

**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. CONTINUANCE REQUESTS**

**ADDRESS: 775 S CHRIS COLUMBUS BLVD – REQUEST TO CONTINUE TO SEPT 2025 CHD MTG**

Name of Resource: Piers 38 and 40 South

Proposed Action: Designation

Property Owner: Tower Investments, Inc.

Nominator: Keeping Society of Philadelphia

Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**3. 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)

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

**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)

**ADDRESS: 700 S 2ND ST – REVISED**

Proposal: Demolish one-story buildings; construct four-story buildings  
Review Requested: Final Approval  
Owner: Ellen Larfviere  
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 Fidler 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)

**4. 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)

**5. 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.