

**AGENDA**  
**MEETING OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 21 APRIL 2026, 9:00 A.M.**  
**REMOTE ON ZOOM**  
**DAN MCCOUBREY, CHAIR**

**INSTRUCTIONS FOR PARTICIPATING IN THE MEETING INCLUDED AT THE BOTTOM OF THIS AGENDA**

**TIME: 9:05 A.M.**

**ADDRESS: 137 N 2ND ST**

Proposal: Install mural  
Review Requested: Final Approval  
Owner: Incentanile Holdings LLC  
Applicant: Kate Jacobi, Mural Arts Philadelphia  
History: 1855  
Individual Designation: 12/31/1984  
District Designation: Old City Historic District, Contributing, 12/12/2003  
Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**TIME: 9:25 A.M.**

**ADDRESS: 302 MARKET ST**

Proposal: Demolish two-story building; construct five-story building  
Review Requested: Final Approval  
Owner: RS Realty IV LLC  
Applicant: Rich Villa, Ambit Architecture  
History: Building from 1840 destroyed by fire in 2014; extant building constructed in 2017  
Individual Designation: 11/4/1976  
District Designation: Old City Historic District, Non-contributing, 12/12/2003  
Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**TIME: 9:45 A.M.**

**ADDRESS: 2039 SPRUCE ST**

Proposal: Construct addition and roof decks with pilothouse; replace slate roofing and windows  
Review Requested: Final Approval  
Owner: 2039 Spruce LLC  
Applicant: Agata Reister, Landmark Architectural Design  
History: 1880; Francis Stokes House  
Individual Designation: None  
District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995  
Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**TIME: 10:05 A.M.**

**ADDRESS: 1500-10 N BROAD ST**

Proposal: Rehabilitate buildings; construct addition  
Review Requested: Final Approval  
Owner: Temple University  
Applicant: Aisha Branham, MGA Partners  
History: 1909; Alfred Edward Burk Mansion, Temple University; Simon & Bassett, architects; 1954, addition, L. Manfredi, architect  
Individual Designation: 1/26/1971  
District Designation: None  
Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

**ARCHITECTURAL COMMITTEE AGENDA, 21 APRIL 2026**  
**PHILADELPHIA HISTORICAL COMMISSION**  
**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

**TIME: 10:45 P.M.**

**ADDRESS: 6363 OVERBROOK AVE**

Proposal: Construct deck on porch roof  
Review Requested: Final Approval  
Owner: Steven A. Cunningham  
Applicant: Alvin Holm, Alvin Holm AIA Architects  
History: 1903; Hoar/McCahan House; Horace Trumbauer, architect; 1920, alterations, W.F. Price  
Individual Designation: None  
District Designation: Overbrook Farms Historic District, Contributing, 11/8/2019  
Staff Contact: Josh Schroeder, [joshua.schroeder@phila.gov](mailto:joshua.schroeder@phila.gov)

**TIME: 11:05 A.M.**

**ADDRESS: 3440 W PENN ST**

Proposal: Legalize replacement of windows  
Review Requested: Final Approval  
Owner: Kevin Bellardine & Amanda Joachim  
Applicant: Kevin Bellardine  
History: 1930  
Individual Designation: None  
District Designation: Tudor East Falls Historic District, Contributing, 10/9/2009  
Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**TIME: 11:25 A.M.**

**ADDRESS: 40 SPRING GARDEN ST, BUILDING D**

Proposal: Construct three-story addition  
Review Requested: Review In Concept  
Owner: 500 NNCB Fee LLC  
Applicant: Lea Litvin, LO Design  
History: 1891; Philadelphia Warehousing & Cold Storage Company  
Individual Designation: 1/8/2021  
District Designation: None  
Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

## INSTRUCTIONS FOR PARTICIPATING IN THE REMOTE MEETING

Applicants and the public may participate in the meeting 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 website on 21 April 2026.
  - Link: [https://us02web.zoom.us/webinar/register/WN\\_OCf\\_h85lSfyvEqXSfP1pA](https://us02web.zoom.us/webinar/register/WN_OCf_h85lSfyvEqXSfP1pA)
  - Passcode: 622903
- To join by telephone, call this number on 21 April 2026.
  - Telephone Number: 267-831-0333
  - Webinar ID: 876 3774 3533#
  - Participant ID #
  - Passcode: 622903#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on 20 April 2026.

The meeting materials are available on the Historical Commission's [website](#). Please note that the meeting will be recorded, and by participating in it, you consent to be recorded. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.