

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

**TUESDAY, 28 OCTOBER 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: 1221 PINE ST**

Proposal: Replace bays; install roof deck, window in doorway, and basement stair  
Review Requested: Final Approval  
Owner: 1221 Pine 1 LLC  
Applicant: Scott O'Barr, Voith & Mactavish Architects  
History: 1825  
Individual Designation: 3/27/1962  
District Designation: Washington Square West Historic District, Contributing, 9/13/2024  
Staff Contact: Josh Schroeder, [joshua.schroeder@phila.gov](mailto:joshua.schroeder@phila.gov)

**TIME: 9:25 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: 9:45 A.M.**

**ADDRESS: 413 S 3RD ST**

Proposal: Demolish rear one-story addition; construct two-story addition  
Review Requested: Review In Concept  
Owner: Gail and Michael Silver  
Applicant: Lea Litvin, Lo Design  
History: 1830  
Individual Designation: 4/30/1957  
District Designation: Society Hill Historic District, Contributing, 3/10/1999  
Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

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

**ADDRESS: 2017 SANSOM ST**

Proposal: Legalize windows and doors  
Review Requested: Final Approval  
Owner: Margaret Szumski  
Applicant: Jason Morris  
History: 1885  
Individual Designation: None  
District Designation: Rittenhouse Fitter Historic District, Contributing, 2/8/1995  
Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**ARCHITECTURAL COMMITTEE AGENDA, 28 OCTOBER 2025  
PHILADELPHIA HISTORICAL COMMISSION  
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

## 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 28 October 2025.
  - Link: <https://us02web.zoom.us/j/86309322584?pwd=9rT1ZJxdbVc5wlypmYV7Dg6XVda7ma.1>
  - Passcode: 781612
- To join by telephone, call this number on 28 October 2025.
  - Telephone Number: 267-831-0333
  - Webinar ID: 863 0932 2584#
  - Participant ID #
  - Passcode: 781612#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on 27 October 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.

