

AGENDA
764TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 10 APRIL 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, 763RD STATED MEETING, 13 MARCH 2026

Zachary Frankel, Chair

2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 24 MARCH 2026

Dan McCoubrey, Chair

CONSENT AGENDA
406 S CAMAC ST

AGENDA

ADDRESS: 2027 AND 2029 BRANDYWINE ST – REVISED

Proposal: Demolish roof and rear of building; construct four-story addition

Review Requested: Final Approval

Owner: James Adducci and Elizabeth Andersen

Applicant: Kenny Grono, Buckminster Green

History: 1859

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

ADDRESS: 406 S CAMAC ST – REVISED, ON CONSENT AGENDA

Proposal: Cut window opening on side wall

Review Requested: Final Approval

Owner: Mackenzie Lee

Applicant: Mackenzie Lee

History: 1829

Individual Designation: 2/28/1961

District Designation: Washington Square West Historic District, Contributing, 9/13/2024

Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 408 S 22ND ST – REVISED

Proposal: Alter front door and front steps

Review Requested: Final Approval

Owner: Timothy McMillin and Kaitlin Woodson

Applicant: Michael Bucci, g_space LLC

History: 1860

Individual Designation: None

District Designation: Rittenhouse Fittler Historic District, Contributing, 2/8/1995

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

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

ADDRESS: 4225 PINE ST – SUPPLEMENTED

Proposal: Legalize replacement of slate on mansard with charcoal asphalt-fiberglass shingles
Review Requested: Final Approval
Owner: Neighborhood Preservation and Development Fund LP
Applicant: Ryan Crocetto, Altman Management Company LLC
History: 1900
Individual Designation: None
District Designation: Southeast Spruce Hill Historic District, Contributing, 7/12/2024
Staff Contact: Ted Maust, theodore.maust@phila.gov

3. THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 18 MARCH 2026

Emily Cooperman, Chair

ADDRESS: 1018 S 2ND ST

Name of Resource: Andrew Nebinger Jr. House
Proposed Action: Designation
Property Owner: Henry A. Cieplinski
Nominator: Historical Commission
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

ADDRESS: 601 W GODFREY AVE

Name of Resource: Carl Metz House
Proposed Action: Designation
Property Owner: William Freeman Jr. and John D. Mitchell
Nominator: Historical Commission
Staff Contact: Jon Farnham, jon.farnham@phila.gov

ADDRESS: 119 E GOWEN AVE

Name of Resource: Mt. Airy Train Station
Proposed Action: Designation
Property Owner: SEPTA
Nominator: Powers & Co.
Staff Contact: Alex Till, alexander.till@phila.gov

ADDRESS: 701 W JOHNSON ST

Name of Resource: Blue Bell Mission
Proposed Action: Designation
Property Owner: Real Estate Appreciation, LLC
Nominator: Keeping Society
Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

4. OLD BUSINESS

ADDRESS: 1018 WINTER ST – REVISED

Proposal: Demolish and reconstruct upper floors with pilot house
Review Requested: Final Approval
Owner: Ken Leong and Marie Chin
Applicant: Sam Xu, Constrecture LLC
History: 1835
Individual Designation: 4/25/1974
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

5. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, MARCH 2026

Jonathan E. Farnham, Executive Director

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

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. 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 on 10 April 2026.
 - Link: <https://us02web.zoom.us/j/82386035637?pwd=Faupzl195HQ202qs3SLCujX8dMCHgG.1>
 - Passcode: 568871
- To join by telephone, call this number on 10 April 2026.
 - Telephone Number: 267-831-0333
 - Meeting ID: 823 8603 5637#
 - Participant ID: #
 - Passcode: 568871#
- To email comments, send them to preservation@phila.gov by noon on 9 April 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.