

ADDRESS: 25 S VAN PELT ST

Proposal: Alter facades; construct fourth-floor addition

Review Requested: Final Approval

Owner: 25 Van Pelt Real Estate Advisors, LLC

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 Fidler Historic District, Contributing, 2/8/1995

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Located between Ludlow and Chestnut Streets in the Rittenhouse Fidler Historic District, the property at 25 S. Van Pelt Street features two notable building campaigns: a Renaissance Revival portion to the south, designed by Westray Ladd and constructed in 1894 as the headquarters of the Evening Home & Library Association, a charity for “wayward” boys; and a Modern section, designed by Magaziner & Eberhard and constructed in 1939 for the Big Brothers Association of Philadelphia (the local precursor to Big Brothers Big Sisters). The 1939 project entailed the rehabilitation of the entire complex, including exterior modifications to and partial demolition of the 1894 building, which was originally twice as wide, and the incorporation of the interiors of the old and new buildings. The 1939 addition included a large gymnasium, lecture rooms, basement workshops, and a caged-in roof court. The applicants include in their submission conceptual drawings by Magaziner & Eberhard from 1938 that would have demolished the 1894 building entirely and constructed a larger building; this concept was never realized, and the Athenaeum of Philadelphia also holds the original as-built drawings for the structure as it exists.

The application proposes to make substantial alterations to the 1939 portion of the property to separate it from the 1894 portion of the building and convert it into three residential units. At the first floor of the primary (west) facade, the application proposes to cut new window, door, and garage openings. The application proposes to construct a fourth-floor addition clad in light-colored paneling of an unspecified material. The roof of the addition would feature decks and pilot houses. On the rear (east) elevation, which currently faces a parking lot not associated with the building, the application proposes to cut new sets of windows at the second floor, and to install new windows in the original openings at the first and third-floor levels.

This application for final approval follows a previous in-concept application reviewed by the Architectural Committee in September 2019 and the Historical Commission in October 2019. Substantial changes were made between the in-concept reviews, but the Historical Commission recommended denial of the in-concept application at its October 2019 meeting. No changes have been made to the proposed façade alterations between the October 2019 application and the current application. The fourth-floor addition, however, which was previously set in five feet from the front and rear parapet walls of the existing building, has been pulled out so that it is flush with the existing facades. The proposed addition “floats” above the existing building with the use of small gap between the existing parapet and the addition.

SCOPE OF WORK:

- Cut down/enlarge existing window openings to create garage and pedestrian entrances
- Remove existing brick to create new second-floor windows at front and rear
- Install brick in place of glazing between second and third floors

- Construct fourth-floor addition with roof decks and pilot houses

STANDARDS FOR REVIEW:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - The application proposes to remove substantial portions of existing brick and significantly alter the materials and features that characterize the property.
 - The application does not comply with this standard.
- *Windows Guideline | Not Recommended: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building; Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features; Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.*
 - This application proposes to alter the number, location, and size of windows on the primary elevation of the building, to cut new window openings on the primary façade.
 - The staff suggests that it may be possible to cut minimal new openings to provide code-required egress, but does not recommend approval of the installation of garage entrances on the primary elevation.
 - The application does not comply with this guideline.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed rooftop addition would be visible from the public right-of-way.
 - The application does not comply with this standard.

STAFF RECOMMENDATION: Denial, pursuant to Standard 2 and the Windows and Roofs Guidelines.

FIGURES & IMAGES:

Unit block South Van Pelt Street

25 Evening Home and Library Association Headquarters, now a club, 1894, Renaissance Revival, 3 stories, brick with terra cotta trim and ornament, alterations to entrance and sash; 1922 addition by D. Bassett, 1939 addition to the north by L. Magaziner for Big Brothers Association. --- Contributing

Figure 1: Property entry in the Rittenhouse Fidler Historic District inventory.

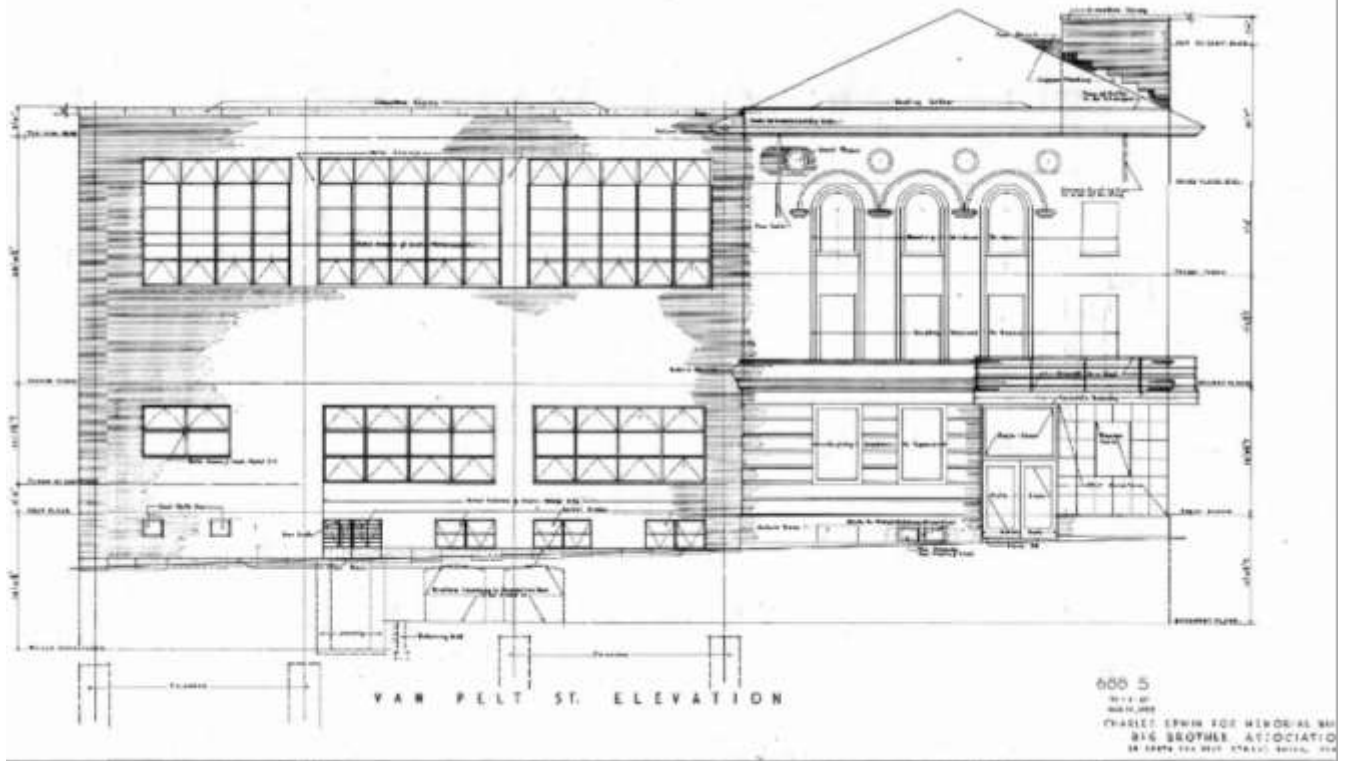


Figure 2: March 1939 drawing, Magaziner and Eberhard, Athenaeum of Philadelphia.

**Minutes of previous in-concept reviews
September/October 2019**

**THE MINUTES OF THE 686TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 11 OCTOBER 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

Mr. Thomas, the chair, called the meeting to order at 9:08 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Kelly Edwards, MUP	X*		Arrived at 9:13 am
Steven Hartner (Department of Public Property)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
Melissa Long (Division of Housing & Community Development)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X*		Arrived at 9:10 am
H. Ahada Stanford, Ph.D. (Commerce Department)	X*		Arrived at 9:12 am
Meredith Trego (Department of Planning & Development)	X		
Betty Turner, MA, Vice Chair		X	
Kimberly Washington, Esq.	X*		Arrived at 9:13 am

The following staff members were present:

Jonathan E. Farnham, Ph.D., Executive Director
Randal Baron, Historic Preservation Planner III
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Shannon Garrison, Historic Preservation Planner I
Meredith Keller, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department

The following persons were present:

Michael O'Mara, St. Joseph's Preparatory School
Rustin Ohler, Harman Deutsch Ohler Architecture
Frank LaMura, Marvin Windows
Yen Ho

ITEM: 432 Catharine St					
MOTION: Approval					
MOVED BY: Trego					
SECONDED BY: Sanchez					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair		X			
Cooperman		X			
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni			X		
McCoubrey		X			
Sánchez (Council)	X				
Stanford (Commerce)	X				
Trego (DPD)	X				
Turner, Vice Chair					X
Washington	X				
Total	8	3	1		1

ADDRESS: 25 S VAN PELT ST

Proposal: Alter facades; construct fourth-floor addition

Type of Review Requested: Review In Concept

Owner: 25 Van Pelt Real Estate Advisors, LLC

Applicant: Christopher Stromberg, S2 Design

History: 1894, Westray Ladd, architect (1894); Magaziner & Eberhard, architects (1939 addition), Evening Home and Library Association

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Located between Ludlow and Chestnut Streets in the Rittenhouse Fidler Historic District, the property at 25 S. Van Pelt Street features two notable building campaigns: a Renaissance Revival portion to the south, designed by Westray Ladd and constructed in 1894 as the headquarters of the Evening Home & Library Association, a charity for “wayward” boys; and a modern section, designed by Magaziner & Eberhard and constructed in 1939 for the Big Brothers Association of Philadelphia (the local precursor to Big Brothers Big Sisters). The 1939 project entailed the rehabilitation of the entire complex, including exterior modifications to and partial demolition of the 1894 building, which was originally twice as wide, and the incorporation of the interiors of the old and new buildings. The 1939 addition included a large gymnasium, lecture rooms, basement workshops, and a caged-in roof court. The Rittenhouse Fidler Historic District inventory classifies the entire property as contributing and does not explicitly identify portions of the property as historic or non-historic. Moreover, the historic district does not include a period of significance, so alterations and additions of any date may be considered historically significant.

