

REVISED

PHILADELPHIA HISTORICAL COMMISSION

2225 Spruce Street stanev potts architects

Philadelphia, PA MAY 09 2020

Revised JUNE 01 2020

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Looking East on Manning St

PHILADELPHIA HISTORICAL COMMISSION

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April 09, 2020
REVISED June 01, 2020



North (Manning St) Elevation

NEW STRUCTURE ON EXISTING MULTIFAMILY LOT
COVER LETTER

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To the Historical Commission Members, Architectural Committee, and Staff:

Please see the attached materials in support of an application seeking final approval for a proposed standalone rear yard structure to be built on the site of existing 3 and 4 story multi-family residential buildings located in the Rittenhouse-Fitler Historic District. The legal address for the property is 2225 Spruce, a proposed, as-of-right reconfigured "L" shaped parcel containing land area captured from 2223 Spruce. It is an intermediate lot with street frontage to the south on Spruce and frontage to the north on Manning Street.

EXISTING CONDITIONS

The existing buildings at 2223 and 2225 are 2 bay, brick, brownstone trimmed Wood Corniced. 2223 Spruce is 3 story, and 2225 Spruce is 4 stories with the 4th story constructed as a Mansard. They are both part of a row of eight Italianate row houses constructed circa 1875, all facing Spruce. 2223 and 2225 are both painted brick in a light cream color. Currently both buildings house multifamily units. There are no changes proposed to either of the existing buildings. The unoccupied rear yard facing Manning is the proposed site for the new structure. The new structure will not touch or connect with any of the existing buildings on site.

PROPOSED DEVELOPMENT

The current development proposes to construct a freestanding new 4 bedroom multifamily unit located in the rear unused yard of 2225 Spruce. Note that For zoning purposes, a portion of the yard area from 2223 Spruce has been consolidated into the lot of 2225 Spruce.. This unit would stand 3 stories tall, and overall height is shorter than the 1875s structures. The new addition is compliant with the zoning code, requiring no variances. This new multifamily unit would function as a standalone 4 bedroom single family house, with its main entry facing Manning.

Manning between 22nd and 23rd is a smaller street with a mix of apartment and single family entrances, rear yards, parking spaces and garage doors, and rear walls of apartment buildings and single family homes. There are a variety of heights and setbacks on Manning. Some neighboring buildings surpass 50', some are single story. Some structures come right to the property line, and some have setbacks and rear yards. The massing of the proposed addition at 2225 Spruce fits well within the context - it is not unusual or superlative in its height or setback. **Per Architectural Committee recommendation, the overall height has been reduced 8" from the original application by reducing ceiling heights and adjusting the parapet location.**

The aesthetic composition of the facade for the addition draws directly from the styling of the original 1870s vernacular Italianate rowhomes on the south side of Manning street, from 2206-2224 Manning Street. Four window bays match the existing rhythm of the two bay rowhouses, as the new structure occupies a double width lot. The window divisions emulate the existing double-pane windows on the Italianate structures, but with casement operation for more energy efficiency and sound attenuation.

The window surrounds on the south and east facades of the new structure draw direct inspiration from the patterning of the cornices of the existing main structures on the lots. This is a recessed diamond pattern expressed in painted, weather resistant wood or composite panel. The paint of the surrounds shall match the aluminum clad window color either a dark gray or black. **Per Architectural Committee Recommendation, the surround shall be recessed slightly to allow the sides of the brick to be visible in the masonry opening.**

The full depth brick cladding on the new structure is intended to complement the existing buildings on site, and per architectural committee recommendation the brick and mortar color will be integral to the materials, not painted per the original application.

The proposed pilot house to the roof deck is located to minimize visibility to the maximum extent possible from Manning street and 23rd st.

We believe the addition will contribute positively to the private streetscape of Manning by replacing unused rear yard space with a new residence facing the street. We are asking for final approval with this application, with certain specific details to be finalized directly with PHC staff as necessary. We look forward to your feedback and collaboration on moving this forward.

