

ADDRESS: 2201 PANAMA ST

Proposal: Construct fourth floor and roof deck

Review Requested: Review In Concept

Owner: Amy and Alexander Blumenthal

Applicant: Amy Blumenthal

History: 1963; Goldberg & Nauta, architects

Individual Designation: None

District Designation: Rittenhouse-Fitler residential Historic District, Non-contributing, 2/8/1995

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to construct a fourth-floor addition with a mansard roof and roof deck on a rowhouse at 2201 Panama Street, built in 1963 and classified as non-contributing in the Rittenhouse-Fitler Residential Historic District. The Historical Commission approved fourth-floor additions and roof decks at 2211-13 Panama Street in 2025, 2225 Panama Street in 2019, and 2227 Panama Street in 2021. This application is for a corner property. The other houses were mid-block.

The Roofs Guideline is the standard typically invoked when reviewing rooftop additions and decks; it requires that the addition is inconspicuous from the public right-of-way to ensure that the addition does not adversely impact the public's perception of the historic building. However, in this case, the building is non-contributing, so the Historical Commission is charged with protecting the historic district but not the building itself. In this case, the preservation question is whether the proposed addition and deck have an adverse impact on the district more broadly. Additions and roof decks can be visible on non-historic buildings and new construction without adversely affecting their surrounds.

The proposed addition and roof deck will visually impact the 2200 block of Panama Street and the 300 block of S. 22nd Street. Both blocks are composed of contributing buildings. The building at 2201 Panama Street is more squat than surrounding residential contributing properties. A rooftop addition at 2201 Panama Street will not add enough height to the building to impose upon the surrounding taller historic buildings. This project can be executed without negatively impacting the surrounding historic district buildings, provided the height and massing of the rooftop addition, and the placement of the roof deck are adjusted to limit the visual impact on adjacent and nearby contributing historic properties.

The Architectural Committee recommended denial of the addition and roof deck proposal for 2201 Panama Street at the August 2026 meeting. The proposal was withdrawn prior to the August 2026 meeting of the Historical Commission. The Architectural Committee supported removal of the existing second-story mansard roof but recommended denial of the application owing to the dark color and height of the fourth-story, standing-seam, metal Mansard roof, the placement of the fourth-story windowsills, and the visibility of the roof deck.

The application has been revised with the following changes:

- The third-story Mansard roof has been eliminated.
- The façade will be painted a red brick color.
- The faux slate Mansard roof color will be grey.
- The height of the fourth story has been increased from 10'-2" to 10'-6".
- The fourth-story sills have been relocated just above the cornice.
- The three adjoining windows on the front façade of the third story have been replaced with two separate windows.

SCOPE OF WORK:

- Construct a fourth-story addition and roof deck.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The building is not historic, so no historic materials would be destroyed with the construction of the addition and deck. Changes in the proposal have increased the compatibility with the historic context. The proposal calls for painting the façade red to blend with the nearby contributing red brick buildings. The low height of the existing house and choice of a faux slate grey shingles allows for the addition of the fourth-story Mansard roof without adversely impacting the visual continuity of this area of the Rittenhouse-Fitler Residential Historic District.
- *Roofs Guideline I Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - o The Roofs Guideline does not apply to this application because the building in question is non-contributing; there are no character-defining features at the building. The roof deck railing is set back from the S. 22nd Street facade.

STAFF RECOMMENDATION: Approval in concept, pursuant to Standard 9 and the Roofs Guideline.

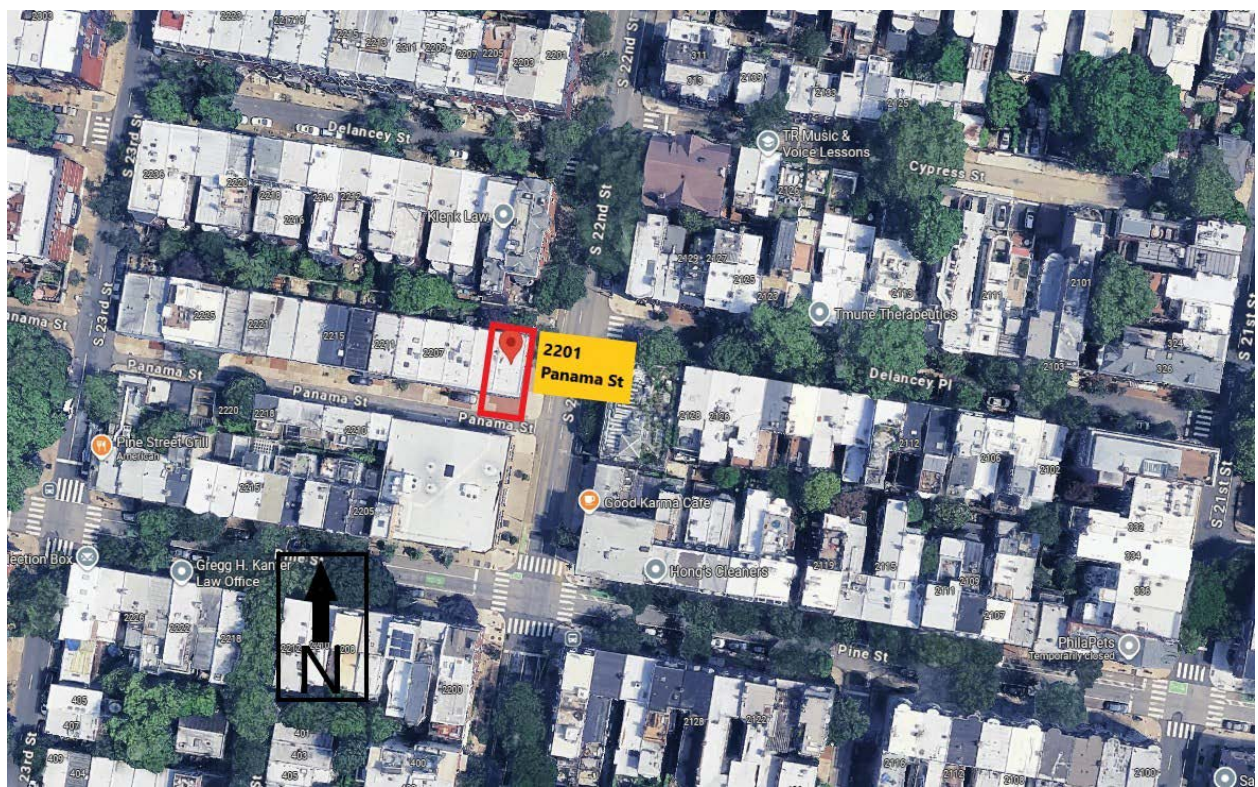


Figure 1: Location of 2201 Panama St.



Figure 2: 2201 Panama St (Non-Contributing) Primary Façade.



Figure 3: 2201 Panama St (Non-Contributing) Primary & East facades.



Figure 4: Looking west on Panama St, 2201 Panama St (Non-Contributing) on right.



Figure 5: Looking North on 22nd St. 2201 Panama St (Non-Contributing) on left, center.



Figure 6: Looking East on Panama St. 2201 Panama St (Non-Contributing) at end of row.



Figure 7: Looking Southeast, 300 block 22nd St. 2201 Panama St.

