

**AGENDA**  
**755<sup>TH</sup> STATED MEETING OF THE**  
**PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 JULY 2025, 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, 754<sup>TH</sup> STATED MEETING, 13 JUNE 2025**  
Zachary Frankel, Chair
- 2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 24 JUNE 2025**  
Dan McCoubrey, Chair

**CONSENT AGENDA**

**317 LOMBARD ST**  
**108, 109, 110, 112, 114, 125, AND 127 N MOLE ST**  
**800 S 5TH ST**  
**7321 ELBOW LN**

**AGENDA**

**ADDRESS: 317 LOMBARD ST – ON CONSENT AGENDA**

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](mailto:jon.farnham@phila.gov)

**ADDRESS: 108, 109, 110, 112, 114, 125, AND 127 N MOLE ST – ON CONSENT AGENDA**

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](mailto:kim.chantry@phila.gov)

**ADDRESS: 800 S 5TH ST – REVISED, ON CONSENT AGENDA**

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](mailto:kim.chantry@phila.gov)

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

**ADDRESS: 700 S 2ND ST – REVISED**

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](mailto:allyson.mehley@phila.gov)

**ADDRESS: 4567 FLEMING ST – REVISED**

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](mailto:allyson.mehley@phila.gov)

**ADDRESS: 7321 ELBOW LN – REVISED, ON CONSENT AGENDA**

Proposal: Construct one-story addition; modify window  
Review Requested: Final Approval  
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](mailto:alexander.till@phila.gov)

**ADDRESS: 2024 DELANCEY PL – REVISED**

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 Fittler Historic District, Contributing, 2/8/1995  
Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**ADDRESS: 2022 GREEN ST – REVISED**

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](mailto:heather.hendrickson@phila.gov)

**ADDRESS: 614 PINE ST – REVISED**

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](mailto:theodore.maust@phila.gov)

**3. OLD BUSINESS**

**ADDRESS: 1730 WHARTON ST**

Proposal: Legalize windows  
Review Requested: Final Approval  
Owner: Pelican Point Investments LLC  
Applicant: Rich Villa, Ambit  
History: 1888; Eighteenth Street Methodist Episcopal Church/Friendship Baptist Church; J. Franklin Stuckert  
Individual Designation: 9/14/1988  
District Designation: None  
Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**4. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, JUNE 2025**

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 or scan the QR code on July 11.
  - Link: <https://us02web.zoom.us/j/89887747319?pwd=ttZ3r2MawLSllrAhfbLrbnXabUezT5.1>
  - Passcode: 643143
- To join by telephone, call this number on July 11.
  - Telephone Number: 267-831-0333
  - Meeting ID: 898 8774 7319#
  - Participant ID: #
  - Passcode: 643143#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on July 10.

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.

