

AGENDA
768TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 14 AUGUST 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, 767TH STATED MEETING, 10 JULY 2026

Zachary Frankel, Chair

2. CONTINUANCE REQUESTS

ADDRESS: 1910 CHESTNUT ST – CONTINUE TO THE SEPTEMBER 2026 PHC MEETING

Proposal: Remove marquee; install storefront

Review Requested: Final Approval

Owner: 19R Chestnut Partners LP

Applicant: Reed Slogoff, Chestnut Square Associates LP

History: 1928; Boyd Theater, Sameric Theater; Hoffman & Henon, architects

Individual Designation: 8/9/2008

District Designation: None

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

3. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 28 JULY 2026

Dan McCoubrey, Chair

CONSENT AGENDA

124 AND 126 S 7TH ST

AGENDA

ADDRESS: 1018 WINTER ST

Proposal: Demolish and reconstruct upper floors with roof deck

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

ADDRESS: 124 AND 126 S 7TH ST – ON CONSENT AGENDA

Proposal: Alter rears of buildings; restore storefronts

Review Requested: Final Approval

Owner: Pearl Properties

Applicant: Morris Clarke, DAS Architects & Interiors

History: 1876; Collins & Authenrieth, architects

Individual Designation: None

District Designation: Jewelers Row Historic District, pending

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

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

ADDRESS: 1504 PINE ST – CONTINUED TO THE SEPTEMBER 2026 PHC MTG

Proposal: Stucco front façade; replace windows
Review Requested: Final Approval
Owner: 1504 Pine St LLC
Applicant: Matt Masterpasqua, Mass Architecture Studio LLC
History: 1851; Union Place; Thomas U. Walter, architect
Individual Designation: 9/28/1971
District Designation: Rittenhouse Fitter Historic District, Significant, 2/8/1995
Staff Contact: Ted Maust, theodore.maust@phila.gov

ADDRESS: 1601 MOUNT VERNON ST

Proposal: Amend approval of façade materials
Review Requested: Final Approval
Owner: 1601 Mount Vernon Commons LLC
Applicant: Naché Patoir
History: 1859; Robert Purvis House; storefront, 1920
Individual Designation: None
District Designation: Spring Garden Historic District, Significant, 10/11/2000
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

ADDRESS: 4275 VIOLA ST

Proposal: Completely demolish building
Review Requested: Final Approval
Owner: Haverford Square Viola LLC
Applicant: Francis Henriquez, FH Demolition
History: 1897, Henry E. Flower, architect
Individual Designation: None
District Designation: Parkside Historic District, Contributing, 12/11/2009
Staff Contact: Jon Farnham, jon.farnham@phila.gov

4. REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 22 JULY 2026

Emily Cooperman, Chair

ADDRESS: 6953 AND 7001-09 GREENHILL RD

Name of Resource: Morris Estate House
Proposed Action: Designation
Property Owner: 6953, Chabad of Penn Wynne, Inc.
7001-09, Kathryn Maschhoff & Paul Anziano
Nominator: Greenhill Farms Preservation Club
Staff Contact: Alex Till, alexander.till@phila.gov

ADDRESS: 5538-50 BALTIMORE AVE – CONTINUED TO THE OCTOBER 2026 PHC MTG

Name of Resource: Ambassador Theater
Proposed Action: Designation
Property Owner: James J. Kennedy Jr.
Nominator: University City Historical Society
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

ADDRESS: 520 QUEEN ST

Proposed Action: Rescission
Property Owner: 2622 W Haggert St, LLC
Applicant: Henry Clinton, Esq.
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 3135-49 W MONTGOMERY AVE

Proposed Action: Rescission

Property Owner: Joseph Williams, 3135-49 Montgomery Ave, LLC

Applicant: Philadelphia Historical Commission

Staff Contact: Jon Farnham, jon.farnham@phila.gov

5. OLD BUSINESS

ADDRESS: 580 PELHAM RD/333 W UPSAL ST

Name of Resource: Wolstenholme Twin

Proposed Action: Designate

Property Owner: Jim Onesti, Phila Prop LLC

Nominator: Preservation Alliance for Greater Philadelphia

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

6. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, JULY 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. 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 14 August 2026.
 - Link: <https://us02web.zoom.us/j/87169491289?pwd=eQuAtHZ6alubyQX3FsLbOI1AqQlnGS.1>
 - Passcode: 010480
- To join by telephone, call this number on 14 August 2026.
 - Telephone Number: 267-831-0333
 - Meeting ID: 871 6949 1289#
 - Participant ID: #
 - Passcode: 010480#
- To email comments, send them to preservation@phila.gov by noon on 13 August 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.