

AGENDA
MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION

TUESDAY, 28 JULY 2026, 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: 1018 WINTER ST

Proposal: Demolish and reconstruct upper floors with roof deck
Review Requested: Final Approval
Owner: Ken Leong and Marie Chin
Applicant: Sam Xu, Constrecture LLC
History: 1835
Individual Designation: 4/25/1974
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

TIME: 9:25 A.M.

ADDRESS: 124 AND 126 S 7TH ST

Proposal: Alter rears of buildings; restore storefronts
Review Requested: Final Approval
Owner: Pearl Properties
Applicant: Morris Clarke, DAS Architects & Interiors
History: 1876; Collins & Authenrieth, architects
Individual Designation: None
District Designation: Jewelers Row Historic District, pending
Staff Contact: Kim Chantry, kim.chantry@phila.gov

TIME: 9:45 A.M.

ADDRESS: 1504 PINE ST

Proposal: Stucco front façade; replace windows
Review Requested: Final Approval
Owner: 1504 Pine St LLC
Applicant: Matt Masterpasqua, Mass Architecture Studio LLC
History: 1851; Union Place; Thomas U. Walter, architect
Individual Designation: 9/28/1971
District Designation: Rittenhouse Fidler Historic District, Significant, 2/8/1995
Staff Contact: Ted Maust, theodore.maust@phila.gov

TIME: 10:05 A.M.

ADDRESS: 1601 MOUNT VERNON ST

Proposal: Amend approval of façade materials
Review Requested: Final Approval
Owner: 1601 Mount Vernon Commons LLC
Applicant: Naché Patoir
History: 1859; Robert Purvis House; storefront, 1920
Individual Designation: None
District Designation: Spring Garden Historic District, Significant, 10/11/2000
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

ARCHITECTURAL COMMITTEE AGENDA, 28 JULY 2026
PHILADELPHIA HISTORICAL COMMISSION
PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

TIME: 10:25 A.M.

ADDRESS: 4275 VIOLA ST

Proposal: Completely demolish building

Review Requested: Final Approval

Owner: Haverford Square Viola LLC

Applicant: Francis Henriquez, FH Demolition

History: 1897, Henry E. Flower, architect

Individual Designation: None

District Designation: Parkside Historic District, Contributing, 12/11/2009

Staff Contact: Jon Farnham, jon.farnham@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 on 28 July 2026.
 - Link: <https://us02web.zoom.us/j/86769382562?pwd=NDVrC4BlvqhbYzltBW5avbs21RxHIM.1>
 - Passcode: 579013
- To join by telephone, call this number on 28 July 2026.
 - Telephone Number: 267-831-0333
 - Webinar ID: 867 6938 2562#
 - Participant ID #
 - Passcode: 579013#
- To email comments, send them to preservation@phila.gov by noon on 27 July 2026.

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.