This in-concept application proposes to make substantial alterations to the 1939 portion of the property to separate it from the 1884 portion of the building and convert it into three residential units. At the first floor of the primary (west) facade, the application proposes to cut new window,

door, and garage openings. At the second floor, the application proposes to cut recessed balconies. A new third floor would be inserted within the existing 25-foot tall second floor, across the bottom row of the existing upper-floor windows. As a result, the application proposes to alter the window configuration to install a series of metal panels. The existing window configuration would also be altered in the north bay of the building to make the openings consistent with those of the two bays to the south. The application also proposes a fourth-floor rooftop addition, set back approximately five feet from the front façade. The addition would feature a parapet, implying a roof deck, but does not show any access structures on the roof.

On the rear (east) elevation, which currently faces a parking lot not associated with the building, the application proposes to cut new three new rows of windows at the second floor, a full column of windows in the northernmost bay of the second and third floors, and to install new windows in original openings at the first-floor level.

SCOPE OF WORK:

- Cut down/enlarge existing window openings to create garage and pedestrian entrances
- Remove existing brick to create new second-floor balconies at front
- Remove existing brick to create new second-floor windows at rear
- Install spandrel panels in place of glazing between second and third floors
- Construct fourth-floor addition

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - The application proposes to remove substantial portions of existing brick and significantly alter the materials and features that characterize the property.
 - The application does not comply with this standard.
- *Windows Guideline | Not Recommended: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building; Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features; Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.*
 - This application proposes to substantially alter the number, location, and size of windows on the primary elevation of the building, to cut new window and balcony openings on the primary façade.
 - The staff suggests that it may be possible to cut minimal new openings to provide code-required egress, but does not recommend approval of the installation of garage entrances or balconies on the primary elevation.
 - The application does not comply with this guideline.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The current height and position of the proposed rooftop addition would render it highly visible from the public right-of-way.

- The staff notes that this building may be able to accommodate a one-story rooftop addition, set in from all sides, but that, at 14 feet in height, the proposed addition is unnecessarily tall and would be conspicuous from the public right-of-way.
- The application does not comply with this standard.

STAFF RECOMMENDATION: Denial, pursuant to Standard 2 and the Windows and Roofs Guidelines.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 2 and the Windows and Roofs Guidelines.

START TIME IN AUDIO RECORDING: 00:26:50

PRESENTERS:

- Ms. DiPasquale presented the application to the Historical Commission.
- Architect Christopher Stromberg and owner William Vessal represented the application.

DISCUSSION:

- Mr. Stromberg explained that revisions were made in response to the Architectural Committee's comments. He noted that the original building would be renovated as part of the development project, but commented that he is looking to treat the original building and addition separately. Though the entire property is classified as contributing to the Rittenhouse Fidler Historic District, he asked that the Historical Commission exercise flexibility with the changes proposed to the addition. Mr. Stromberg suggested that what defines the addition is the red brick and ribbon windows and stated that the proposed design would maintain those elements.
- Mr. McCoubrey observed that the building has a front and back, and that the back and side express the concrete structure. The design of the front, he continued, disguises the structure with a spandrel panel. He called it a calculated move on the part of the architect.
 - Mr. Stromberg asserted that the rear of the building abuts a parking lot that would accommodate a large future development. The rear of the building, he noted, would no longer be visible from a public way.
- Mr. Mattioni remarked that, while he understands the design of the addition is intended to be minimalist, it stands in stark contrast to the design of the original structure. He commented that the addition is discordant with the historic structure and with the neighboring buildings. He stated that he would like to see the proposed changes, so that the building has its own character.
- Ms. Cooperman opined that she has spent a significant amount of time reviewing the Rittenhouse Fidler Historic District nomination to identify Modernist buildings similar to this one in the district. She noted that the question is open-ended but that there are buildings from the 1930s that are called out in the narrative of the nomination. Magaziner & Eberhard, she continued, are very important Modernist practitioners from the period. One of the key hallmarks of Modernist design, she contended, is minimalism, and she noted that the building expresses a conscious aesthetic choice to have a minimalist palette, minimalist surface plane, and minimalist treatment of openings. She argued that those elements are the building's character-defining features and maintained that the addition is also a contributing structure within the district.

- Mr. McCoubrey reiterated that the Modernist building is an addition to the original structure on the corner. He added that while the Commission is not considering the corner structure, since the applicant is treating them separately, the two buildings are connected and the Modernist section was conceived as an addition to the existing building. He noted that the Committee asked that alternatives to dividing the addition into a rowhouse system be conceived and that the applicant consider a loft apartment or studio approach, given the nature of the building. Mr. McCoubrey added that there is further concern with the overbuild of the addition relative to the original structure. He noted that the overbuild would be significantly visible and, without a proper setback, would be at odds with the Roofs Guideline. He then commended the applicant for revising the second-story windows and introducing punched windows to bring in light into that portion of the building. He suggested that the spandrel panels be the color originally intended and that the brick color shown recedes, though the panels originally would have stood out from the wall material. Mr. McCoubrey stated that while many of the revisions were good that there are still several concerns, such as the overbuild and the pilot houses on top of the overbuild. He suggested that the applicant investigate whether the original Magaziner & Eberhard drawings for the addition exist and to see whether the drawings show a five-story structure as claimed by the applicant. If the addition was intended to be taller, he continued, then there could be some basis for an overbuild.
 - Ms. DiPasquale stated that she did not see evidence that the building was intended to be five stories. She noted that there was a rooftop cage for outdoor activities, and it made the building appear taller.
 - Mr. Vessal responded that the original plans show the additional stories.
 - Ms. Cooperman replied that the Commission has only to work with the building that was built. What is there now, she argued, is what the Commission is charged with preserving. She added that another hallmark of the design is asymmetry and contended that turning a unified building with an asymmetrical composition into three different units fundamentally alters the design cohesion of the addition.
- The Commission discussed the number of bays and individual windows at the current second story, questioning whether there was an error in the existing drawing. Mr. Thomas surmised that the rendering, the existing elevation, and the proposal are all in accordance.
 - Mr. Stromberg added that several elements at the second-story windows had been altered in the past. He then addressed the Commission's comments regarding asymmetry, stating that he retained some asymmetry at the third bay. He argued that whether the building functions as rowhouses or lofts, additional windows would be needed between the first and second stories, because the current configuration leaves 12-feet of solid brick wall between floors. He commented that he is trying to maintain the large expanses. He then commented that he lowered the fourth story to match the ridgeline of original building.
- Mr. Thomas opined that while there is not much pedestrian traffic on this block, new development on surrounding blocks has greatly increased foot traffic in the area. He remarked that there was another Magaziner-designed building, a health center, at the nearby southwest corner of Van Pelt and Chestnut Streets. He noted that it was a very significant building and that Magaziner's son, Henry, tried to find a use for the building, but eventually the Historical Commission received a hardship application, and the building was ultimately demolished. He contended that the issue the applicant raised over not being able to find a use for the building is an issue suited for the Committee on Financial Hardship. The Commission, Mr. Thomas stated, is guided by the Secretary of the Interior's Standards and that the proposed work does

- not comply with those standards. Others questioned whether a hardship application was the correct procedural approach.
- Mr. Stromberg replied that he finds the arrangement of the historic building and modern addition to be unique and that the proposed use would improve the streetscape and be more pedestrian-friendly. He argued that the inaccessibility of the first floor currently hinders the streetscape. He further contended that restoring the original structure would be more straightforward and should be a smoother process, since the intention would be to restore it as close to its original state as possible.
 - Several Commissioners noted that the 1894 building should be restored to its 1939 appearance, not its 1894 appearance because it is now part of an ensemble that dates to 1939.
 - Mr. Thomas asked whether the developer is still searching for a use for the original building.
 - Mr. Vessal responded that he would like to turn the 1894 building back into a single-family residence.
 - Mr. McCoubrey stated that he would like to review the proposed conversion of the gymnasium to rowhouses and the restoration of the original building at the same time.
 - Ms. Cooperman agreed, adding that the alterations to the original 1894 building are the work of Magaziner & Eberhard of 1939. To restore the 1894 building to its 1894 appearance, she continued, would remove historically significant alterations made in 1939.
 - Mr. Stromberg clarified that the restoration would include the removal of the metal pipe railing and air conditioner over the entry. He commented that he would be amenable to leaving the metal pipe railing if it reflects the design of Magaziner & Eberhard. He stated that he would collaborate with the Historical Commission to determine how to restore the building.
 - Mr. Thomas remarked that, if the applicants continue to pursue the conversion of the gym into rowhouses, there would be details that would need to be refined, such as at the garages. He advocated for maintaining a good walking street.
 - Ms. Cooperman emphasized that the Historical Commission needs to carefully consider whether to allow new openings at the addition. She stated that she understands the desire for windows between the existing first and second stories, but argued that it would chop up the façade and change the rhythm of the elevation. Others suggested that some changes would need to be made to the 1939 building to allow for its adaptive reuse.

