

AGENDA
765TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 8 MAY 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, 764TH STATED MEETING, 10 APRIL 2026**
Zachary Frankel, Chair

- 2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 21 APRIL 2026**
Dan McCoubrey, Chair

CONSENT AGENDA
137 N 2ND ST
1500-10 N BROAD ST
40 SPRING GARDEN ST, BUILDING D

AGENDA

ADDRESS: 137 N 2ND ST – ON CONSENT AGENDA

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

ADDRESS: 302 MARKET ST – REVISED

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

ADDRESS: 2039 SPRUCE ST – WITHDRAWN

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

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

ADDRESS: 1500-10 N BROAD ST – ON CONSENT AGENDA

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

ADDRESS: 6363 OVERBROOK AVE – REVISED AND SUPPLEMENTED

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

ADDRESS: 3440 W PENN ST – WITHDRAWN

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

ADDRESS: 40 SPRING GARDEN ST, BUILDING D – ON CONSENT AGENDA

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

3. COMMENT ON NATIONAL REGISTER NOMINATIONS

ADDRESS: 3031-49 N 21ST ST

Name of Resource: De Long Hook & Eye Company Factory
Proposed Action: National Register Comment
Property Owner: Deliverance Center of Hope, Inc.
Nominator: Kevin McMahon, Powers & Co.
Staff Contact: Alex Till, alexander.till@phila.gov

4. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, APRIL 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 on 8 May 2026.
 - Link: <https://us02web.zoom.us/j/88213556125?pwd=mr0XCukT6acDbuELpaalq9Di3rNwXD.1>
 - Passcode: 443918
- To join by telephone, call this number on 8 May 2026.
 - Telephone Number: 267-831-0333
 - Meeting ID: 882 1355 6125#
 - Participant ID: #
 - Passcode: 443918#
- To email comments, send them to preservation@phila.gov by noon on 7 May 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.