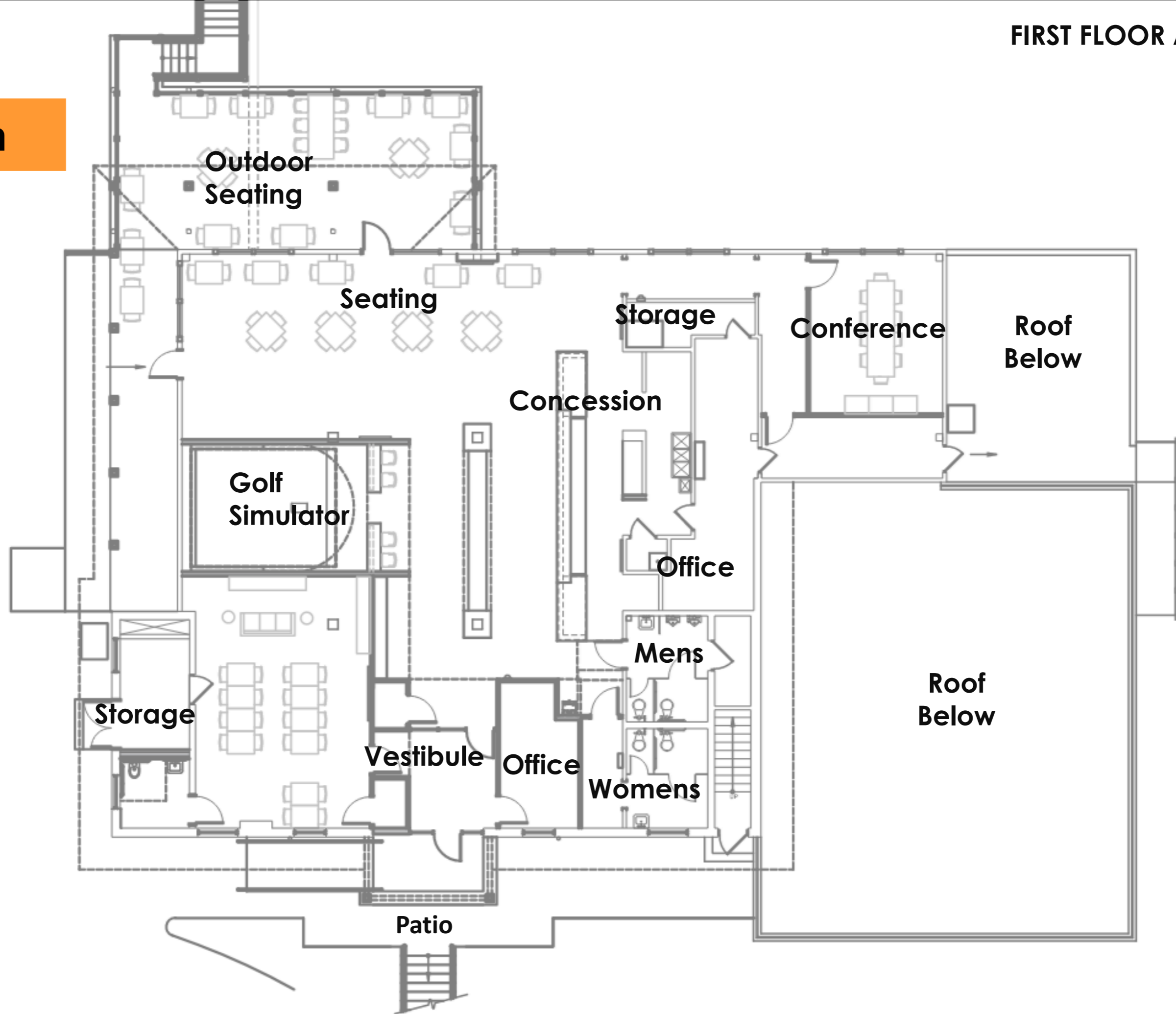
Karl Foerster
Reed Grass



Pink Muhly Grass

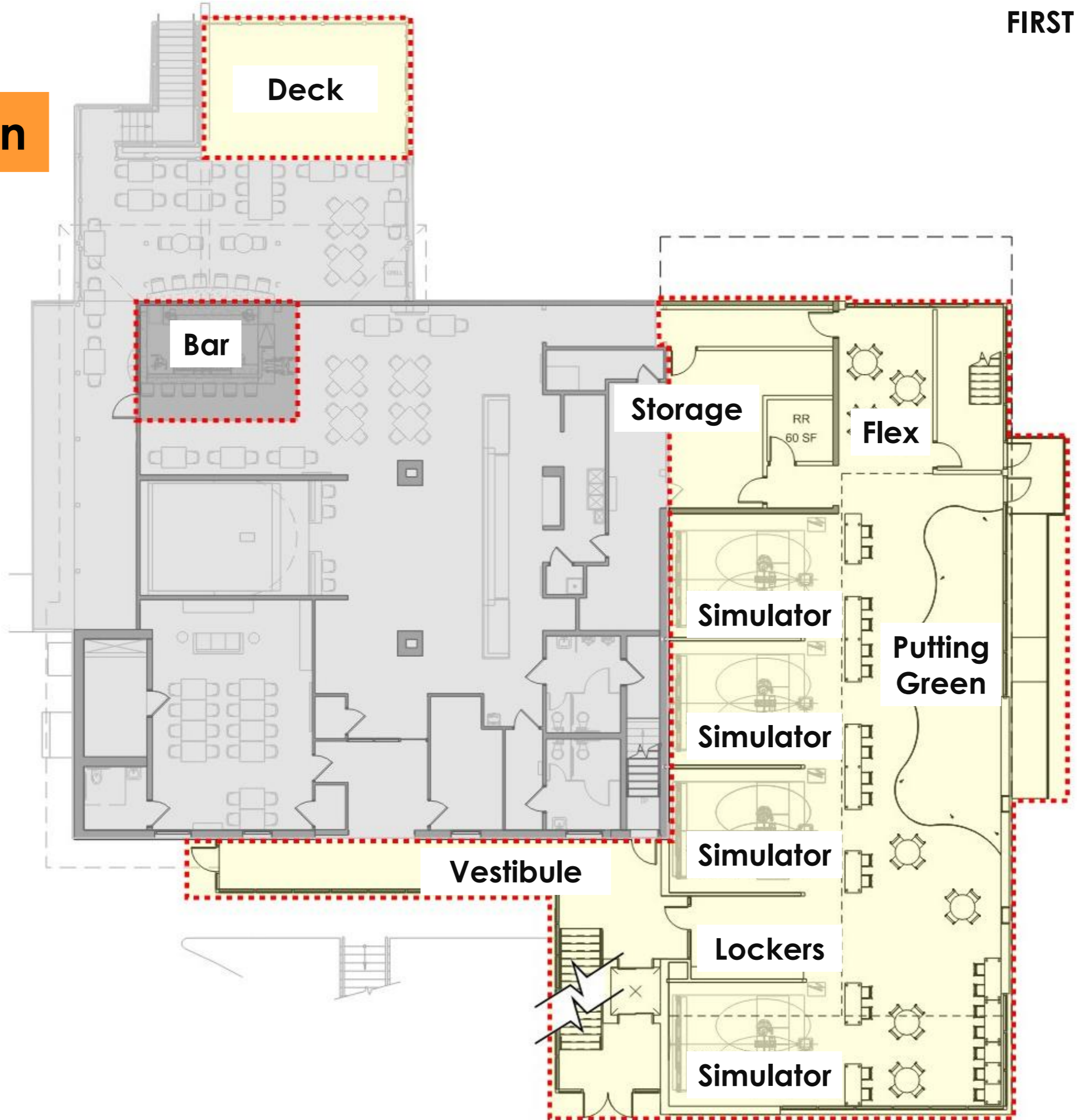



Existing Floor Plan





FIRST FLOOR AREA= 8,430 SF +/-

Proposed Floor Plan



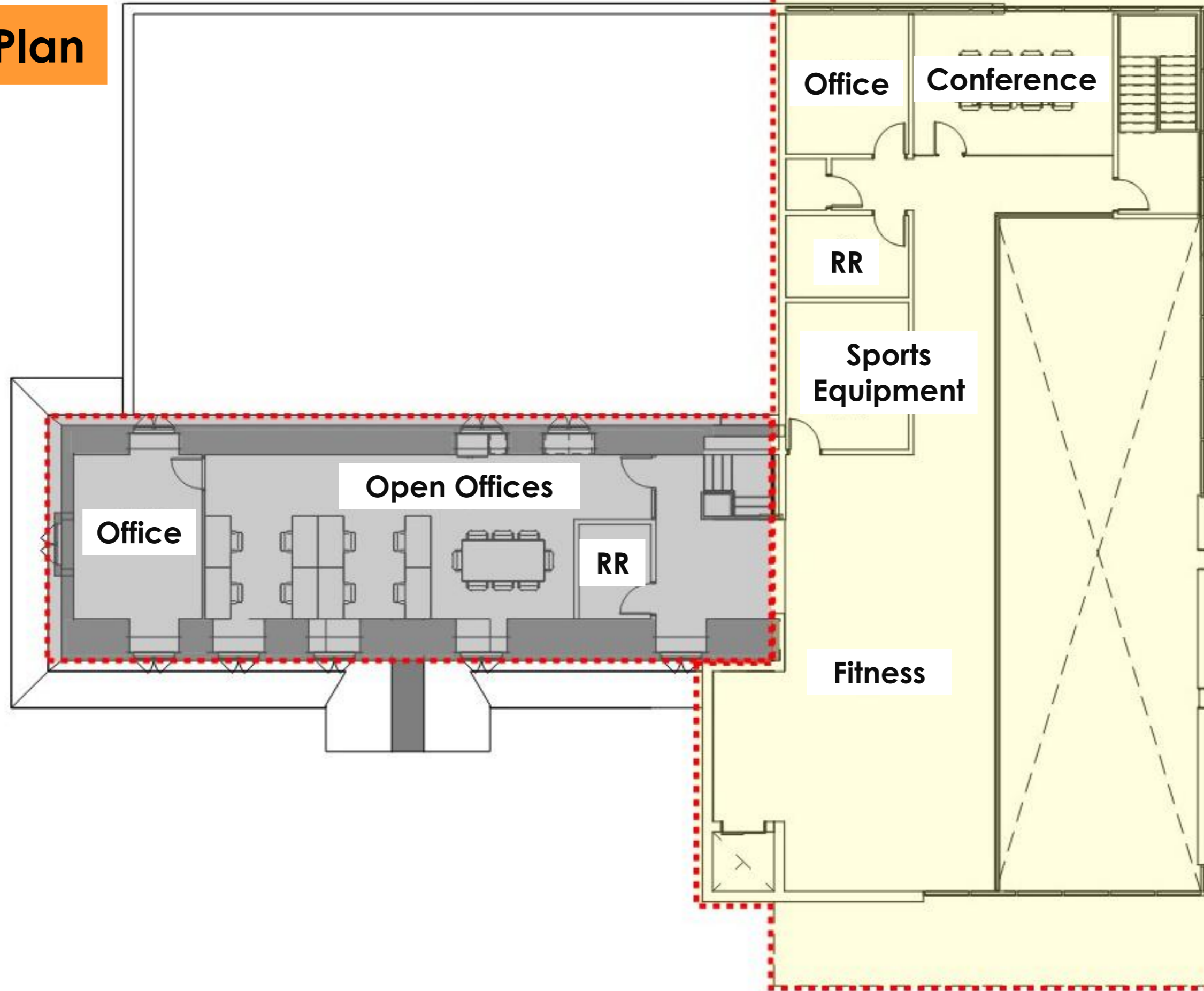