PUBLIC COMMENT: None

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The original 1894 building and the 1939 Modernist addition exist on a single tax parcel and are considered one contributing property in the Rittenhouse Fitler Historic District.
- The application proposes to convert the two-story gymnasium into three single-family rowhouses.
- The addition to the original building was designed by noted Philadelphia firm Magaziner & Eberhard with a minimalist design intent.

The Historical Commission concluded that:

- The application proposes to remove and alter character-defining features and does not comply with Standard 2.
- The application would substantially alter the fenestration pattern of the primary façade. The work does not comply with the Windows Guideline.
- The proposed overbuild would be highly visible from the public right-of-way and does not comply with the Roofs Guideline.

ACTION: Mr. McCoubrey moved to deny the in-concept application, pursuant to Standard 2 and the Windows and Roofs Guidelines. Ms. Cooperman seconded the motion, which passed by a vote of 7 to 2 with 2 abstentions. Mr. Thomas declined to vote.

ITEM: 25 S Van Pelt St					
MOTION: Denial in-concept					
MOVED BY: McCoubrey					
SECONDED BY: Cooperman					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair					
Cooperman	X				
Edwards	X				
Hartner (DPP)	X				
Lippert (L&I)	X				
Long (DHCD)	X				
Mattioni		X			
McCoubrey	X				
Sánchez (Council)		X			
Stanford (Commerce)			X		
Trego (DPD)	X				
Turner, Vice Chair					X
Washington			X		
Total	7	2	2		1

ADDRESS: 516 S 4TH ST

Proposal: Construct two, four-story buildings

Type of Review Requested: Final Approval

Owner: Wood Capital Investments 2, LLC

Applicant: Rotciver Lebron, Harman Deutsch Ohler Architects

History: Parking lot with archaeological potential

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

BACKGROUND:

In October 2018, a proposal for new construction at 516 S. 4th Street was reviewed by the Historical Commission. At the time, the Historical Commission found that it held review-and-comment jurisdiction over the property, because the Society Hill Historic District inventory classified the property as a non-contributing vacant lot with archaeological potential. Since then, the Historical Commission has amended the Society Hill Historic District and reclassified non-contributing properties listed with archaeological potential as contributing properties. The property at 516 S. 4th Street is now contributing to the district, owing to the archaeological potential of the site, and the Commission holds full jurisdiction.

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

**TUESDAY, 24 SEPTEMBER 2019
1515 ARCH STREET, ROOM 18-031
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		Arrived 9:08
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Suzanne Pentz	X		
Amy Stein, AIA, LEED AP	X		

The following staff members were present:

- Jon Farnham, Executive Director
- Randal Baron, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner II
- Meredith Keller, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner I

The following persons were present:

- Patrick Grossi, Preservation Alliance for Greater Philadelphia
- Jane Yu, University of Pennsylvania
- Kathy Yuan, University of Pennsylvania
- Henry Zeng, University of Pennsylvania
- Kevin J. O'Neill, KJO Architecture
- Christopher Stromberg, S2 Design
- William Vessal
- Colin Goan, Streamline
- R. Xu, University of Pennsylvania
- Paul Boni, Society Hill Civic Association
- Rustin Ohler, Harman Deutsch Ohler Architecture
- Brandon Lutz, Harman Deutsch Ohler Architecture
- Jessie Lawrence, Streamline
- C. Gao, University of Pennsylvania
- Juliet Whalen
- Gary Murray

AGENDA

ADDRESS: 25 S VAN PELT ST

Proposal: Alter facades; construct fourth-floor addition

Review Requested: Review In Concept

Owner: 25 Van Pelt Real Estate Advisors, LLC

Applicant: Christopher Stromberg, S2 Design

History: 1894, Evening Home & Library Association, Westray Ladd, architect; 1939 addition, Big Brothers Association, Magaziner & Eberhard, architects

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Contributing, 2/8/1995

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:

Located between Ludlow and Chestnut Streets in the Rittenhouse Fidler Historic District, the property at 25 S. Van Pelt Street features two notable building campaigns: a Renaissance Revival portion to the south, designed by Westray Ladd and constructed in 1894 as the headquarters of the Evening Home & Library Association, a charity for “wayward” boys; and a modern section, designed by Magaziner & Eberhard and constructed in 1939 for the Big Brothers Association of Philadelphia (the local precursor to Big Brothers Big Sisters). The 1939 project entailed the rehabilitation of the entire complex, including exterior modifications to and partial demolition of the 1884 building, which was originally twice as wide, and the incorporation of the interiors of the old and new buildings. The 1939 addition included a large gymnasium, lecture rooms, basement workshops, and a caged-in roof court. The Rittenhouse Fidler Historic District inventory classifies the entire property as contributing and does not explicitly identify portions of the property as historic or non-historic. Moreover, the historic district does not include a period of significance, so alterations and additions of any date may be considered historically significant.

This in-concept application proposes to make substantial alterations to the 1939 portion of the property to separate it from the 1884 portion of the building and convert it into three residential units. At the first floor of the primary (west) facade, the application proposes to cut new window, door, and garage openings. At the second floor, the application proposes to cut recessed balconies. A new third floor would be inserted within the existing 25-foot tall second floor, across the bottom row of the existing upper-floor windows. As a result, the application proposes to alter the window configuration to install a series of metal panels. The existing window configuration would also be altered in the north bay of the building to make the openings consistent with those of the two bays to the south. The application also proposes a fourth-floor rooftop addition, set back approximately five feet from the front façade. The addition would feature a parapet, implying a roof deck, but does not show any access structures on the roof.

On the rear (east) elevation, which currently faces a parking lot not associated with the building, the application proposes to cut new three new rows of windows at the second floor, a full column of windows in the northernmost bay of the second and third floors, and to install new windows in original openings at the first-floor level.

SCOPE OF WORK:

- Cut down/enlarge existing window openings to create garage and pedestrian entrances
- Remove existing brick to create new second-floor balconies at front
- Remove existing brick to create new second-floor windows at rear

ARCHITECTURAL COMMITTEE, 24 SEPTEMBER 2019

PHILADELPHIA HISTORICAL COMMISSION

PHILADELPHIA’S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

- Install spandrel panels in place of glazing between second and third floors
- Construct fourth-floor addition

STANDARDS FOR REVIEW:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

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 - The application proposes to remove substantial portions of existing brick and significantly alter the materials and features that characterize the property.
 - The application does not comply with this standard.
- *Windows Guideline | Not Recommended: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building; Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features; Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.*
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 - The staff suggests that it may be possible to cut minimal new openings to provide code-required egress, but does not recommend approval of the installation of garage entrances or balconies on the primary elevation.
 - The application does not comply with this guideline.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The current height and position of the proposed rooftop addition would render it highly visible from the public right-of-way.
 - The staff notes that this building may be able to accommodate a one-story rooftop addition, set in from all sides, but that, at 14 feet in height, the proposed addition is unnecessarily tall and would be conspicuous from the public right-of-way.
 - The application does not comply with this standard.

STAFF RECOMMENDATION: Denial, pursuant to Standard 2 and the Windows and Roofs Guidelines.

START TIME OF DISCUSSION IN AUDIO RECORDING: 00:00:00

PRESENTERS:

- Ms. DiPasquale presented the application to the Architectural Committee.
- Architect Christopher Stromberg and developer William Vessal represented the application.

DISCUSSION:

- Ms. Gutterman questioned whether there are any proposed changes to the 1894 part of the building.
 - The applicant responded that this is an in-concept application to determine whether the 1939 addition can be altered and added to as proposed. No changes are proposed to the 1894 part of the building as part of this application. The applicant noted that they intend to rehabilitate the 1894 portion of the property as well and remove any extraneous elements.
- Ms. Gutterman asked whether they propose to replace the windows of the 1894 portion.
 - The applicant again noted that this is an in-concept application regarding the 1939 addition, not the 1894 original building. He noted that, while this application has nothing to do with the 1894 portion of the building, they do intend to replace those windows and will work with the staff on those details under a separate application.
- The Committee questioned whether the applicants had looked into creating more loft-like spaces in the former gymnasium to limit the extent of exterior modifications required to the 1939 portion of the property.
 - The applicant responded that they looked at several different uses to try to get a single use for the site, but were unable to do so owing to its size. He noted that the biggest challenge is that the second-floor level does not have any windows.
 - The Committee asked whether there are currently two or three floors in the building.
 - The applicant responded that there are currently two floors; the second floor is a double-height space that was built as a gymnasium.
- The Committee questioned whether the property includes any of the surrounding parking lots.
 - The applicant responded that no, the property only includes a four-foot easement at the parking lots. The parking lots are owned by others.
 - The Committee bemoaned the lack of a site plan in the application to help them understand the layout of the property. They also suggested that floor plans would be helpful to better understand the proposal.
- The Committee questioned the size and number of garage entrances proposed on the front elevation, and whether there are existing curb cuts.
 - The applicant responded that the property is not accessible from the rear and does not have any existing curb cuts. He noted that they tried to limit the vehicular access, but are restricted by the size of the site and a half-demolished swimming pool in the basement that prevents underground parking.
 - The applicant acknowledged that front-loading garage doors are not ideal, but opined that this stretch of Van Pelt Street is not a primary or pedestrian-friendly street. It is an alley.
- The Committee opined that the loss of brick on the Van Pelt elevation significantly changes the character of the building. Ms. Stein noted that part of the reason for that loss is owing to the applicants' decision to use this portion of the property as three single-family homes. Ms. Stein questioned whether the applicants explored a more cohesive use across the property, with multiple units accessed from an entry in the 1894 portion of the property.