3rd Story Philly - Design Build

40 W. Evergreen Ave

Philadelphia, PA 19118

office@3rdstoryphilly.com - 215.240.1587



September 8th, 2026

Philadelphia Historical Commision

1515 Arch Street, Philadelphia, PA 19102

215.686.7660

Subject: In-Concept Historic Project Review Application for 2201 Panama St

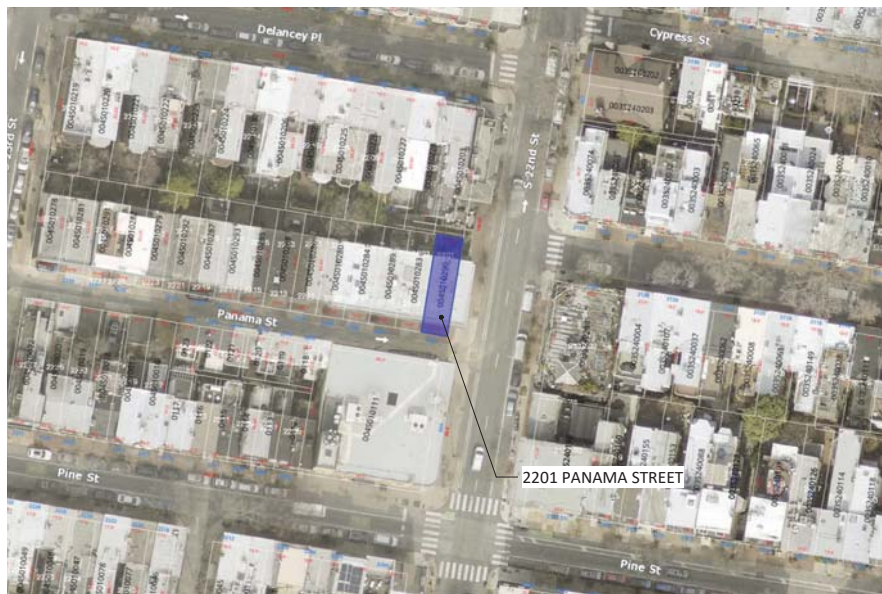
Hello,

I am reaching out on behalf of Alex and Amy Blumenthal, the owners of 2201 Panama Street, to submit a drawing package for an In-Concept historic review for a 4th floor addition and roof deck, to their existing 3-story home. The project aims to provide the owners with an additional primary bedroom, bathroom and flex space, as well as a roof deck. The proposed design aims to both maximize space within the existing building footprint, while remaining conscious of the surrounding context of the neighborhood.

We presented an initial project proposal in the September meeting where we received great feedback, the most important of which was the removal of the existing mansard to "re-establish the row." In this revised proposal, we incorporated this comment, along with many others we received. We welcome and appreciate any comments and feedback regarding the feasibility of this proposal.

Thank you,

The 3rd Story Philly Team



SITE CONTEXT MAP



VIEW LOOKING NORTHWEST ON 22ND STREET



SITE OVERHEAD CONTEXT MAP

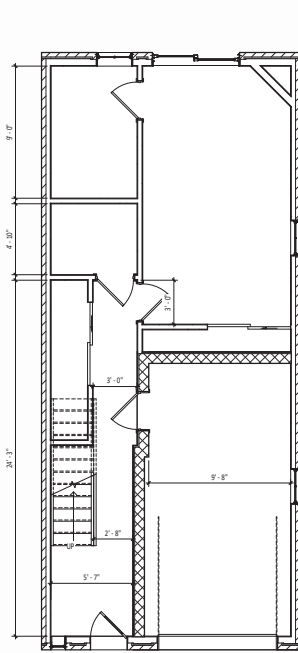


VIEW LOOKING WEST ON 22ND STREET

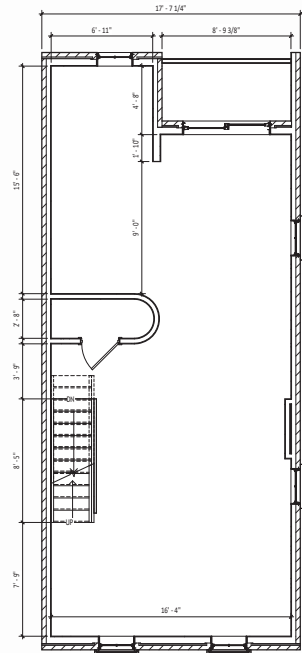
EXISTING SITE CONTEXT

2201 Panama

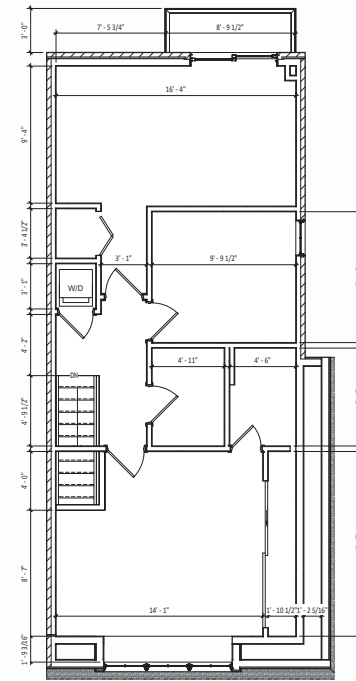
Scale



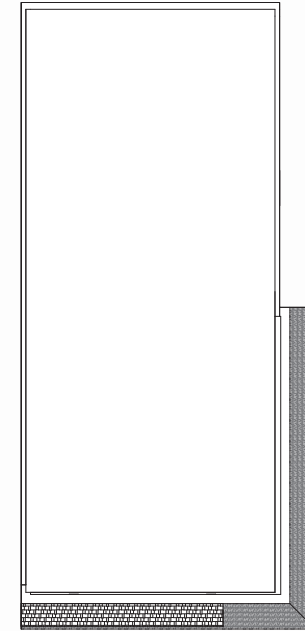
① Level 1 - Existing
1/4" = 1'-0"



② Level 2 - Existing
1/4" = 1'-0"



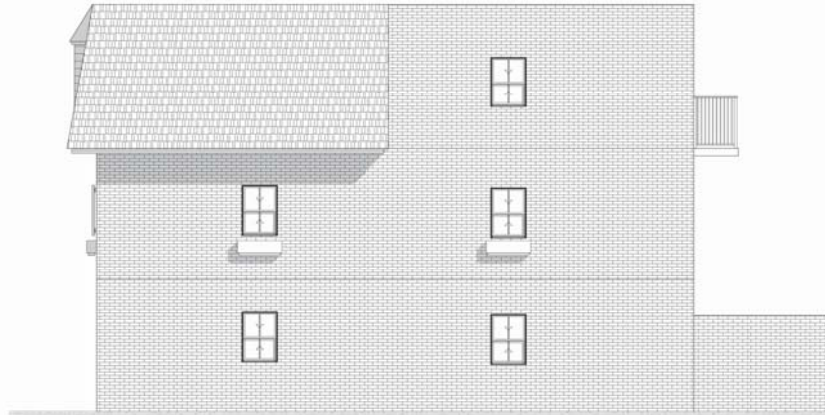
③ Level 3 - Existing
1/4" = 1'-0"



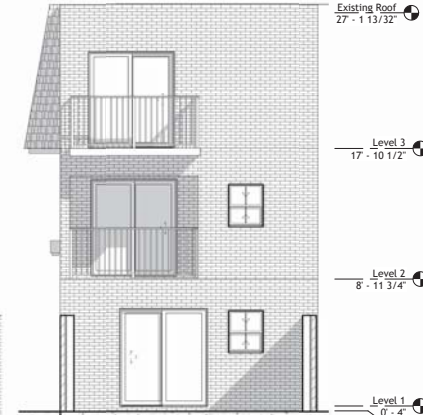
④ Existing Roof - Existing
1/4" = 1'-0"



⑤ Front Elevation - Existing
1/4" = 1'-0"



⑦ Right Elevation - Existing
1/4" = 1'-0"



⑥ Rear Elevation - Existing
1/4" = 1'-0"

Existing Roof
27' - 1 13/32"

Level 3
17' - 10 1/2"

Level 2
8' - 11 3/4"