Sincerely,
Ryan Lohbauer, RA

PHILLUP, LLC	stanev potts architects
2225 Spruce Street	Not to Scale
Philadelphia, PA	06 01 2020



Location Map - North = Up



Block Aerial Looking Southwest



Property Aerial Looking Southwest

NEW STRUCTURE ON EXISTING MULTIFAMILY LOT LOCATION MAP



1. 2223-2225 Front Facade



2. View from 23rd and Spruce Street Corner



3. 2223-2225 Front Facade



4. View from 23rd Street



5. View from 23rd Street



6. View looking toward 22nd Street



7. 2223-2225 Rear Facade



8. Adjacent Properties



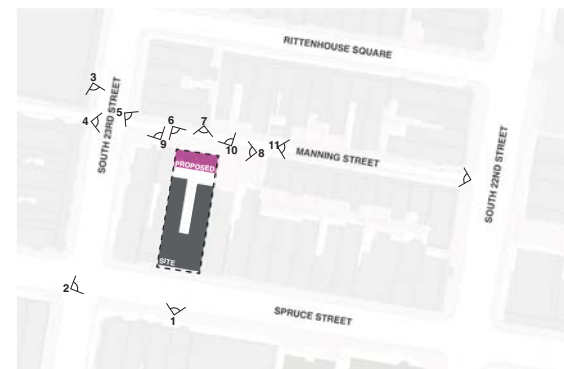
9. Corner of Manning Street

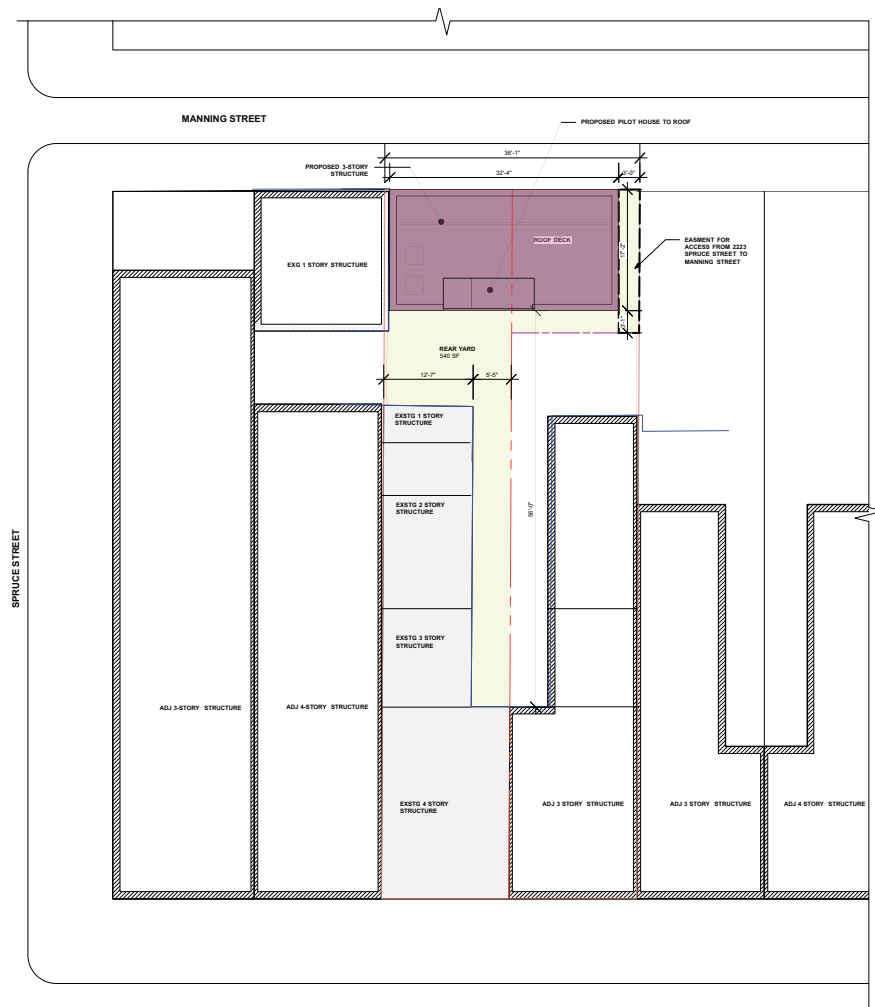


10. Properties Across from 2223-2225



11. View toward 22nd Street

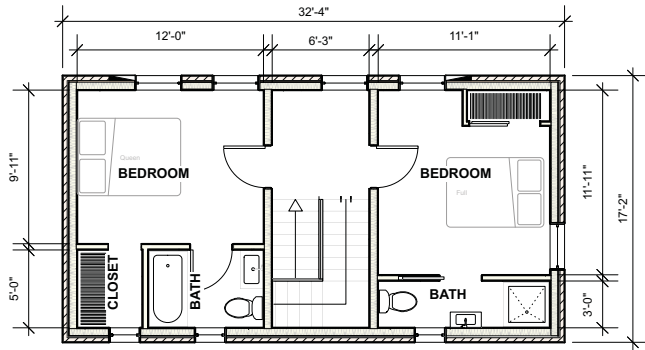




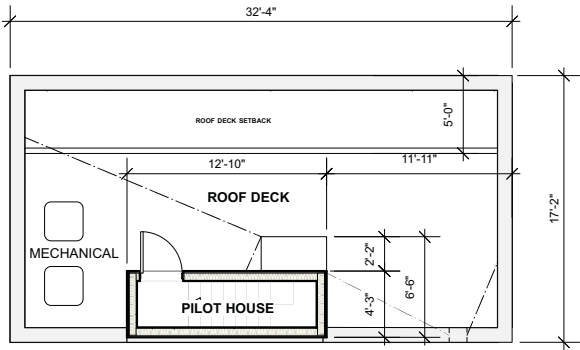
Proposed Site Plan. Minor dimensional adjustments if required to be approved by staff pending certified civil survey