- The Committee noted that, if the 1894 portion of the building is part of the larger development project, it would be helpful to see how the applicants envision using it.
- Mr. McCoubrey noted that the 1939 addition is a larger-span, big-volume structure with loft building characteristics now being converted to a rowhouse building, but it is fundamentally not a rowhouse building. He suggested that it may lend itself better to a different concept.
- Mr. Stromberg responded that they intend to convert the 1894 portion to a low-density residential use, taking advantage of the existing entrance. He opined that, regardless of use, they would still encounter the same challenge with the lack of windows at the second floor and the lack of doors at the ground floor.
- Ms. Stein asked whether the interior of the 1894 portion connects to the 1939 addition. Mr. Stromberg responded affirmatively.
- Ms. Gutterman opined that some loss of brick to install a band of metal windows in keeping with the character of the building at the second-floor level would be tolerable, but the balconies and garages and the amount of loss in masonry radically changes the character of the building. She suggested that new industrial-type windows could be punched at the second floor, but not balconies and not garages. She noted that it is more acceptable to have additional windows on the rear, east elevation.
- Mr. Vessal opined that the original 1894 building is historic but that the 1939 addition is not.
 - Ms. DiPasquale responded that that is really the question for the Historical Commission: Is the 1939 addition to be considered a historic component of this property? Have the changes made to the entire property during the 1939 renovation acquired their own significance?
 - Ms. Gutterman responded that she believes the architectural firm, Magaziner & Eberhard, is significant and that this is a distinctive piece of architecture in the city. As such, she believes that the design of any alterations should take the character of the original design into account. She noted that this does not mean there can be no modifications, but opined that the proposed design alters the existing building too much.
 - Mr. Stromberg acknowledged that there are any number of buildings constructed in 1939 that are worthy of preservation and that should not be altered at all. This particular building, he argued, was built as a pragmatic support space for the 1894 building and the architecture does not lend itself to easy reuse.
 - The Committee members reiterated that some modifications to this structure would be acceptable, but the proposal would alter the building too greatly.
 - Mr. D'Alessandro explained that there is a process for re-classifying a property as non-contributing to the district. However, in these circumstances, the 1939 section must be considered a historic structure.
 - Mr. Vessal responded that he does not believe the building is historic.
- Mr. Detwiler summarized the Committee's opinion, noting that they view this addition as historic owing to its age and the fact that an architect of note designed it. He explained that the ribbon windows are the primary character-defining feature of this portion of the building. He noted that, if the applicants need to add other openings on the façade, they should preserve the original openings and pattern by leaving a horizontal band of brick underneath the windows. He noted that the material of the

- windows or brick should not be changed to an alternative material and suggested eliminating the balconies on this façade and limiting the new penetrations to a band of windows. He noted that it is a simple façade, and maintaining massing and materiality with as much brick as possible is critical.
- Mr. Stromberg noted that the reasoning behind the balconies being located on the Van Pelt elevation is that the east façade faces the parking lot, where a large development project will take place. He opined that any outdoor space would need to be located on Van Pelt Street. He noted that they have explored the idea of rooftop outdoor space but have not yet fleshed that out. He opined that the recessed balconies were intended to defer to the ribbon windows. However, he acknowledged that they could retain more brick.
 - The Committee questioned the height of the fourth-floor addition and noted that a roof deck and access structures would add even more height. They noted that the proposed fourth floor is taller than any of the floors below.
 - Mr. Stromberg responded that the floor level is below the parapet of the existing building and that the 14-foot height shown is to the top of the proposed addition's parapet.
 - The Committee responded that the drawings show an interior 14-foot ceiling height, not to the top of the parapet. They suggested reducing the height of addition, increasing setbacks, and utilizing more of the existing roof for the outdoor space. They stated that the top of the addition should be lower than the ridge of the 1894 roof.
 - The Committee noted that there are no renderings to show whether the addition will be inconspicuous from the public right-of-way.
 - Mr. Vessal asserted that the 1939 addition was intended to be a five-story structure but they stopped building at the third floor.
 - Mr. McCoubrey responded that Magaziner's original drawings of the building are at the Athenaeum, and, if that is their argument, they should include those drawings in their submission.
 - Mr. Stromberg noted that they had a structural analysis of the building, which contains massive beams, and it could support an additional four floors on top of the existing building without going down to the ground.
 - The Committee opined that the outdoor space should go on the roof of the third floor, and the addition be set back significantly.
 - The Committee asked to see better photographs showing the building's context.
 - Mr. McCoubrey questioned the garage doors and whether the proposal includes any habitable first-floor space.
 - Mr. Stromberg responded that there will be living space at the rear of the first floor. He noted that they are not able to utilize most of the basement owing to massive mechanical and swimming pool areas.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The application should be supplemented with site and floor plans, more legible context photographs, and renderings showing the visibility of the proposed addition in order to help the Committee better evaluate the project.

- The 1939 portion of the property is historically significant in its own right as the work of an important architectural firm, Magaziner & Eberhard, and should be treated along with the 1894 portion of the property as contributing to the historic district.
- The 1939 addition is characterized by its utilitarian nature, simple design with industrial ribbon windows and brick façade.
- The cutting of some doors and windows would be acceptable, but the current proposal removes too much of the brick façade and permanently alters the character of the building.
- The number and size of the garage openings, and amount of material removed for their installation, is inappropriate.
- The proposed balconies should be eliminated and a band of brick be retained between the existing upper-floor windows and a new row of ribbon windows at the second-floor level.
- Existing windows and brick should not be replaced with metal panels or other alternative materials.
- The addition, currently shown with a 14-foot ceiling height and set back five feet from the front façade, should be reduced in height and set back to the point that it is inconspicuous. The height of the addition should not exceed the peak of the 1894 roof.
- The roof of the third floor, between the parapet and a fourth-floor addition with greater setbacks, would be a more appropriate location for outdoor space on this property.

The Architectural Committee concluded that:

- The proposed project removes substantial portions of existing brick and significantly alters the materials and features that characterize the property, failing to satisfy Standard 2.
- The application proposes to change the number, location, size, and glazing pattern of windows and adds balconies on the primary elevation in ways that alter the historic character of the building, failing to satisfy the Windows Guideline.
- The proposed rooftop addition is taller than the other floor levels, is minimally set back from the main façade, and would be conspicuous from the public right-of-way, failing to satisfy the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 2 and the Windows and Roofs Guidelines.

ITEM: 25 S Van Pelt Street					
MOTION: Denial					
MOVED BY: Gutterman					
SECONDED BY: D'Alessandro					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	x				
John Cluver	x				
Rudy D'Alessandro	x				
Justin Detwiler	x				
Nan Gutterman	x				
Suzanne Pentz	x				
Amy Stein	x				
Total	7				

ADDRESS: 239 CHESTNUT ST

Proposal: Construct seven-story building
 Review Requested: Review In Concept
 Owner: Mazal Tov Development LLC
 Applicant: Kevin O'Neill, KJO Architecture LLC
 History: 1852; Lewis Building; Stephen D. Button, architect; destroyed by fire in 2018
 Individual Designation: 11/4/1976
 District Designation: Old City Historic District, Significant, 12/12/2003
 Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

BACKGROUND: Significant architect Stephen Button constructed the two buildings at 239 and 241 Chestnut Street as a pair in 1852; the Historical Commission individually designated the pair together as one entity, 239-41 Chestnut Street, in 1976. The building at 239 Chestnut Street was destroyed by fire and the ruins were demolished in 2018. The building at 241 Chestnut Street was damaged but repaired. Before 239 Chestnut was demolished, the Department of Licenses & Inspections laser scanned the front façade and salvaged the cast-iron first floor by Daniel Badger so that the building could be reconstructed. The applicant, who is considering purchasing the lot, proposes to construct a building that does not reuse the historic fabric or reproduce the historic façade. While the front façade would be rebuilt to the height of the historic façade, an additional two stories would be constructed set back from the new façade. Because the site is close to the corner and the building across the street is notched to create a pocket park, these additional two floors would be quite visible from the street. The standards suggest that the front façade should be reconstructed to its historic appearance because it is a component of a larger ensemble. Extensive documentation and fabric exists to promote an accurate reproduction of the front facade. A rooftop addition that was set back from the front façade to be inconspicuous from the public right-of-way would comply with the standards.