Level 1
0' - 4"

Grade
0' - 0"

EXISTING PLANS

2201 Panama

Scale 1/4" = 1'-0"

EXISTING



PANAMA STREET LOOKING EAST

PROPOSED



PANAMA STREET LOOKING EAST



22nd STREET LOOKING NORTH-WEST

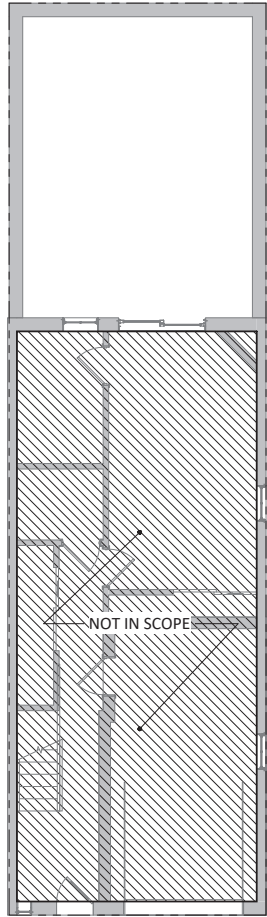


22nd STREET LOOKING NORTH-WEST

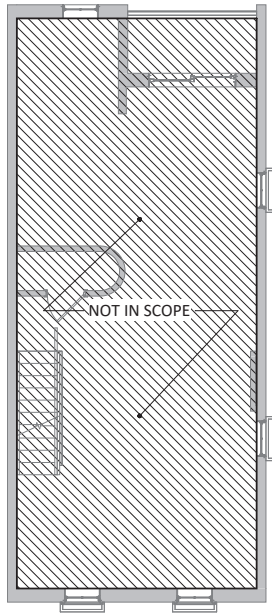
EXISTING vs PROPOSED VIEW

2201 Panama

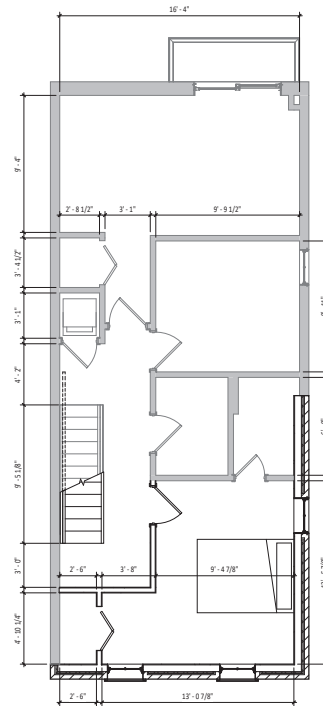
Scale



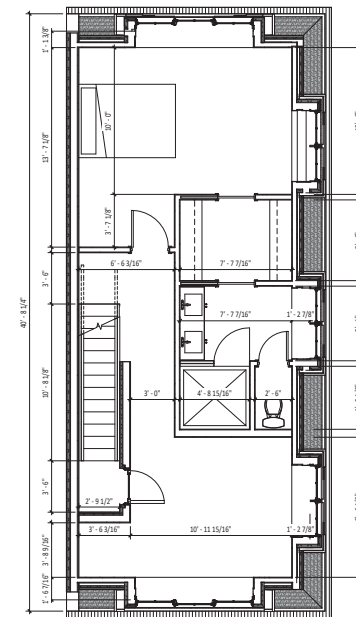
① Level 1 - Working
1/4" = 1'-0"



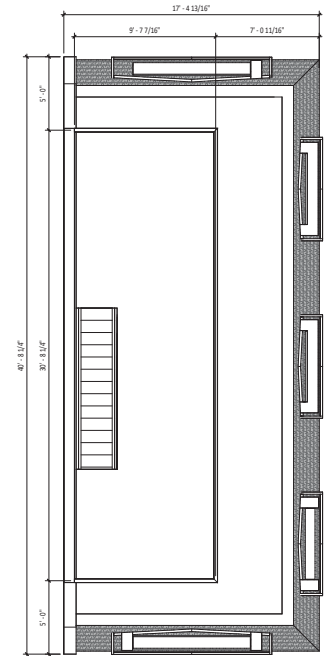
② Level 2 - Working
1/4" = 1'-0"



③ Level 3 - Working
1/4" = 1'-0"

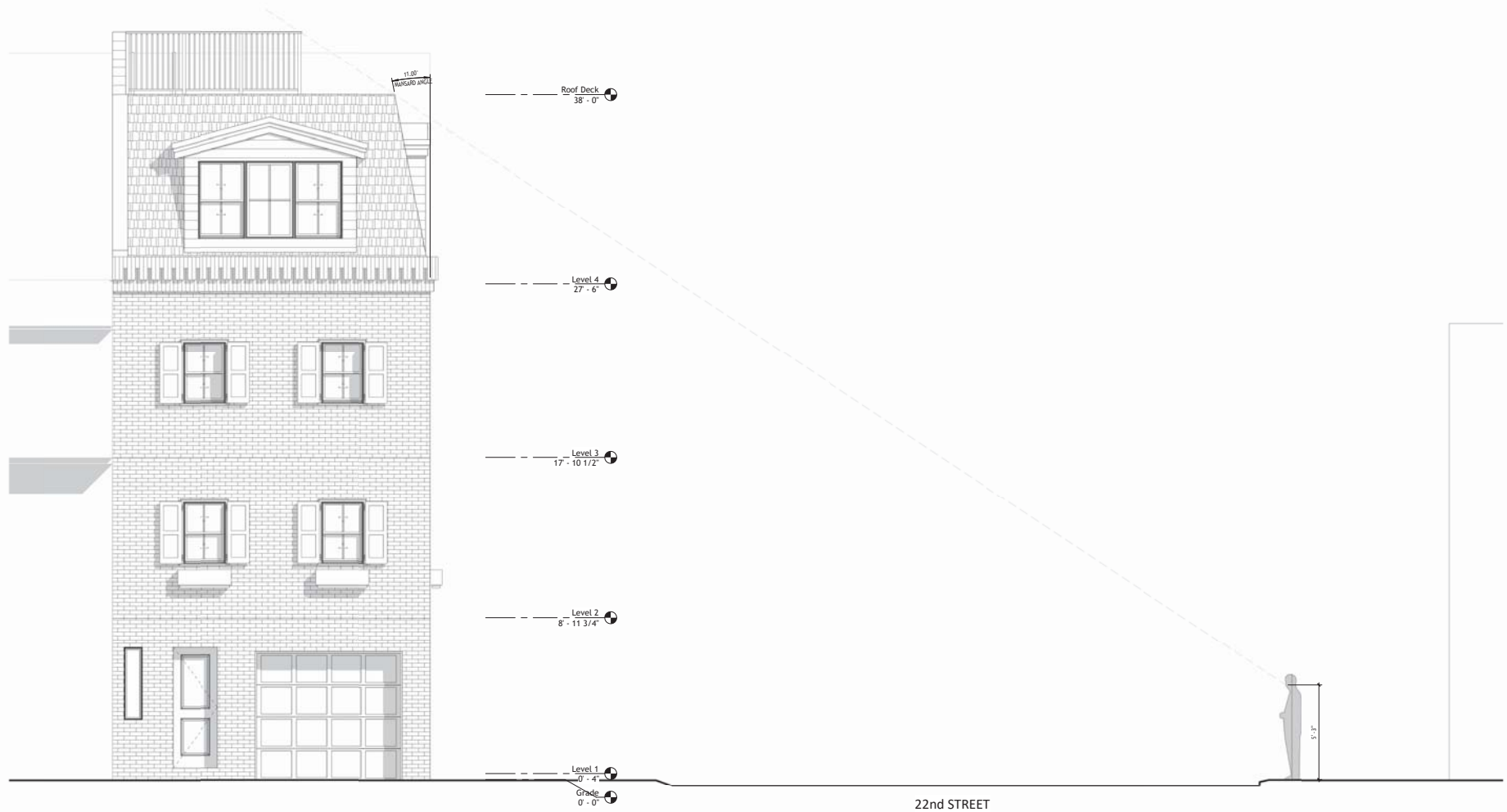


④ Level 4 - Working
1/4" = 1'-0"



