

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

**FRIDAY, 12 DECEMBER 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, 759<sup>TH</sup> STATED MEETING, 14 NOVEMBER 2025**  
Zachary Frankel, Chair
- 2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 25 NOVEMBER 2025**  
Dan McCoubrey, Chair

**AGENDA**

**ADDRESS: 6333 MALVERN AVE – CONTINUED TO THE JANUARY 2026 PHC MEETING**

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

**ADDRESS: 1924 AND 1940 FAIRMOUNT AVE – REVISED**

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

**ADDRESS: 1907 GREEN ST – REVISED AND SUPPLEMENTED**

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

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

**ADDRESS: 4370-74 MAIN ST – CONTINUED TO THE JANUARY 2026 PHC MEETING**

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](mailto:joshua.schroeder@phila.gov)

**ADDRESS: 257 S 4TH ST – REVISED**

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](mailto:alexander.till@phila.gov)

**3. OLD BUSINESS**

**ADDRESS: 413 S 3RD ST – SUPPLEMENTED**

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)

**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)

**4. NATIONAL REGISTER NOMINATION COMMENT**

**ADDRESS: 1801 E HUNTINGDON ST**

Resource: Textile National Bank  
Owner: 1801 E Huntingdon LLC  
Nominator: Kevin McMahon, Powers & Company, Inc.  
Staff Contact: Alex Till, [alexander.till@phila.gov](mailto:alexander.till@phila.gov)

**5. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, NOVEMBER 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 12 December 2025.
  - Link: <https://us02web.zoom.us/j/81536065987?pwd=aSF1ra7dR7bdqgjcj0SzgD4o1uNhE.1>
  - Passcode: 227335
- To join by telephone, call this number on 12 December 2025.
  - Telephone Number: 267-831-0333
  - Meeting ID: 815 3606 5987#
  - Participant ID: #
  - Passcode: 227335#
- To email comments, send them to [preservation@phila.gov](mailto:preservation@phila.gov) by noon on 11 December 2025.

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.