SCOPE OF WORK:

- Construct new seven-story building.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

25 S Van Pelt St, Philadelphia, PA 19103

APPLICANT:

Christopher Stromberg

COMPANY NAME

S2 Design

PHONE # (215) 300-5030

FAX #

APPLICANT'S ADDRESS:

1714 Montrose Street

Philadelphia, PA 19146

LICENSE #

E-MAIL: info@s2designphilly.com

PROPERTY OWNER'S NAME:

25 Van Pelt Real Estate Advisors, LLC

PROPERTY OWNER'S ADDRESS:

428 N 2nd St

Philadelphia, PA 19123

PHONE # (215) 432-7600

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Emily T. Stromberg, RA

ARCHITECT/ENGINEERING FIRM ADDRESS:

1714 Montrose Street

ARCHITECT/ENGINEERING FIRM:

S2 Design

Philadelphia, PA 19146

PHONE # (215) 531-2060

FAX #

RA: 407146

LICENSE # CAL: 677933 E-MAIL: info@s2designphilly.com

CONTRACTOR:

TBD

CONTRACTING COMPANY ADDRESS:

TBD

CONTRACTING COMPANY:

TBD

PHONE #

FAX #

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

Single-Family Dwellings

ESTIMATED COST OF WORK

\$ 1,000,000+

BRIEF DESCRIPTION OF WORK:

Proposed application for additions and modifications to an existing historic 3-story structure. Work to include alterations to East and West facades of the "1939" portion, as well as a 4th floor addition atop the "1939" portion as shown on plans.

Note: The "1894" portion will be restored as well but is not part of this review.

TOTAL AREA UNDERGOING CONSTRUCTION: +/- 16,000 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: _____

DATE: 01 / 13 / 20

January 13, 2020

Philadelphia Historical Commission
c/o **Architectural Committee**
1515 Arch St. 13th Floor
Philadelphia, PA 19102

To whom it may concern,

The following submission is for the review for proposed modifications and 4th floor addition to the 1939 portion (by Magaziner and Eberhard) at **25 S Van Pelt St.** Proposed renovations to the original 1894 structure (by Westray Ladd) will ultimately be part of the redevelopment, however, we will be seeking a review of that portion of the project at a later date.

As you may know, we had previously presented this project to both the Architectural Committee and the full Commission for an "In-Concept" review. Several modifications were made to our original submission in order to incorporate as many of the comments from the Architectural Committee and the Commission as possible.

Out of respect for the work by Magaziner and Eberhard, we have taken several cues from their design to inform the proportion and detailing of our proposed modifications to the façade. Although we are seeking to add some additional fenestrations to both the West and East façades, we intend to accomplish this by utilizing and extending many of the 'lines' that currently exist within the rhythms of the structural bays. In regards to the window aesthetics, within the existing façade we are seeking to maintain the proportions of the mullion system in the original large "factory-style" windows and will carry this strategy through to the windows at the new 4th floor addition as well.

In a similar effort, we intend to honor the original massing of the 1939 addition by only proposing one (1) additional story (at the 4th floor). As a further nod to the original structure, we are proposing to "float" the entire addition in an effort to separate it from the existing limestone perimeter coping, which will ultimately be maintained and restored.

In relation to the overall massing resulting from the addition of a 4th floor, we have also included a copy of a previous design proposal (circa 1938) from Magaziner and Eberhard. As you can see, what the architect was originally proposing for this site was not only to completely demolish the 1894 Westray Ladd structure but to construct a much larger 5-story, +/- 65 foot tall building. It might be safe to assume this scheme was most likely scaled back for financial reasons. For reference, the roof in our proposal will top off at round 55 feet. We also feel the exterior elevations in the proposed design further emphasize the utilitarian nature of the project and show how the interior program (as opposed to a pure modernist rationale) seemed to be the driving force behind the size and location of the fenestrations. Magaziner and Eberhard were certainly responsible for many reputable classic mid-century modern buildings, but it seems in discovering this original design proposal, it becomes even more apparent that this project, for better or for worse, was never meant to be included in that particular catalog of work.

West Façade Modifications

Due to the fact that the original program of the '39 addition was designed to offer support spaces (gym, lecture rooms, and workshops) for the adjacent 1894 portion (which is where the main entry for the Association was located), no access points were included along the West façade of the '39 addition. In fact, there is only a single exit door at grade that exits to the 4' wide side easement on the North façade.

In previous correspondence with the Historical Commission, the developer noted that they spent the good part of the last 3 years searching for potential tenants that could utilize both the 1894 and 1939 portions of the property for a single use, thus potentially eliminating the need for additional access points along

Van Pelt. However, with close to 25K SF of combined potential space, it proved extremely difficult to find one cohesive use. As such, we intend to fully separate (at the interior) the '39 addition from the 1894 structure and, as a result, we're seeking to make modifications to the west façade in order to provide new entry points along Van Pelt St.

First Floor: Our intended Use within the renovated '39 portion will be three (3) Single Family Homes. Given that, we are proposing three new entry points at the 1st floor along Van Pelt St. These entry points are to include a recessed stoop that leads to an entry door as well as a garage door. Both the recessed entry and the garage doors are designed to fit within the width of the existing 1st floor openings. An additional pedestrian entry is also being proposed within the northernmost bay, which currently contains a much smaller window than the other two bays.

As indicated in our "Streetscape" images, this particular block of Van Pelt is mainly fronted by the rear and sides of the surrounding buildings, has no on-street parking, and provides very little pedestrian-oriented features. Taking this context into account, we feel providing off-street parking, accessed via garage doors, is an appropriate design solution for this project. As minimizing the number of garage doors is typically preferred, our team did several design exercises in order to study the possibility of utilizing a single vehicular entry and a shared internal drive for parking. However, due to several existing constraints including the modest depth of the site and complexities resulting from the old underground swimming pool (which is structurally tied into the building's foundation and cannot reasonably be removed), a shared internal parking solution was simply not feasible.

Second Floor: Currently, there are no openings in the existing façade at the 2nd Floor. Here we are proposing to extend the jamb lines of the existing windows above down to the 2nd floor but we intend to integrate these as punched openings in order to maintain as much brick as possible. In a further effort to retain areas of existing brick, we will utilize the given width of the northernmost bay and design our windows and doors to fit within those openings.

Third Floor: Our intention here is to maintain and highlight the ribbon window, which serves as a central design element in the original design. We will replace the "factory-style" windows using a mullion system proportionate to the existing windows. Infill brick will be added to the bottom row of mullioned windows as this row falls directly in front of where the new 3rd floor will be.

Fourth Floor: The overall design strategy for the 4th floor is to minimize the impact on the existing structure. Currently, our approach is to have the windows align with the proportions and mullion systems of the openings at the Second Floor and to clad the façade with smooth, light colored paneling.

East Façade Modifications

First Floor: The size of all three openings at this level will remain and we are proposing to install a smaller version of the window system proposed at the upper floors.

Second, Third, & Fourth Floors: Similar to the proposed modifications at the West façade.

We look forward to our discussions with the Historical Commission's Architectural Committee regarding this project and we thank you for considering this application.

Sincerely,



Christopher Stromberg
S2 Design



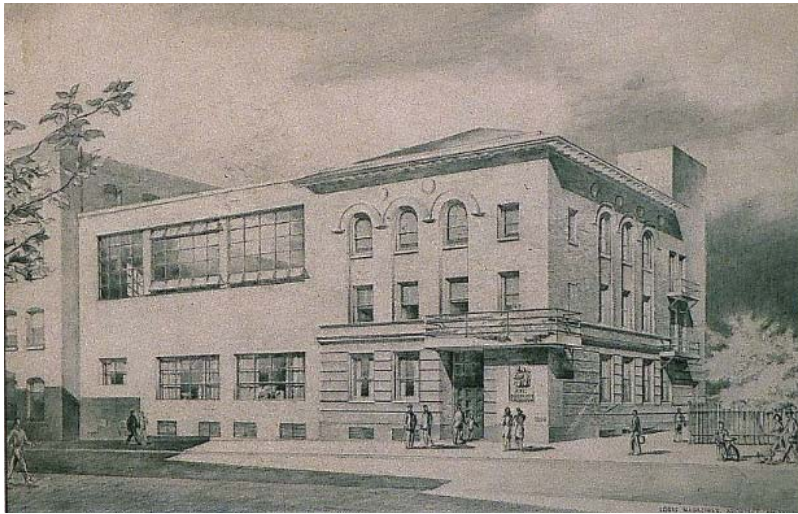
S2 DESIGN
1714 Montrose Street
Phila, PA 19146
215.300.5030

