AGENDA
771ST STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 13 NOVEMBER 2026, 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, 770TH STATED MEETING, 9 OCTOBER 2026
Zachary Frankel, Chair

2. THE REPORT OF THE ARCHITECTURAL COMMITTEE, 27 OCTOBER 2026
Dan McCoubrey, Chair

CONSENT AGENDA

2201 PANAMA ST
2102 GREEN ST
4370-74 MAIN ST
8226 GERMANTOWN AVE
5914 RIDGE AVE
2215 MADISON SQ
1724 ARCH ST

AGENDA

ADDRESS: 2201 PANAMA ST – SUPPLEMENTED, ON CONSENT AGENDA
Proposal: Construct fourth floor and roof deck
Review Requested: Final Approval
Owner: Amy & Alexander Blumenthal
Applicant: Amy Blumenthal
History: 1963; Goldberg & Nauta, architects
Individual Designation: None
District Designation: Rittenhouse Fitler Historic District, Non-contributing, 2/8/1995
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

ADDRESS: 240 S 7TH ST – REVISED
Proposal: Construct rear dormer addition with deck and solar canopy
Review Requested: Final Approval
Owner: Anthony DeBlasio
Applicant: Kara Haggerty Wilson, Onion Flats Architecture
History: 1796; John Hutchinson, carpenter
Individual Designation: 4/30/1957
District Designation: Society Hill Historic District, Significant, 3/10/1999
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

ADDRESS: 2102 GREEN ST – ON CONSENT AGENDA
Proposal: Demolish rear ell; construct rear addition with roof deck and pilot house
Review Requested: Final Approval
Owner: Margaret T. and John C. Caramanico
Applicant: Lauren Thomsen, Lauren Thomsen Design
History: 1854
Individual Designation: 11/2/1972
District Designation: Spring Garden Historic District, Contributing, 10/11/2000
Staff Contact: Kim Chantry, kim.chantry@phila.gov

ADDRESS: 4370-74 MAIN ST – SUPPLEMENTED, ON CONSENT AGENDA
Proposal: Construct two-story addition
Review Requested: Final Approval
Owner: Brazilian Wax And Spa By Claudia Pennsylvania Corp
Applicant: Joseph Serratore, Jos. Serratore & Co. Architects
History: 1900; Oliver S. Keely & Co.
Individual Designation: None
District Designation: Main St Manayunk Historic District, Contributing, 12/14/1983
Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

ADDRESS: 8226 GERMANTOWN AVE – REVISED, ON CONSENT AGENDA
Proposal: Construct four-story multi-unit mixed-use building
Review Requested: Final Approval
Owner: VP 8226 Germantown LLC
Applicant: Roy Aharonovich, VP 8226 Germantown LLC
History: 1760; Detweiler House; new façade, 1800
Individual Designation: 5/28/1957
District Designation: None
Staff Contact: Josh Schroeder, joshua.schroeder@phila.gov

ADDRESS: 5914 RIDGE AVE – ON CONSENT AGENDA
Proposal: Construct three-story multi-unit residential building on subdivided parcel
Review Requested: Final Approval
Owner: Nyzio Baker Real Estate LLC
Applicant: Christopher Carickhoff, Studio C Architecture LLC
History: 1901; subdivided from historic property 2025
Individual Designation: None
District Designation: Ridge Avenue Roxborough Thematic Historic District, Contributing, 10/12/2018
Staff Contact: Alex Till, alexander.till@phila.gov

ADDRESS: 2215 MADISON SQ – ON CONSENT AGENDA
Proposal: Construct rear addition
Review Requested: Review In Concept
Owner: Matthew and Julie Matysik
Applicant: Christopher Blakelock, Blakelock Architects
History: 1872; Madison Square; Charles Leslie, developer
Individual Designation: 9/28/1971
District Designation: None
Staff Contact: Ted Maust, theodore.maust@phila.gov

ADDRESS: 1724 ARCH ST – SUPPLEMENTED, ON CONSENT AGENDA
Proposal: Install mural
Review Requested: Final Approval
Owner: Arch Street Presbyterian Church
Applicant: Lindsey Rosenberg, Mural Arts
History: 1855; Arch Street Presbyterian Rectory
Individual Designation: 9/26/1961
District Designation: None
Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

3. OLD BUSINESS

ADDRESS: 6953 GREENHILL RD
Name of Resource: Morris Estate House
Proposed Action: Designation
Property Owner: Chabad of Penn Wynne, Inc.
Nominator: Greenhill Farms Preservation Club
Staff Contact: Alex Till, alexander.till@phila.gov

4. THE REPORT ON THE ACTIVITIES OF THE HISTORICAL COMMISSION STAFF, OCTOBER 2026
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. 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 on 13 November 2026.
  - Link: https://us02web.zoom.us/j/81935042022?pwd=2QBk3TTKCrjHhVHyRQbDVBwbbf26gs.1
  - Passcode: 183622
- To join by telephone, call this number on 13 November 2026.
  - Telephone Number: 267-831-0333
  - Meeting ID: 819 3504 2022#
  - Participant ID: #
  - Passcode: 183622#
- To email comments, send them to preservation@phila.gov by noon on 12 November 2026.

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.

Please note that the Historical Commission has learned that **fraudulent emails** requesting payments from applicants and property owners working with the Historical Commission have been sent from fake email accounts ending with the domain names **@usa.com** and **@mail.com**. The Historical Commission will never request payments from applicants or property owners under any circumstances. Any such email communication is fraudulent and should be marked as spam and deleted. Please be advised:

- **Do NOT reply to the fraudulent emails.**
- **Do NOT click on any links contained in the emails.**
- **Do NOT open any attachments included in the emails.**
- **The Historical Commission does NOT request payments from applicants or property owners under any circumstances. Such payment requests are fraudulent and should be marked as spam and deleted.**

If you suspect you have received a fraudulent email, please mark it as spam and delete it immediately. If you have any questions or concerns regarding the validity of an email claiming to be from the Historical Commission, please contact preservation@phila.gov or call 215-686-7660. Thank you for your vigilance.