

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

**TUESDAY, 22 JULY 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: 2337-41 PENNSYLVANIA AVE**

Proposal: Construct two-family semi-detached dwelling  
Review Requested: Final Approval  
Owner: Reuvan Mosheyev  
Applicant: Matthew Millan, Millan Architects  
History: Vacant lot  
Individual Designation: None  
District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000  
Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

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

**ADDRESS: 148, 150, 152, 154, 156, AND 158 N 2ND ST – SUPPLEMENTED SINCE INITIAL DISTRIBUTION**

Proposal: Demolish buildings; restore buildings; construct mixed-use building  
Review Requested: Review In Concept  
Owner: Balticorp LLC  
Applicant: Derek Spencer, Gnome Architects LLC  
History: 148: 1800; 150: 1755; 152: 1925  
Individual Designation: 148: 12/31/1984; 150: 8/11/1982  
District Designation: Old City HD; 148-152: Contributing; 154-158: Non-Contributing, 12/12/2003  
Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

**TIME: 9:45 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](mailto:theodore.maust@phila.gov)

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

**ADDRESS: 310 SPRUCE ST**

Proposal: Install solar panels  
Review Requested: Final Approval  
Owner: James Bannerman  
Applicant: James Bannerman  
History: 1980; Cypress Court; H2L2 Architects  
Individual Designation: None  
District Designation: Society Hill Historic District, Contributing, 3/10/1999  
Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**ARCHITECTURAL COMMITTEE AGENDA, 22 JULY 2025**  
**PHILADELPHIA HISTORICAL COMMISSION**  
**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

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

**ADDRESS: 1208 SAINT JAMES ST**

Proposal: Replace front door  
Review Requested: Final Approval  
Owner: Sarah Brufke  
Applicant: Sarah Brufke  
History: 1870  
Individual Designation: None  
District Designation: Washington Square West Historic District, Contributing, 9/13/2024  
Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

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

**ADDRESS: 126 DELANCEY ST – CONTINUED TO THE AUGUST ARCHITECTURAL COMMITTEE MEETING**

Proposal: Legalize replacement of front steps  
Review Requested: Final Approval  
Owner: Judith & William Breslin  
Applicant: Nathan Farris, Ballard Spahr  
History: 1810  
Individual Designation: 4/30/1957  
District Designation: Society Hill Historic District, Significant, 3/10/1999  
Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

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

**ADDRESS: 1730 WHARTON ST**

Proposal: Legalize window replacement  
Review Requested: Final Approval  
Owner: Pelican Point Investments LLC  
Applicant: Neil Sklaroff, Dilworth Paxson LLP  
History: 1888; 18<sup>th</sup> 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)

## 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 22 July 2025.
  - Website:  
<https://us02web.zoom.us/j/85481710767?pwd=cNYtmkHgarhJrL4WZGMVdedZa78Gel.1>
  - Passcode: 359830
- To join by telephone, call this number on 22 July 2025.
  - Telephone Number: 267-831-0333
  - Webinar ID: 854 8171 0767#
  - Participant ID #
  - Passcode: 359830#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on 21 July 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.