Owner:
25 Van Pelt Real Estate Advisors

25 S VAN PELT ST

Submission to the Phila
Historical Commission
Architectural Committee

01.13.20



Circa 1939



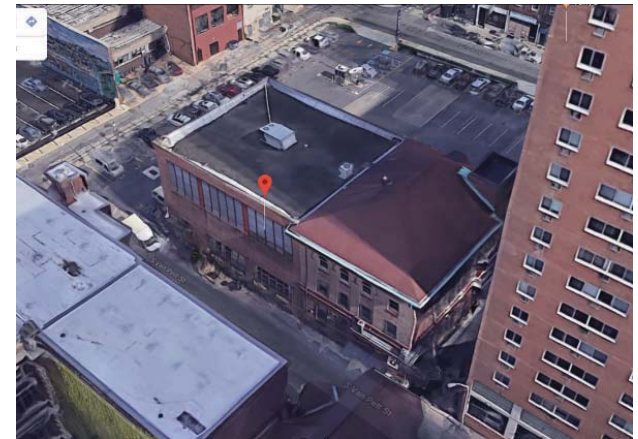
Circa 1918



Aerial View Looking SE



Aerial View Looking West



Aerial View Looking NE



Looking North - S Van Pelt St



Looking NW - First Unitarian Church



Looking NE - River West Parking Garage



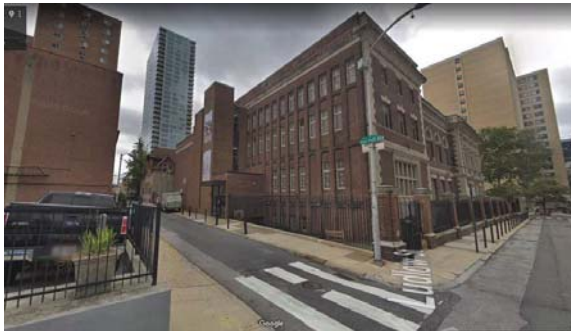
Looking West - Little Miracles Childcare



Looking NW - College of Physicians



Looking SE - College of Physicians Parking



Looking SW - Van Pelt & Ludlow - College of Physicians



Looking South - Parkway Lot



Looking West - Parkway Lot and Precedent

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STREETSCAPE

25 S VAN PELT ST
PHILADELPHIA, PA 19103



West & South Elevation



North Elevation



West Elevation



East Elevation

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215.300.5030

EXTERIOR ELEVATIONS

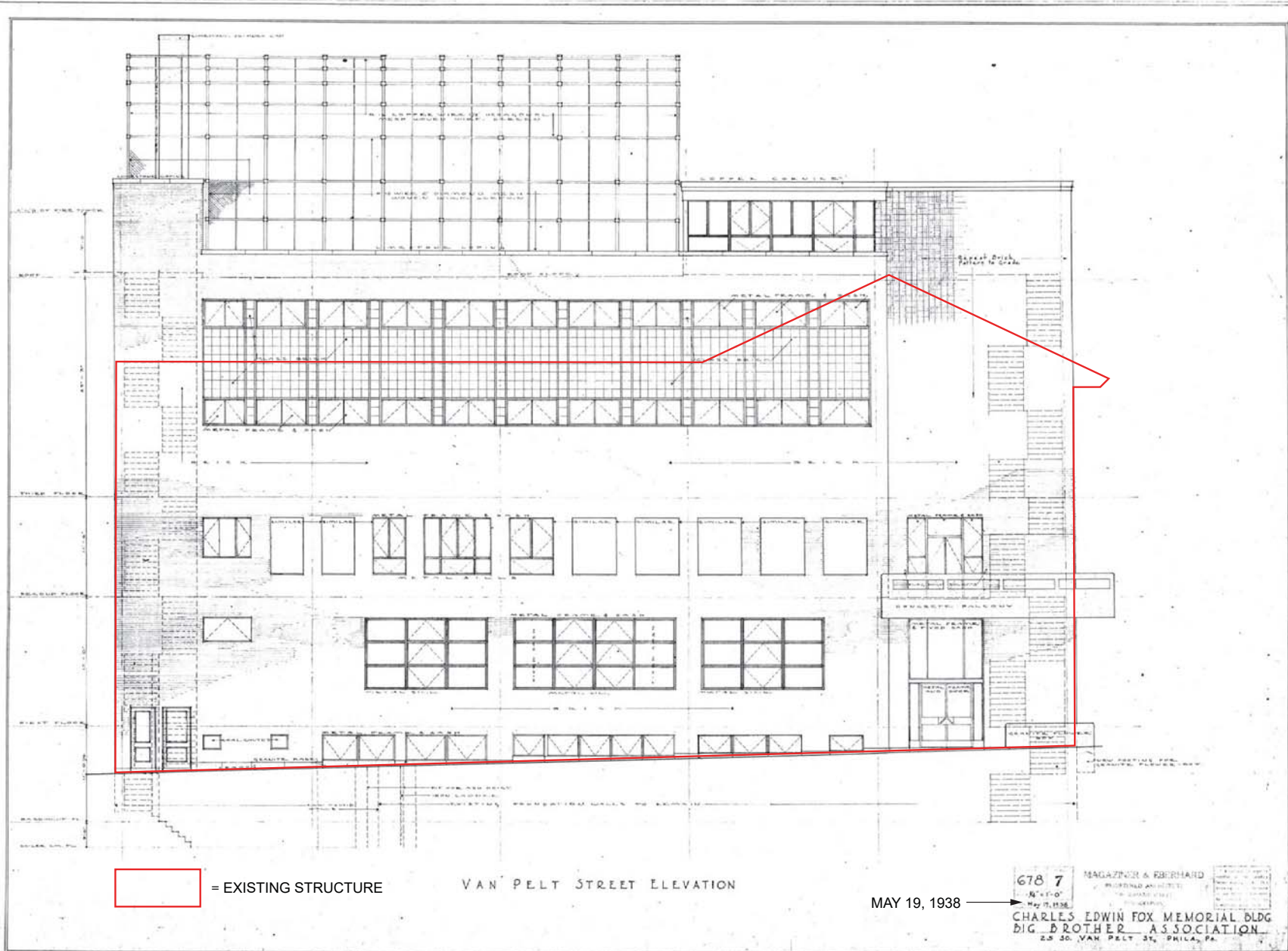
25 S VAN PELT ST
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DETAILS

25 S VAN PELT ST
PHILADELPHIA, PA 19103

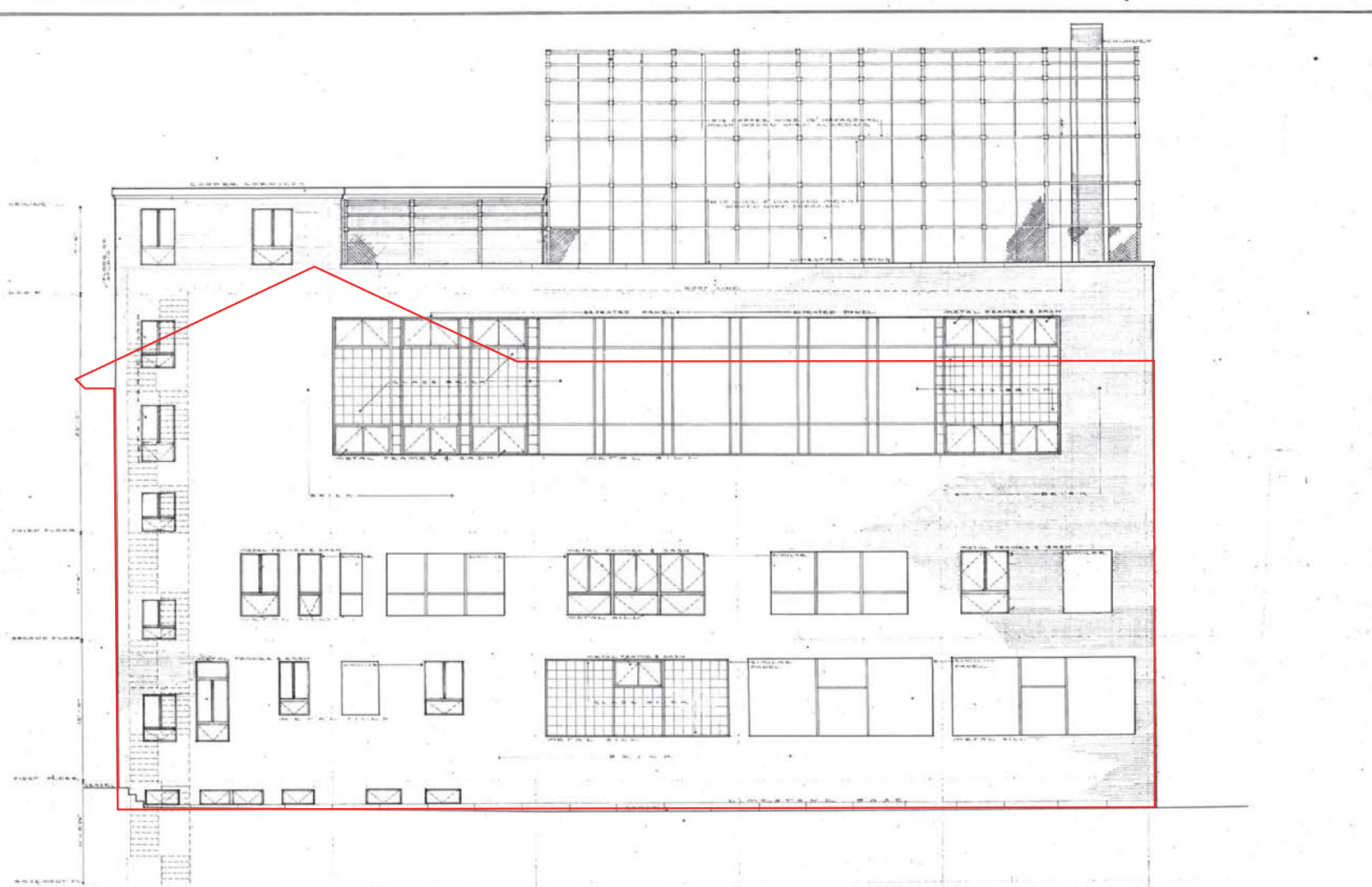


= EXISTING STRUCTURE

VAN PELT STREET ELEVATION

MAY 19, 1938

678 7
 8'-11-0"
 May 17, 1938
 MAGAZINER & EBERHARD
 ARCHITECTS
 100 BROAD STREET
 PHILADELPHIA, PA.
 CHARLES EDWIN FOX MEMORIAL BLDG
 BIG BROTHER ASSOCIATION
 20 30 VAN PELT ST., PHILA., PA.