⑤ Roof Deck
1/4" = 1'-0"



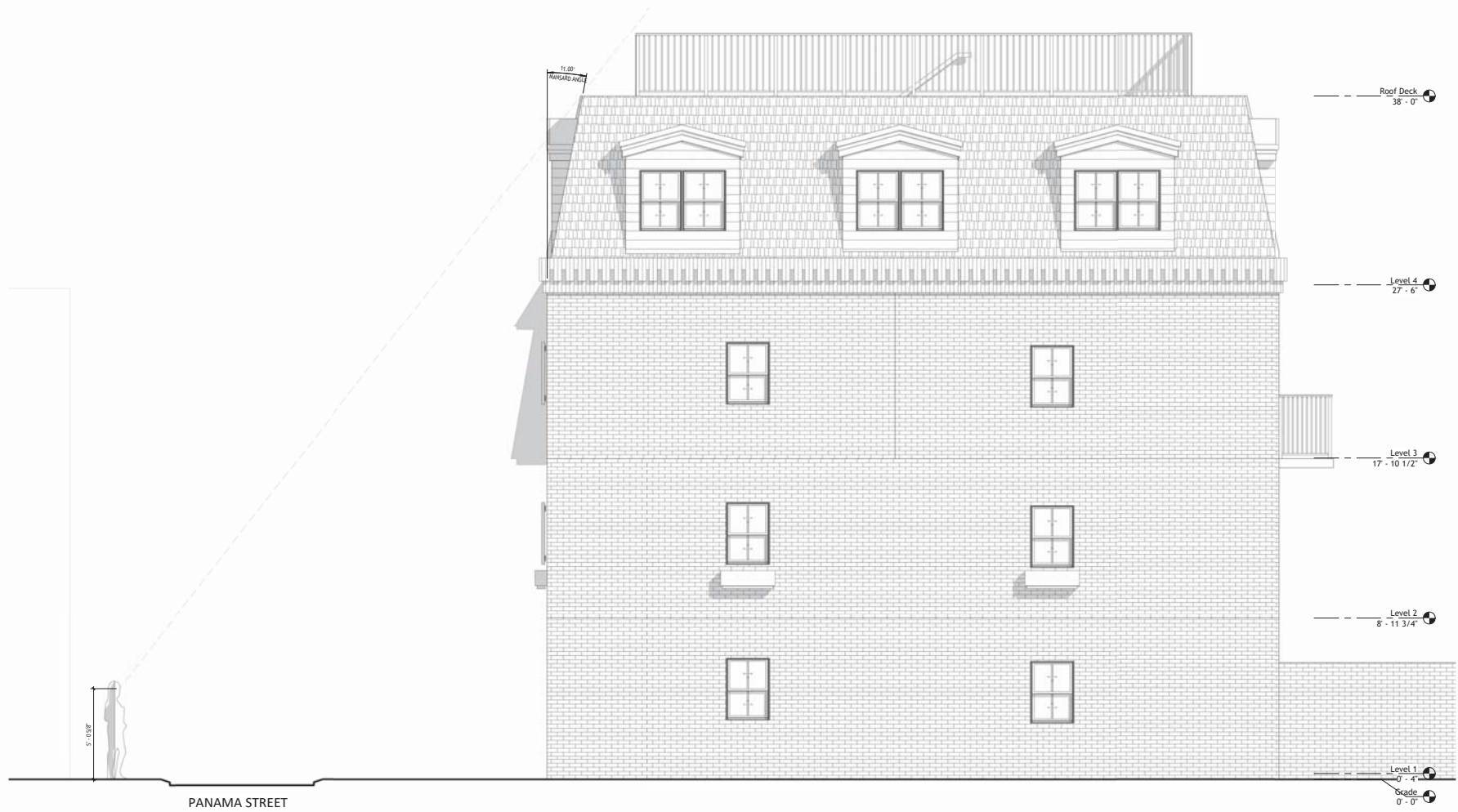


① Front Elevation - Site Lines
3/8" = 1'-0"

PROPOSED 22nd STREET SITE LINES

2201 Panama

Scale 3/8" = 1'-0"

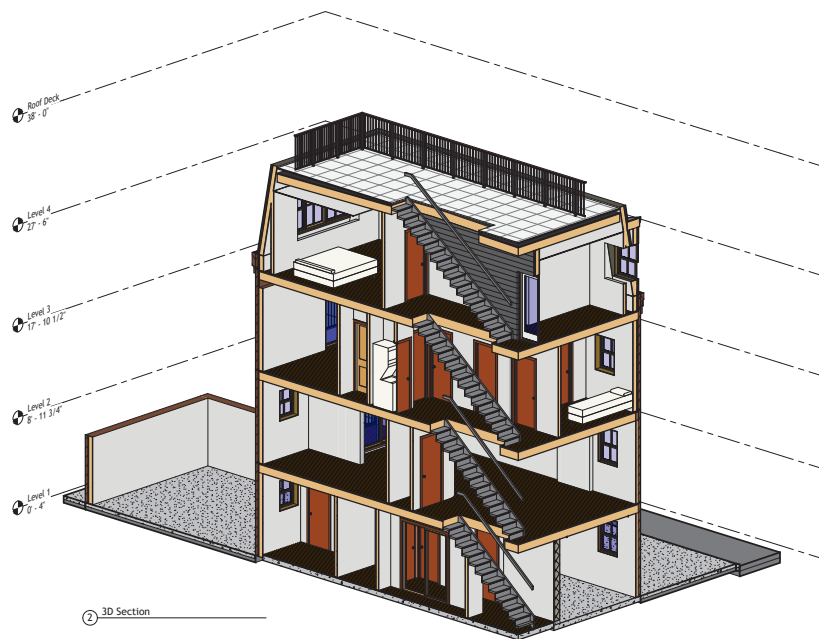


① Right Elevation - Site Lines
3/8" = 1'-0"

PROPOSED PANAMA STREET SITE LINES

2201 Panama

Scale 3/8" = 1'-0"



PROPOSED SECTIONS

2201 Panama

Scale 3/8" = 1'-0"



VIEW LOOKING NORTH ON 22nd & PANAMA STREETS



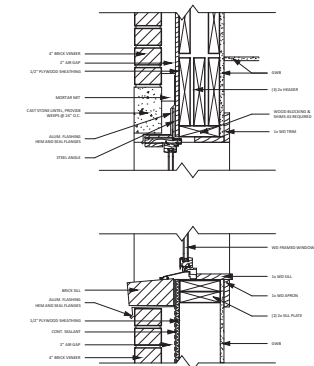
VIEW LOOKING SOUTH ON 22nd & PANAMA STREETS



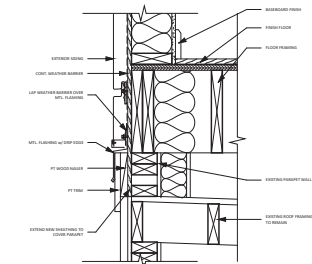
VIEW LOOKING WEST ON 22nd STREET



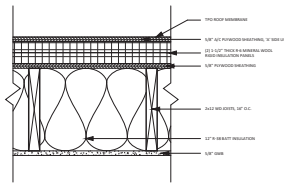
VIEW LOOKING EAST ON PANAMA STREET



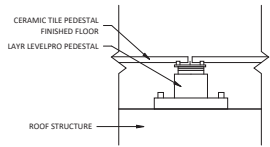
1 WINDOW SILL & HEADER DETAIL - BRICK
EXT. WALL
1 1/2" = 1'-0"



