

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

TUESDAY, 25 NOVEMBER 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: 6333 MALVERN AVE

Proposal: Demolish non-historic buildings; construct dining hall, guard house, and drop-off area
Review Requested: Final Approval
Owner: Overbrook School for the Blind
Applicant: Joseph Horan, Kimmel Architecture
History: 1900; PA Institute for the Instruction of the Blind; Cope & Stewardson, architects
Individual Designation: 5/26/1970
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

TIME: 9:25 A.M.

ADDRESS: 1924 AND 1940 FAIRMOUNT AVE

Proposal: Construct three-story mixed use building
Review Requested: Final Approval
Owner: Yoav Shiffman/Rite Aid of Pennsylvania
Applicant: David Whipple, Assimilation Design Lab
History: 1990
Individual Designation: None
District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000
Staff Contact: Ted Maust, theodore.maust@phila.gov

TIME: 9:45 A.M.

ADDRESS: 1907 GREEN ST

Proposal: Demolish rear three-story addition; construct three-story addition and roof deck
Review Requested: Final Approval
Owner: 1907 Green St LLC
Applicant: Benjamin Estepani, Pace Architecture & Design
History: 1859; stucco, 1986
Individual Designation: 4/25/1974
District Designation: Spring Garden Historic District, Contributing, 10/11/2000
Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

TIME: 10:05 A.M.

ADDRESS: 4370-74 MAIN ST

Proposal: Construct two-story addition
Review Requested: Review In Concept
Owner: Laurel Holdings Group
Applicant: Joe Serratore, Joseph Serratore & Company Architects
History: 1900, 4370 Main Street, Oliver S. Keely & Co.; 1930, 4372-74 Main Street
Individual Designation: None
District Designation: Main St Manayunk Historic District, Contributing, 12/14/1983
Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

**ARCHITECTURAL COMMITTEE AGENDA, 25 NOVEMBER 2025
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

TIME: 10:25 A.M.

ADDRESS: 257 S 4TH ST

Proposal: Remove addition; construct wall and garage; add windows and doors
Review Requested: Final Approval
Owner: M Dwell Two, LLC
Applicant: Judith L. Robinson, Continuum Architecture & Design, PC
History: 1810; three-story rear addition in 1981
Individual Designation: 4/30/1957
District Designation: Society Hill Historic District, Significant, 3/10/1999
Staff Contact: Alex Till, alexander.till@phila.gov

TIME: 10:45 A.M.

ADDRESS: 25 S VAN PELT ST

Proposal: Construct three-story addition with penthouse and roof deck
Review Requested: Final Approval
Owner: 25 Van Pelt Real Estate Advisors
Applicant: Christopher Stromberg, S2 Design
History: 1894; Evening Home and Library Association; Westray Ladd, architect (1894); Magaziner & Eberhard, architects (1939 addition); 1939 addition, Big Brothers Association
Individual Designation: None
District Designation: Rittenhouse Fittler Historic District, Contributing, 2/8/1995
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@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 25 November 2025.
 - Link: <https://us02web.zoom.us/j/89459996286?pwd=uOUCobj7OkW1EHACaR0OJYW6xcQlvk.1>
 - Passcode: 267317
- To join by telephone, call this number on 25 November 2025.
 - Telephone Number: 267-831-0333
 - Webinar ID: 894 5999 6286#
 - Participant ID #
 - Passcode: 267317#
- To email comments, send them to preservation@phila.gov by noon on 24 November 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.