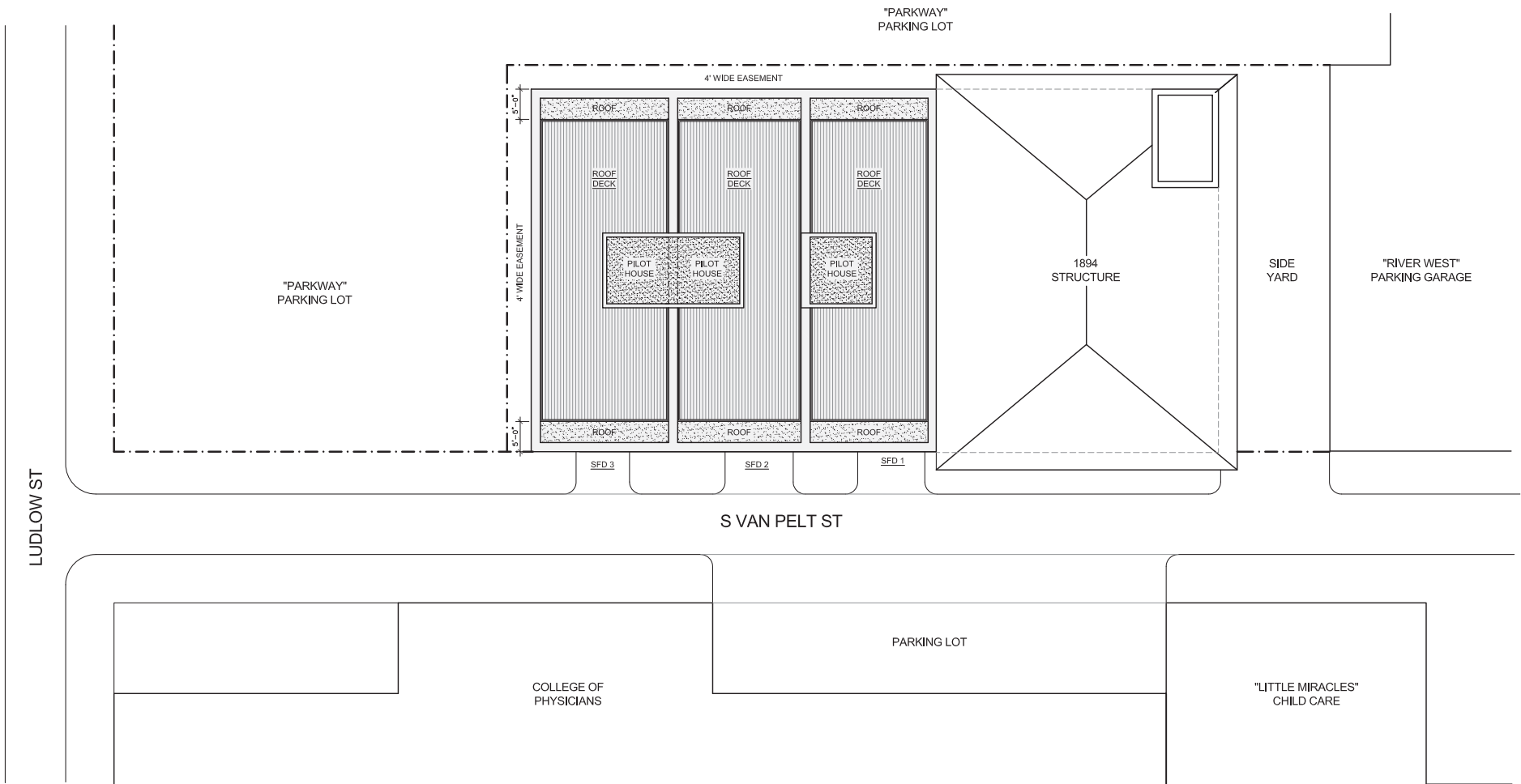


= EXISTING STRUCTURE

REAR ELEVATION

MAY 19, 1938

678 8	MAGAZINE & BUREAU
11 1/2 x 17 1/2	ARCHITECTS
MAY 17, 1938	PHILADELPHIA, PA.
CHARLES EDWIN FOX MEMORIAL BLDG.	
DIG. BROTHER ASSOCIATION	
25 26 VAN PELT ST., PHILA., PA.	



LUDLOW ST

S VAN PELT ST




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 1536 Montrose Street
 Phila, PA 19146
 215.300.5030

WEST ELEVATION
 (EXISTING)

25 S VAN PELT ST
 PHILADELPHIA, PA 19103

**Current: JANUARY 2020
APPLICATION FOR FINAL
APPROVAL**



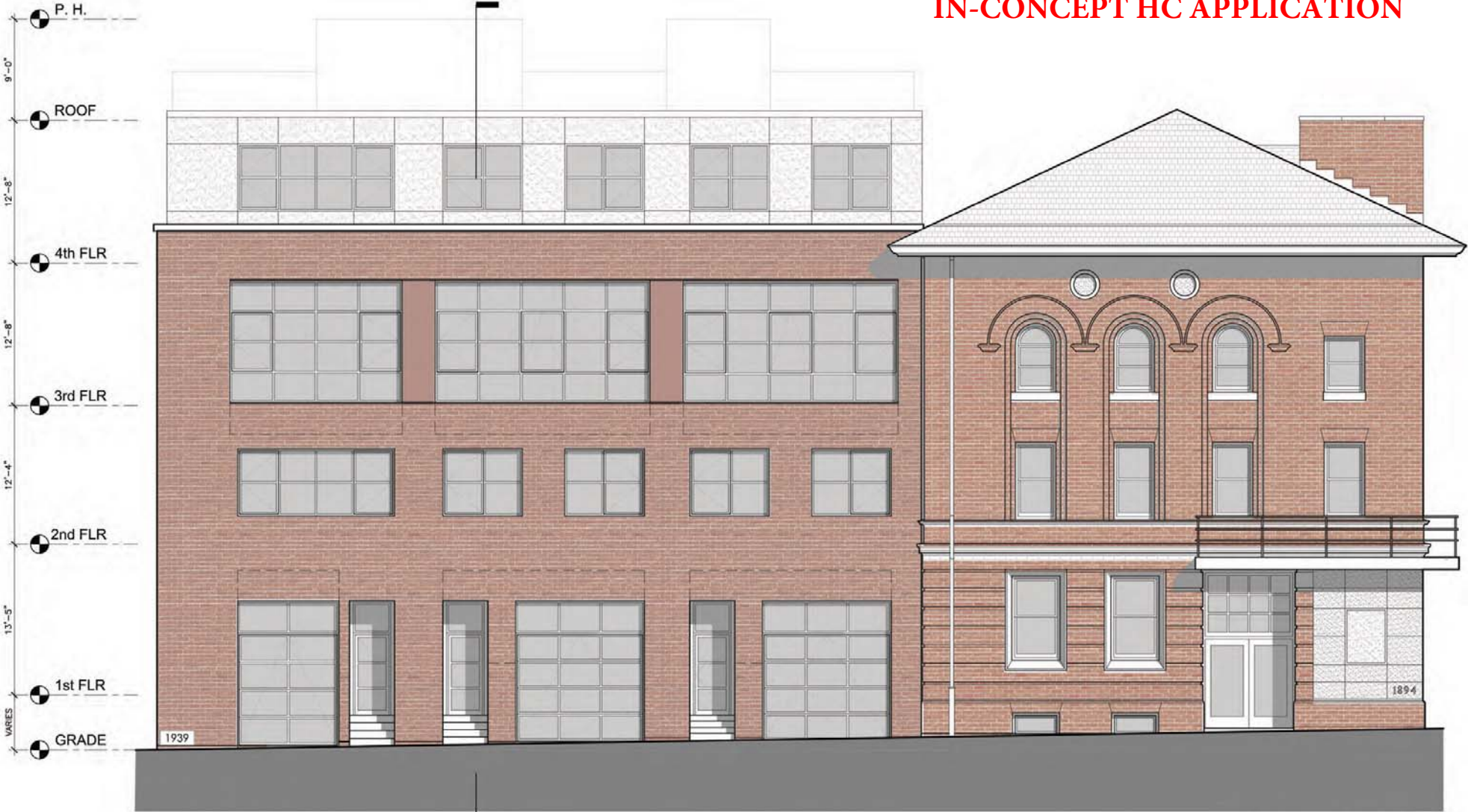
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WEST ELEVATION
(PROPOSED)