NEW 




RENOVATION 

EXISTING 

Proposed Floor Plan

SECOND FLOOR AREA= 3,526 SF +/-



- NEW 
- RENOVATION 
- EXISTING 

Proposed Elevations

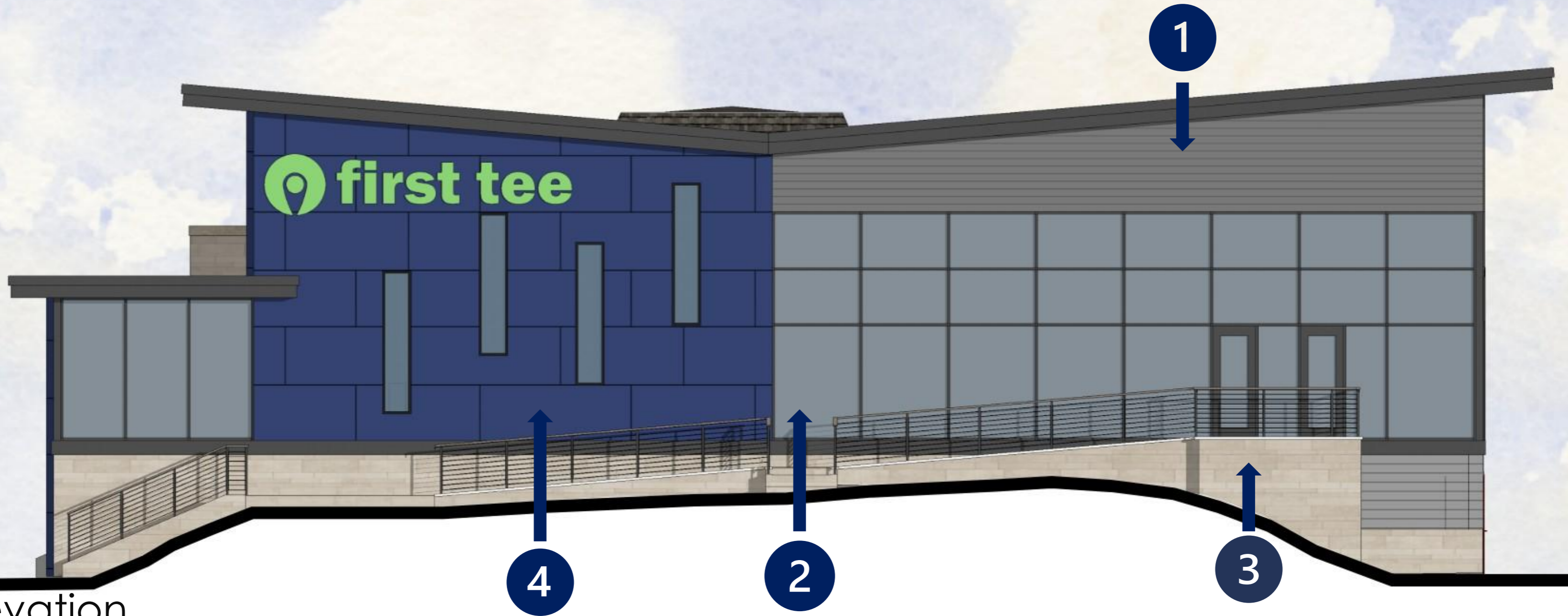


South Elevation

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