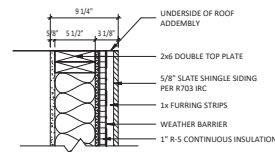
2 EX. ROOF TO ADDITION CONNECTION
DETAIL
1 1/2" = 1'-0"



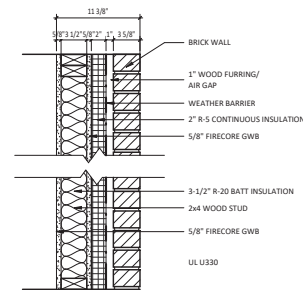
3 WOOD FRAMED TPO ROOF
1 1/2" = 1'-0"



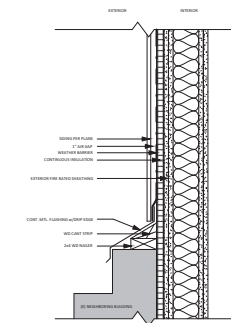
4 ROOF PEDESTAL DETAIL
1 1/2" = 1'-0"



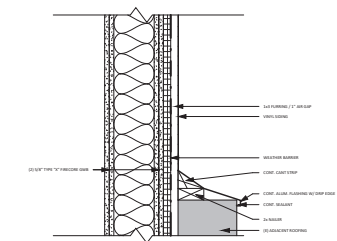
5 1 HR SLATE SHINGLE FIRE RATED EXTERIOR
WALL
1 1/2" = 1'-0"



6 1 HR BRICK FIRE RATED EXTERIOR WALL
1 1/2" = 1'-0"



7 EXTERIOR WALL @ NEIGHBORING BUILDING
1 1/2" = 1'-0"



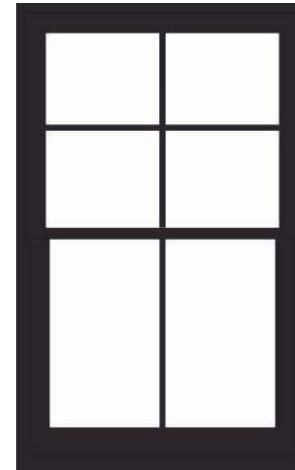
8 FLASHING DETAIL @ PARTY WALL
1 1/2" = 1'-0"



ECO-STAR SLATE TILE MANSARD MATERIAL
SEA SALT



JAMES HARDIE PLANK LAP SIDING
PEARL GREY



PELLA LIFESTYLE DOUBLE-HUNG WINDOW
INTERIOR FINISH - BRIGHT WHITE
EXTERIOR FINISH - BLACK
MUNTIN PATTERN TO MATCH EXISTING
MUNTIN COLOR - BLACK

DETAILS

2201 Panama

Scale 1 1/2" = 1'-0"

2201 PANAMA ST

IN CONCEPT APPLICATION CONSIDERED AT AUGUST 2026
ARCHITECTURAL COMMITTEE MEETING

3rd Story Philly - Design Build

40 W. Evergreen Ave

Philadelphia, PA 19118

office@3rdstoryphilly.com - 215.240.1587



August 19, 2026

Philadelphia Historical Commision

1515 Arch Street, Philadelphia, PA 19102

215.686.7660

Subject: Historic Project Review Application for 2201 Panama St

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Please note that on page 4 of the package, we are showing two versions of the proposed addition - one where the existing 3rd floor mansard remains, and one where the mansard is removed. Given the building is not itself designated, rather just in a designated area, we believe that removing the existing mansard can actually improve the context of the neighborhood with this addition, providing a similar condition to adjacent properties such as 22nd and Cypress Streets. We welcome and appreciate any comments and feedback regarding the feasibility of this proposal.

Thank you,

The 3rd Story Philly Team



OPTION 1 - EXISTING MANSARD TO REMAIN



OPTION 2 - EXISTING MANSARD TO BE REMOVED

Proposed 3D Views

2201 Panama

Scale



SITE VACINITY MAP



(EXIST.) 2201 PANAMA ST. FRONT FACADE



(EXIST) 2201 PANAMA ST. FRONT & SIDE FACADE

SIMILAR CONTEXTUAL PROJECTS ON SAME BLOCK



2225-2227 PANAMA ST MANSARD ADDITION



2225 PANAMA ST MANSARD ADDITION

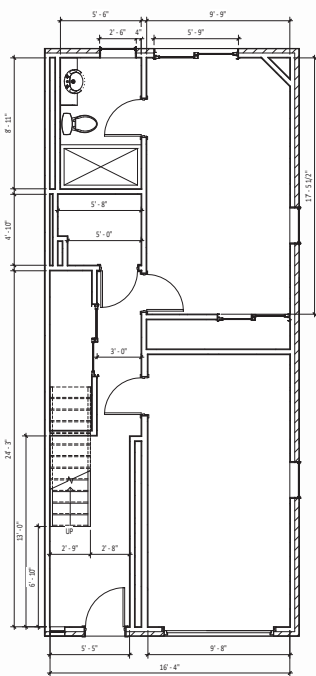


2201 PANAMA ST PROPOSED

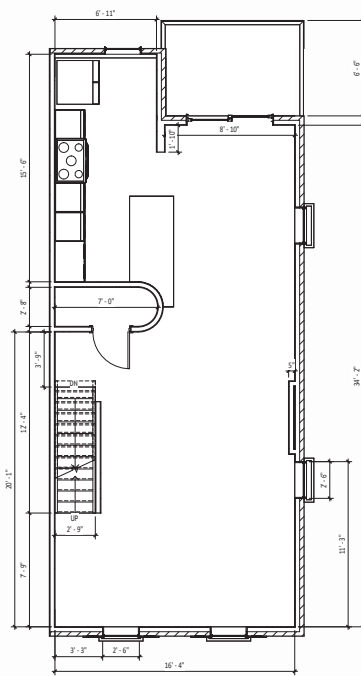
Site Context + Proposed

2201 Panama

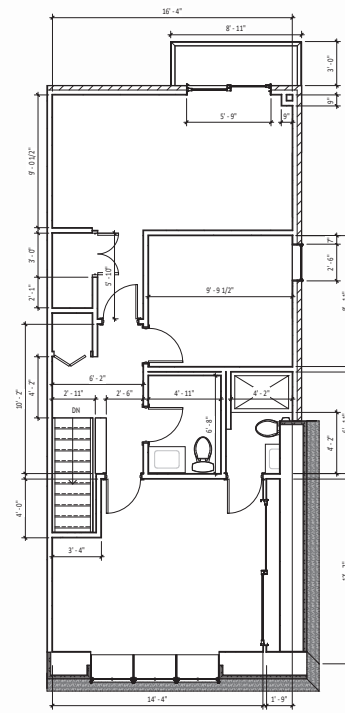
Scale



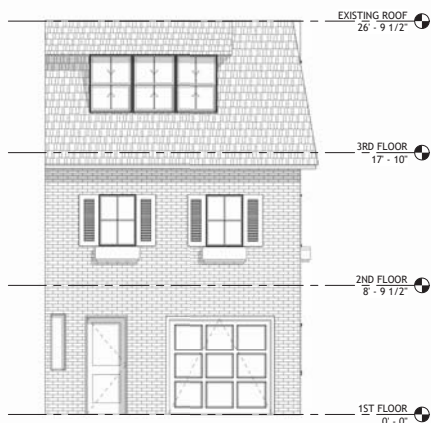
① Level 1 - Existing
1/4" = 1'-0"