25 S VAN PELT ST
PHILADELPHIA, PA 19103

Previous: OCTOBER 2019
IN-CONCEPT HC APPLICATION



S2 DESIGN
1536 Montrose Street
Phila, PA 19146
215.300.5030



WEST ELEVATION
(PROPOSED)

25 S VAN PELT ST
PHILADELPHIA, PA 19103

**Previous: SEPTEMBER 2019
IN-CONCEPT AC APPLICATION**



S2 DESIGN
1536 Montrose Street
Phila, PA 19146
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**WEST ELEVATION
(PROPOSED)**

**25 S VAN PELT ST
PHILADELPHIA, PA 19103**



S2 DESIGN
1536 Montrose Street
Phila, PA 19146
215.300.5030

EAST ELEVATION
(EXISTING)

25 S VAN PELT ST
PHILADELPHIA, PA 19103

Current: JANUARY 2020
APPLICATION FOR FINAL
APPROVAL



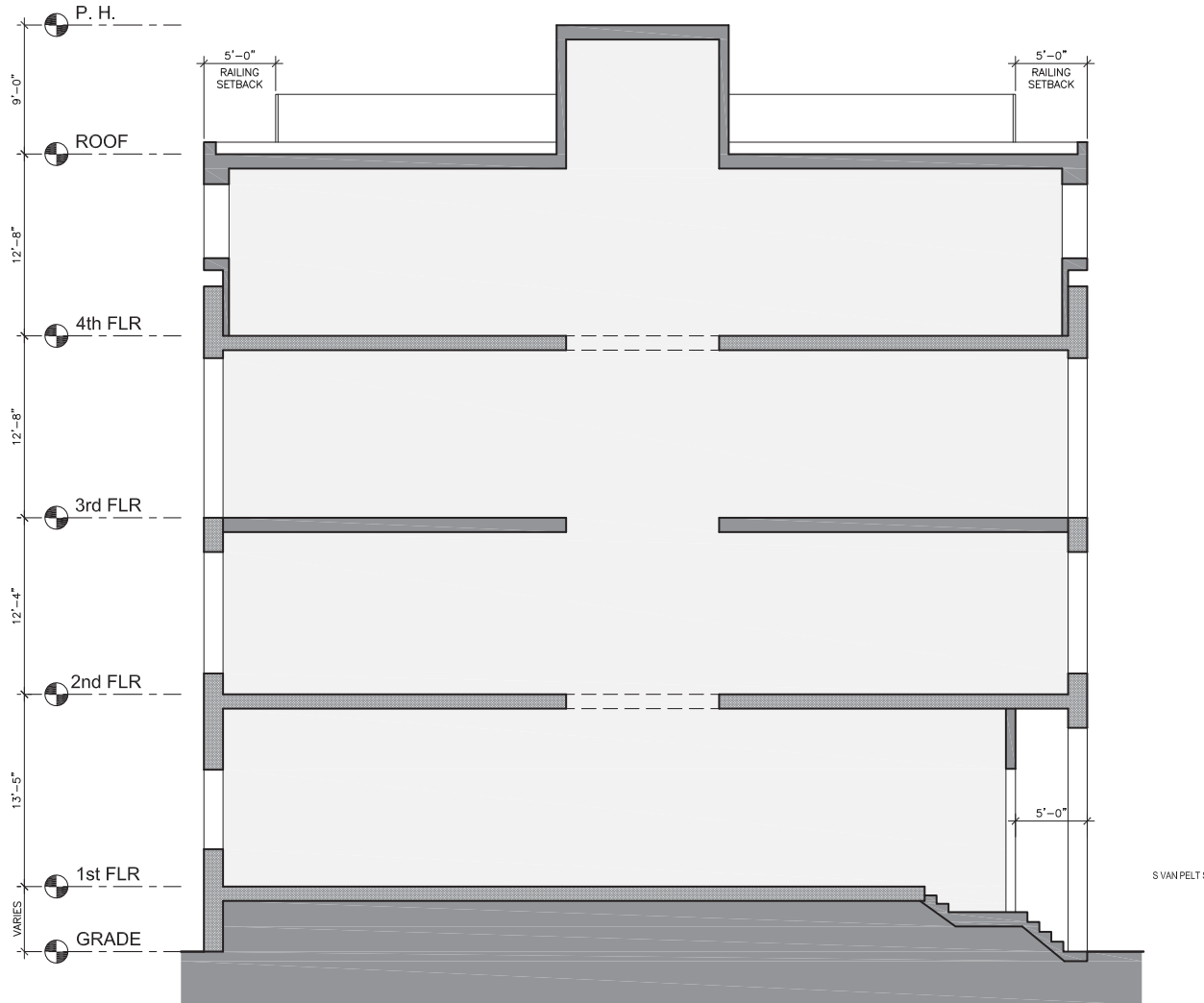
S2 DESIGN
1536 Montrose Street
Phila, PA 19146
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EAST ELEVATION
(PROPOSED)

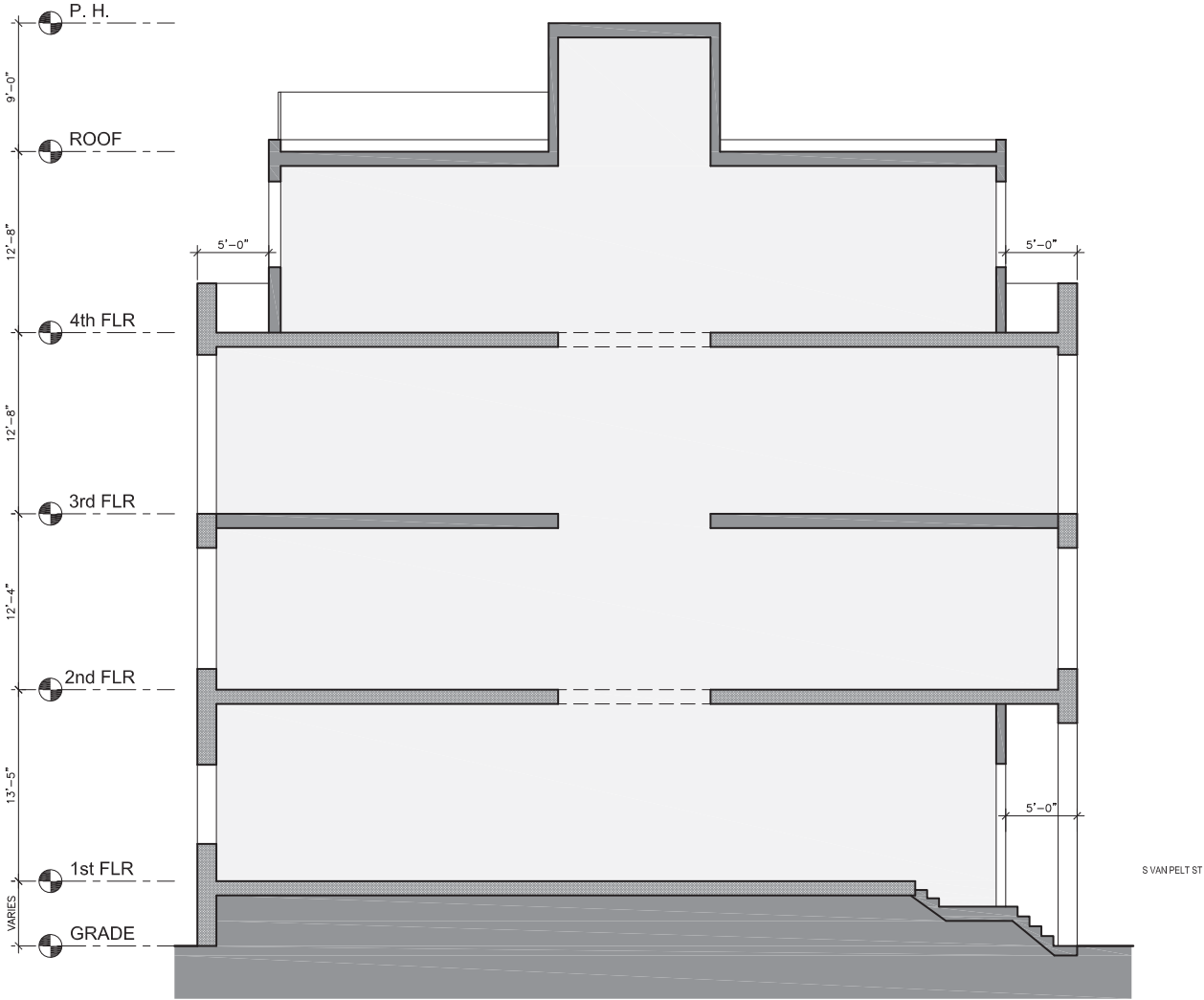


25 S VAN PELT ST
PHILADELPHIA, PA 19103

**Current: JANUARY 2020
APPLICATION FOR FINAL
APPROVAL**



**Previous: OCTOBER 2019
IN-CONCEPT HC APPLICATION**



**Previous: SEPTEMBER 2019
IN-CONCEPT AC APPLICATION**

