

AGENDA
MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION

TUESDAY, 24 JUNE 2025, 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: 317 LOMBARD ST

Proposal: Construct three-story addition

Review Requested: Final Approval

Owner: St. Peter's School

Applicant: Sam Olshin, AOS Architects

History: 1873; Saint Peter's School; Lewis Esler; Addition, Mitchell/Guirgola, 1983

Individual Designation: None

District Designation: Society Hill Historic District, Contributing, 3/10/1999

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

TIME: 9:25 A.M.

ADDRESS: 108, 109, 110, 112, 114, 125, AND 127 N MOLE ST

Proposal: Construct rear additions; restore front facades

Review Requested: Review In Concept

Owner: Hassan Edge Jr.

Applicant: Carey Jackson Yonce, CANNO Design

History: 1835 to 1850

Individual Designation: 9/26/1967

District Designation: None

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

TIME: 9:45 A.M.

ADDRESS: 800 S 5TH ST

Proposal: Construct third-floor rear addition; alter rear wall

Review Requested: Final Approval

Owner: Quinn Blackwell

Applicant: Carl Massara

History: 1835

Individual Designation: 6/2/1975

District Designation: None

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

TIME: 10:05 A.M.

ADDRESS: 700 S 2ND ST

Proposal: Demolish one-story buildings; construct four-story buildings

Review Requested: Final Approval

Owner: Ellen Larviere

Applicant: Evan Litvin, LO Design

History: 1785

Individual Designation: 5/31/1966

District Designation: None

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

ARCHITECTURAL COMMITTEE AGENDA, 24 JUNE 2025
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

TIME: 10:25 A.M.

ADDRESS: 4567 FLEMING ST

Proposal: Construct two additions
Review Requested: Final Approval
Owner: Timothy Spell
Applicant: Rustin Ohler, Harman Deutch Ohler Architecture
History: 1868
Individual Designation: None
District Designation: Victorian Roxborough Historic District, Contributing, 5/13/2022
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

TIME: 10:45 A.M.

ADDRESS: 7321 ELBOW LN

Proposal: Construct one-story addition; modify window
Review Requested: Review In Concept
Owner: Michael & Christina Peterson
Applicant: Talluah Regan, Tallulah & Bird
History: 1925; Willing, Sims & Talbutt
Individual Designation: None
District Designation: French Village Historic District, Contributing, 11/12/2021
Staff Contact: Alex Till, alexander.till@phila.gov

TIME: 11:05 A.M.

ADDRESS: 2024 DELANCEY PL

Proposal: Construct garage; remove rear bay; install windows; stucco rear; construct deck on rear ell
Review Requested: Final Approval
Owner: Bella Projects LLC
Applicant: Jeffrey McMahon, JM DB
History: 1870
Individual Designation: 1/6/1972
District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

TIME: 11:25 A.M.

ADDRESS: 2022 GREEN ST

Proposal: Add lightwells at front and side façades
Review Requested: Final Approval
Owner: 2022 Green Street Condominium Association
Applicant: Benjamin Estepani, Pace Architecture and Design
History: 1864
Individual Designation: 5/1/1975
District Designation: Spring Garden Historic District, Contributing, 10/11/2000
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

TIME: 11:45 A.M.

ADDRESS: 614 PINE ST

Proposal: Construct rear addition and roof deck
Review Requested: Final Approval
Owner: Qian Jin Real Estate LLC
Applicant: Sam Xu, Constrecture, LLC
History: 1925
Individual Designation: None
District Designation: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Ted Maust, theodore.maust@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 24 June 2025.
 - Website:
<https://us02web.zoom.us/j/86206051882?pwd=dPhm3JBn9afaYRU6hxBUdm3dzeaOBa.1>
 - Passcode: 052513
- To join by telephone, call this number on 24 June 2025.
 - Telephone Number: 267-831-0333
 - Webinar ID: 862 0605 1882#
 - Participant ID #
 - Passcode: 052513#
- To email comments, send them to preservation@phila.gov by noon on 23 June 2025.

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.