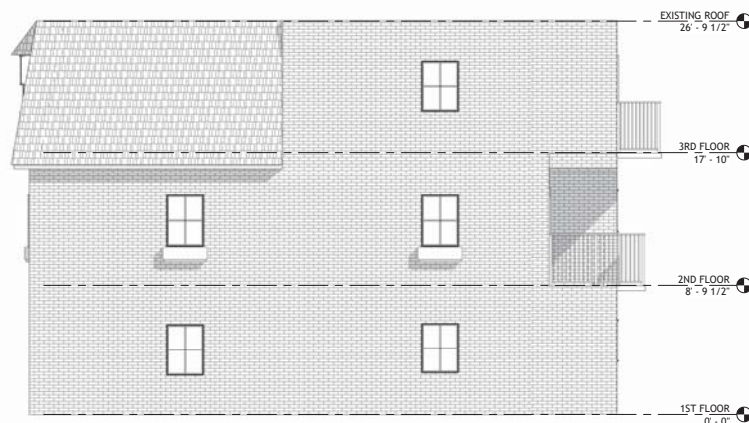
② Level 2 - Existing
1/4" = 1'-0"



③ Level 3 - Existing
1/4" = 1'-0"



④ Existing Front Elevation
1/4" = 1'-0"

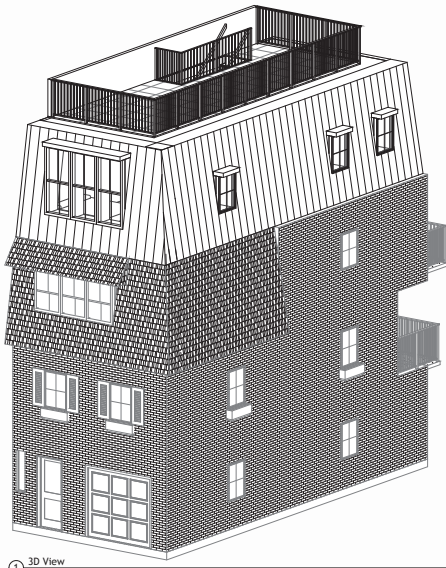


⑤ Existing Right Elevation
1/4" = 1'-0"

Existing Plans

2201 Panama

Scale 1/4" = 1'-0"

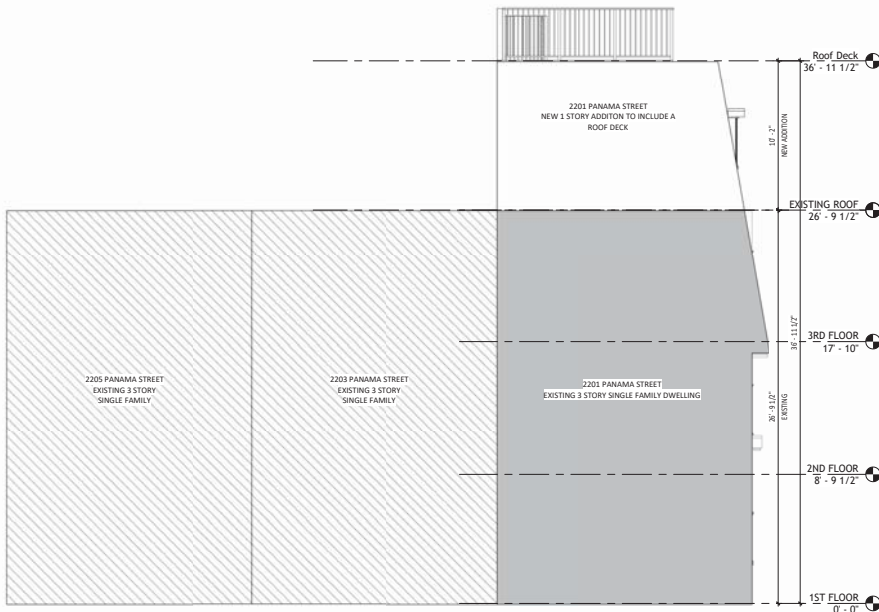


① 3D View

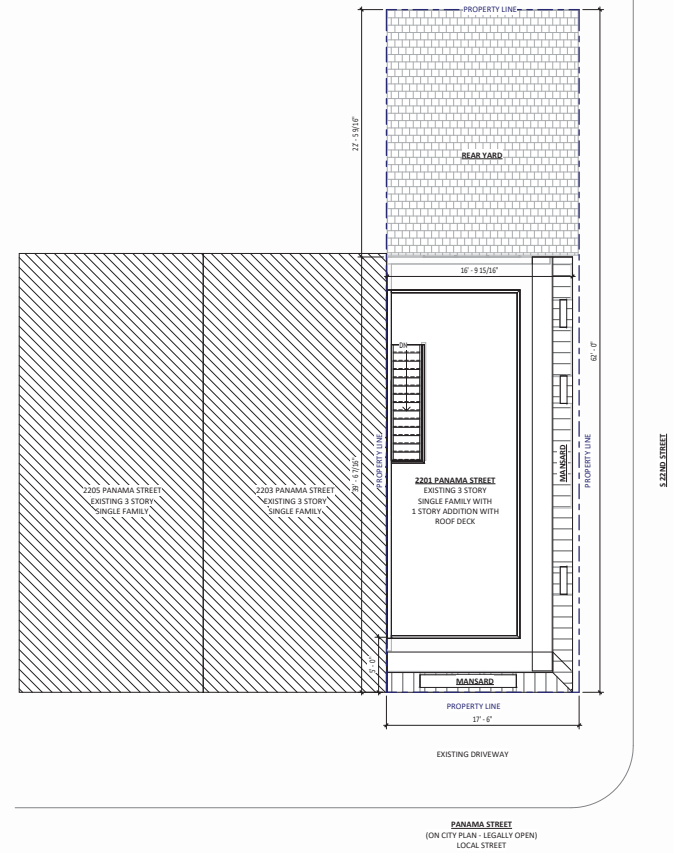
ZONING: RSA-5

LOT AREA:	1085 SF	100%
ALLOWABLE BUILDING AREA:	868 SF	80%
PROPOSED BUILDING AREA:	662 SF	61%
MAXIMUM BUILDING HEIGHT:	38'-0"	
REQUIRED OPEN AREA:	217 SF	20%
CURRENT OPEN AREA:	423 SF	39%
PROPOSED OPEN AREA:	423 SF	39% (NO CHANGE)
REQUIRED REAR YARD:	9'-0"	
PROVIDED REAR YARD:	22'-5 9/16"	

*NO CHANGES TO EXISTING FOOTPRINT PROPOSED UNDER THIS SCOPE OF WORK



③ Zoning Proposed Front Elevation
1/4" = 1'-0"

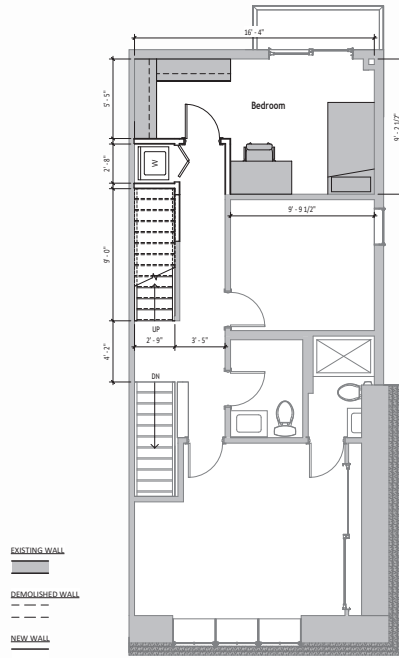


② Site Plan
3/16" = 1'-0"