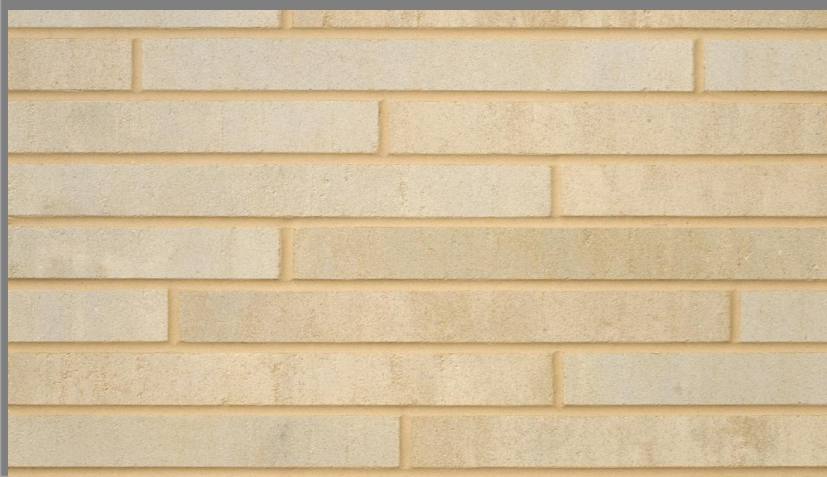
Metal Panel

Laminators Inc
Omega-Lite Metal
Panel
Color: Regal Blue



Fiber Cement Siding

Lap Siding
James Hardi Fiber Cement
COLOR: Aged Pewter



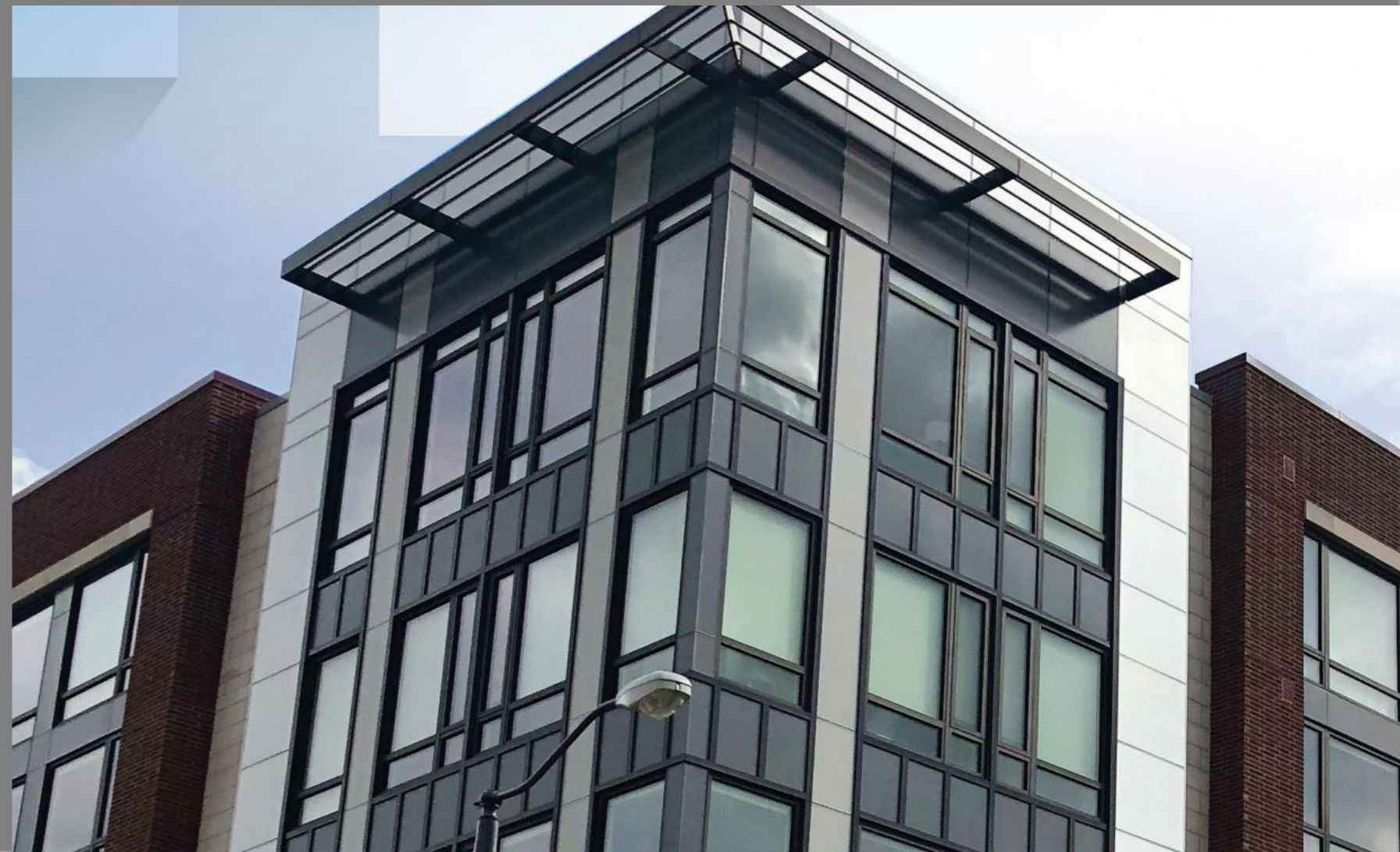
