

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

**TUESDAY, 21 FEBRUARY 2023, 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: 123 N VAN PELT ST**

Proposal: Construct four-story addition and roof deck  
Review Requested: Final Approval  
Owner: Gerald Gordon  
Applicant: Ian Kosten, Kosten Expediting, LLC  
History: 1880  
Individual Designation: 4/28/1970  
District Designation: None  
Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

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

**ADDRESS: 1703 MOUNT VERNON ST**

Proposal: Construct roof deck  
Review Requested: Final Approval  
Owner: Thomas Larkin  
Applicant: Elizabeth Johnson, Brighton Architecture + Design LLC  
History: 1859  
Individual Designation: None  
District Designation: Spring Garden Historic District, Contributing, 10/11/2000  
Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

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

**ADDRESS: 7028 RIDGE AVE**

Proposal: Subdivide parcel; construct three-story multi-family building  
Review Requested: Final Approval  
Owner: 7028 Ridge Avenue LLC  
Applicant: Christopher Carickhoff, Studio C Architecture LLC  
History: 1850; Skylights  
Individual Designation: None  
District Designation: Ridge Ave Roxborough Historic District, Contributing, 10/12/2018  
Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

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

**ADDRESS: 3135-49 W MONTGOMERY AVE**

Proposal: Construct 14 townhouses  
Review Requested: Final Approval  
Owner: 3135-49 Montgomery Ave LLC  
Applicant: Carey Jackson Yonce, CANNO Design  
History: 1907; Temple Beth Israel; Sauer & Hahn; Demolished after roof collapse in 2020  
Individual Designation: 7/14/1993  
District Designation: None  
Staff Contact: Jon Farnham, [jon.farnham@phila.gov](mailto:jon.farnham@phila.gov)

**ARCHITECTURAL COMMITTEE AGENDA, 21 FEBRUARY 2023**  
**PHILADELPHIA HISTORICAL COMMISSION**  
**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

**TIME: 10:25 A.M.**

**ADDRESS: 4241 MAIN ST**

Proposal: Legalize alterations to front façade

Review Requested: Final Approval

Owner: Michael P. Bosciano

Applicant: Michael P. Bosciano

History: 1850

Individual Designation: None

District Designation: Main Street Manayunk Historic District, Contributing, 12/14/1983

Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**TIME: 10:45 A.M.**

**ADDRESS: 2118 PINE ST**

Proposal: Construct roof deck

Review Requested: Final Approval

Owner: Lynnae Schwartz and Leslie Serchuck

Applicant: Sean Farrell, Bellweather Design Build

History: 1865

Individual Designation: None

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

Staff Contact: Laura DiPasquale, [laura.dipasquale@phila.gov](mailto:laura.dipasquale@phila.gov)

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

**ADDRESS: 2519 S GARNET ST**

Proposal: Demolish rear porch; construct two-story addition

Review Requested: Final Approval

Owner: Ronald B. Galati Jr.

Applicant: Ian Toner, Toner Architects

History: 1910; James H. and John T. Windrim, architects

Individual Designation: None

District Designation: Girard Estate Historic District, Contributing, 11/10/1999

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 or scan the QR code on February 21.
  - Website: <https://bit.ly/acfeb21>
  - Password: 471092
- To join with a telephone, call this number on February 21.
  - Telephone Number: 301-715-8592
  - Webinar ID: 869 7038 2220#
  - Participant ID #
  - Password: 471092#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on February 17.



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 are consenting to be recorded. A link to the recording of the meeting will be placed [here](#) on the website after the meeting.