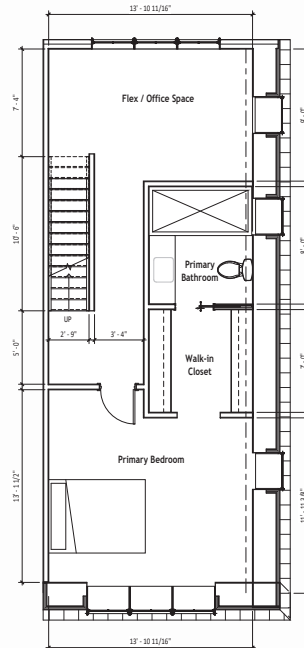
Zoning + Site Plan

2201 Panama

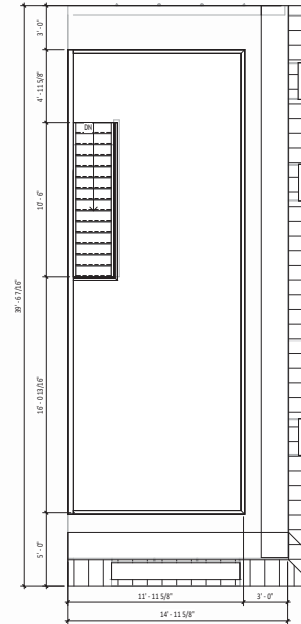
Scale As indicated



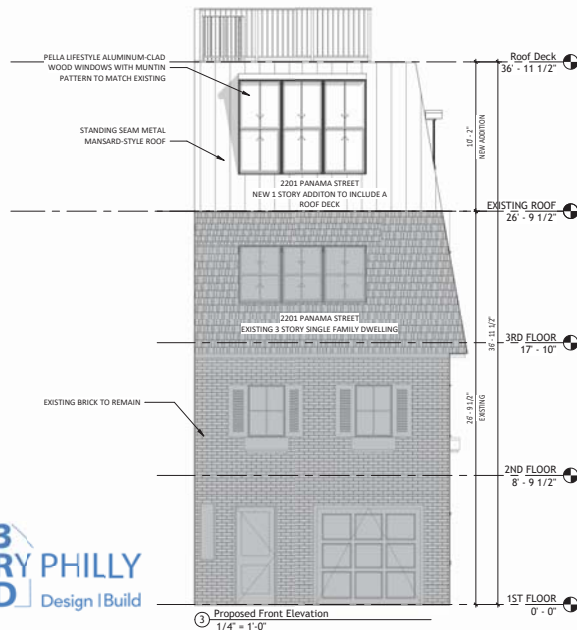
⑤ Proposed Level 3
1/4" = 1'-0"



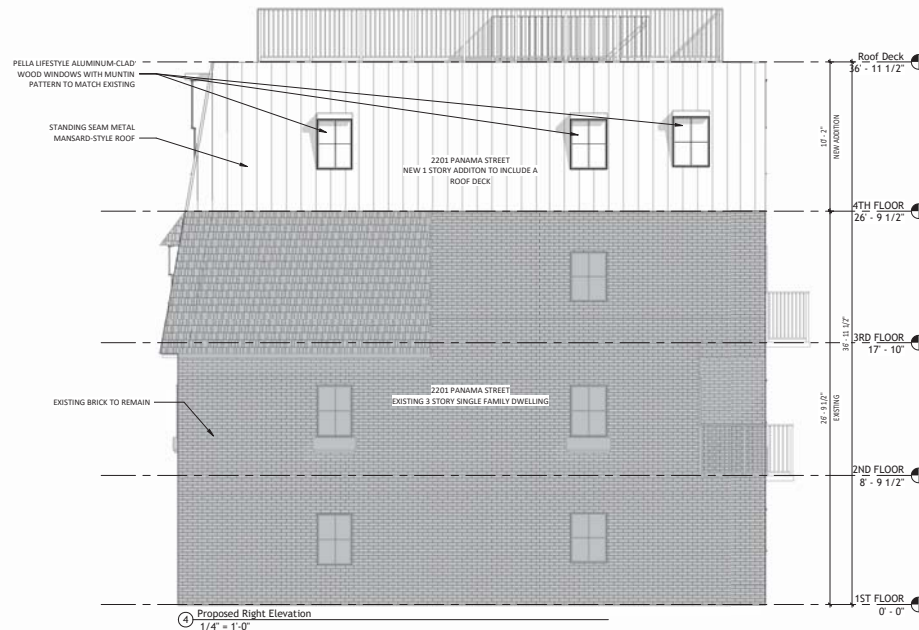
① Proposed Level 4
1/4" = 1'-0"



② Proposed Roof Deck
1/4" = 1'-0"



③ Proposed Front Elevation
1/4" = 1'-0"



④ Proposed Right Elevation
1/4" = 1'-0"

Proposed Plans

2201 Panama

Scale As indicated



VIEW LOOKING SOUTH ON 22nd STREET



VIEW LOOKING EAST ON PANAMA STREET



VIEW LOOKING NORTH ON 22nd STREET

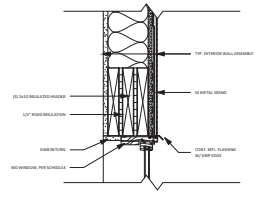


VIEW LOOKING WEST ON 22nd STREET

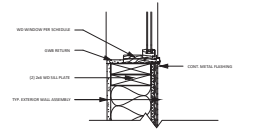
Proposed Street Views

2201 Panama

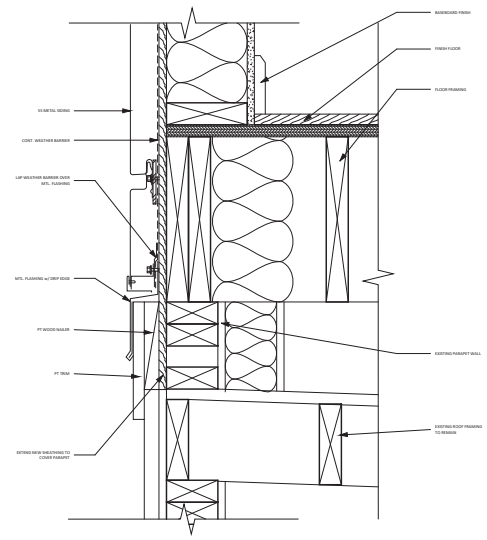
Scale



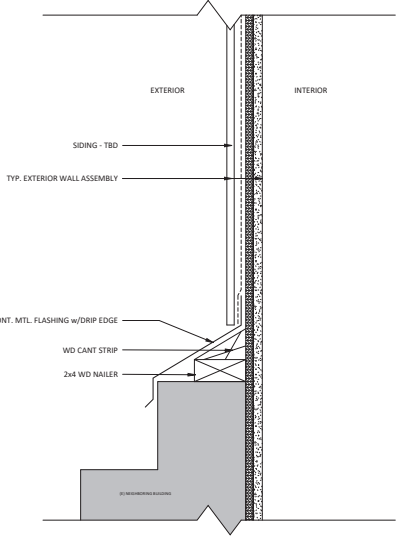
① WINDOW HEADER DETAIL
1 1/2" = 1'-0"



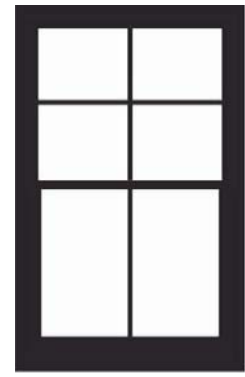
② WINDOW SILL DETAIL
1 1/2" = 1'-0"



① EX. ROOF TO ADDITION CONNECTION
DETAIL
3" = 1'-0"