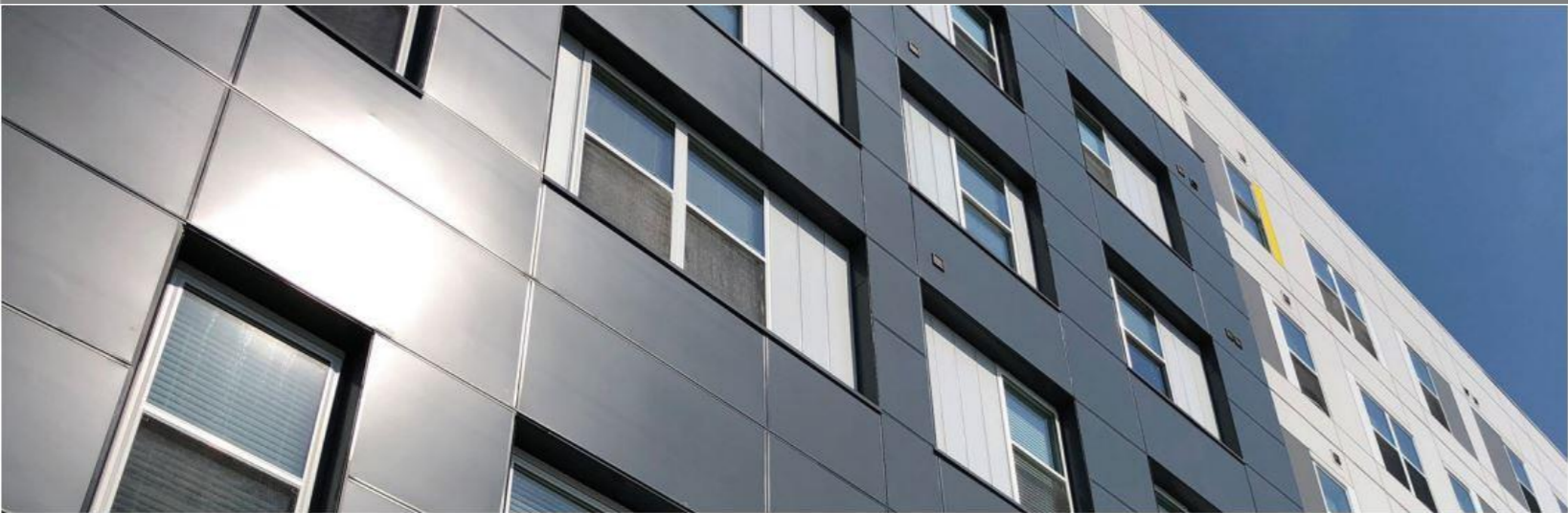
Brick

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.



Walnut Lane Golf Club



 **first tee**
greater philadelphia

**Creating
Future Leaders
of Tomorrow**

FirstTeePhiladelphia.org



The banner features a photograph of a man in a white shirt and cap taking a photo of a young girl in a golf cart. Another person is visible in the background of the photo.

**The
First Tee**
Greater Philadelphia

Walnut Lane Golf Club



first tee
MICHAEL J. BROWN
LEARNING CENTER

LAKE CAFE

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Thank You
To our Donors

A WILL TO
WIN

CA
RETO
HERE



Teaching life lessons and leadership skills through the game of golf



KIMMEL ARCHITECTURE



first tee greater philadelphia