③ EXTERIOR WALL @ NEIGHBORING BUILDING
3" = 1'-0"



PELLA LIFESTYLE DOUBLE-HUNG WINDOW
INTERIOR FINISH COLOR - BRIGHT WHITE
EXTERIOR FINISH COLOR - BLACK
MUNTIN PATTERN TO MATCH EXISTING
MUNTIN EXTERIOR COLOR - BLACK



SIDING COLOR OPTIONS 1
DARKER



SIDING COLOR OPTIONS 2
LIGHTER

2201 PANAMA ST
MEETING MINUTE OF AUGUST 2026
ARCHITECTURAL COMMITTEE

**REPORT OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 25 AUGUST 2026
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik		X	
Amy Stein, AIA, LEED AP	X		
Sam Weiner		X	

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Shannon Garrison, Historic Preservation Planner III
Kristin Hankins, Historic Preservation Planner II
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Joshua Schroeder, Historic Preservation Planner II
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II

The following persons were present:

Alexander Blumenthal
Anastasia Fedotova, MGA
Andy Gray
Anthony Williams III
April Easley Sudler
Ari Weber
Beth Miller
Beth Van Why, Becker & Frondorf
Brett Feldman, Esq., Klehr Harrison
Casey Furman
David Sidoti
David Traub, Save Our Sites
Gil Oh

Hanna Stark, Preservation Alliance
Jake Blumgart
Jay Farrell
Jerry Roller, JKRP Architects
Katie Broh, MGA
LaTae Johnson
Michael Smart
Mike Buckley
Morgan Baird, College of Physicians of Philadelphia
Owen Felty
Paul Schwedelson
Paul Steinke, Preservation Alliance
Rev. Dr. April Sudler
Sara Pochedly, Toner Architects
Stephanie M. Pennypacker
Stephanie Magagna, Esq., Klehr Harrison
Stuart M. Schmidt

ADDRESS: 2201 PANAMA ST

Proposal: Construct fourth floor and roof deck

Review Requested: Review in Concept

Owner: Amy and Alexander Blumenthal

Applicant: Amy Blumenthal

History: 1963; Goldberg & Nauta, architects

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Dan Shachar-Krasnoff, dan.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to construct a fourth-floor addition with a mansard roof and roof deck on a rowhouse at 2201 Panama Street, built in 1963 and classified as non-contributing in the Rittenhouse-Fidler Historic District. The Historical Commission approved fourth-floor additions and roof decks at 2211-13 Panama Street in 2025, 2225 Panama Street in 2019, and 2227 Panama Street in 2021. This application is for a corner property. The other houses were mid-block.

The Roofs Guideline is the standard typically invoked when reviewing rooftop additions and decks; it requires that the addition is inconspicuous from the public right-of-way to ensure that the addition does not adversely impact the public's perception of the historic building. However, in this case, the building is non-contributing, so the public's perception of it does not merit protection, so the inconspicuous standard does not apply. In this case, the preservation question is whether the proposed addition and deck have an adverse impact on the district more broadly. Additions and roof decks can be visible on non-historic buildings and new construction without adversely affecting the surrounds.

The question in this case is whether the addition and deck will adversely impact the historic district, not the building itself. The proposed addition and roof deck will visually impact the 2200 block of Panama Street and the 300 block of S. 22nd Street. Both blocks are composed of contributing buildings. The building at 2201 Panama Street is more squat than surrounding residential contributing properties. A rooftop addition at 2201 Panama Street will not add enough height to the building to impose upon the surrounding taller historic buildings. This project can be executed without negatively impacting the surrounding historic district buildings, provided the height and massing of the rooftop addition, and the placement of the roof deck is adjusted to limit the visual impact on adjacent and nearby contributing historic properties.

SCOPE OF WORK:

- Construct a fourth-story addition
- Construct a roof deck

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The building is not historic, so no historic materials would be destroyed with the construction of the addition and deck. The height and massing of the roof addition, and the placement of the roof deck, should be adjusted to limit the visual impact on

ARCHITECTURAL COMMITTEE, 25 AUGUST 2026

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adjacent and nearby contributing historic properties.

- *Roofs Guideline I Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The Roofs Guideline does not apply to this application because the building in question is non-contributing; there are no character-defining features at the building. The visual impact of the proposed addition and deck should be minimized to lessen the impact on contributing buildings in the vicinity.

STAFF RECOMMENDATION: Approval, provided the height and massing of the roof addition and the placement of the roof deck are adjusted to minimize to limit the visual impact on nearby contributing historic properties, with the staff to review details, pursuant to the Roofs Guideline and Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:06:33

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Architectural Committee.
- Architect David Sidoti and property owner Alexander Blumenthal represented the application.

DISCUSSION:

- Ms. Gutterman asked the applicant to respond to the staff's recommendation regarding the building's massing and roof deck.
 - Mr. Sidoti explained that the roof deck was designed to satisfy the zoning requirements. He expressed willingness to reduce the roof deck's size and visibility from the street.
- Ms. Gutterman continued that the proposed fourth floor is too tall and the deck is too large, overwhelming the existing structure.
- Mr. McCoubrey asked about the floor-to-ceiling height of the proposed fourth floor.
 - Mr. Sidoti said the exterior of the fourth story would be 10'-2" with a floor-to-ceiling height of 9'-6". He acknowledged that it is tall for a fourth story.
- Mr. Detwiler observed that the existing mansard roof extends below the floor line of the third story while the proposed fourth story mansard roof begins at the fourth floor level. He observed that these design decisions add unnecessary height of the proposed mansard roof.
- Ms. Stein expressed support for an addition but emphasized the importance of proper design details. She expressed support for the option that removes the existing mansard roof. She added that revising the color of the raised-seam mansard roof from black to grey would make the appearance less top heavy.
- Mr. Detwiler noted the Rittenhouse Fidler Historic District is characterized by grey slate roofs, not black slate roofs.
- Ms. Gutterman urged that the architect reduce the length of the mansard roof to allow for construction of a rear third-story deck instead of one above the fourth story.
- Ms. Stein agreed that the roof deck should not be visible, which she noted is difficult to achieve on a corner property.
- Mr. McCoubrey also expressed support for the removal of the existing mansard roof, lightening the color of the new mansard roof, and reducing its height as much as possible.

- Mr. Cluver agreed that the third-story mansard should be removed.
 - Mr. Sidoti said the applicant's preference is for removal of the third-story mansard roof.
- Mr. Detwiler recommended lowering the location of the sills of the dormer windows. He pointed to a building at 24th and Delancey streets that provides a good example of a window set within a mansard roof.
- Mr. Cluver suggested brick banding between the top of the existing roof and the bottom of the proposed mansard roof.
- Mr. Cluver wondered if extending the plane of the existing buff brick facade to the fourth story would be preferable than the proposed mansard roof.
- Mr. McCoubrey opined that the proposed mansard addition creates a design relationship with the mansard roofed contributing building immediately to the south on 22nd Street.

PUBLIC COMMENT:

- David Traub of Save Our Sites opposed the application.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- 2201 Panama Street was built in 1963 and is classified as non-contributing in the Rittenhouse-Fitler Historic District.
- This application proposes to construct a fourth-floor addition with a black standing-seam metal mansard roof and roof deck.
- Two options were presented, one retaining the existing third-story mansard roof and the other removing it.

The Architectural Committee concluded that:

- Owing to the height, massing, and color of the mansard roof addition, the application fails to satisfy Standard 9.
- Because the roof deck is highly visible, the application fails to satisfy the Roofs Guidelines.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 2201 Panama St MOTION: Denial, pursuant to Standard 9 MOVED BY: Gutterman SECONDED BY: Cluver					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik					X
Amy Stein	X				
Sam Weiner					X