2 SITE PLAN
Scale: 1/16" = 1'-0"

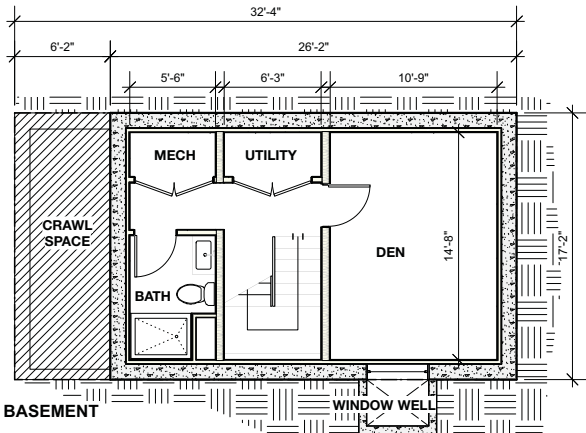
NEW STRUCTURE ON EXISTING MULTIFAMILY LOT
SITE PLAN



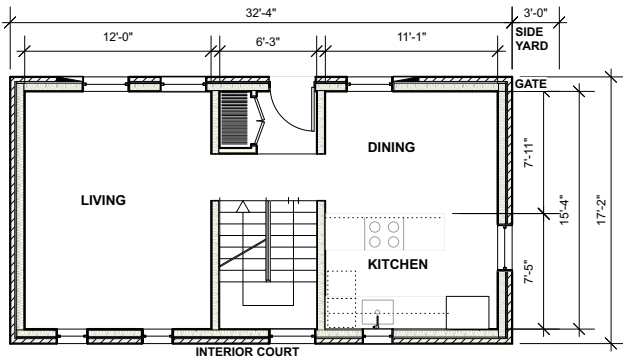
3RD FLOOR



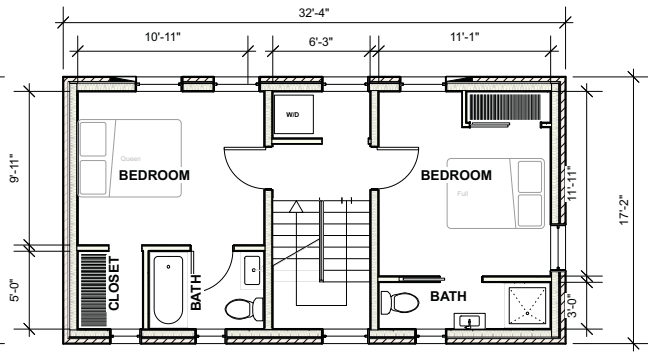
ROOF LEVEL



BASEMENT



GROUND FLOOR

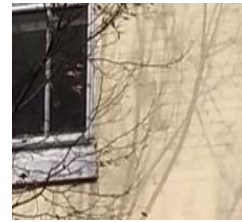


3RD FLOOR

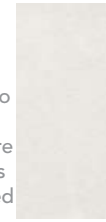
Proposed Floor Plans. Minor dimensional adjustments if required to be approved by staff pending certified civil survey.



NORTH (MANNING ST) ELEVATION



1 Full depth brick veneer, brick and mortar color to complement 1870s structure final selections to be approved by HC Staff



2 Painted Cementitious Stucco.



3 Concrete foundation



4 Painted wood or metal panels and cladding - Dark gray or black

MATERIAL KEY



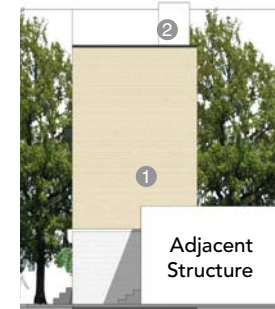
EXISTING CORNICE MOTIF, 2223 SPRUCE FRONT FACADE



SOUTH (COURTYARD) ELEVATION



SIDE (EAST) ELEVATION



SIDE (WEST) ELEVATION



PROPOSED WINDOW SURROUND
DETAIL W/ CORNICE MOTIF

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NEW STRUCTURE ON EXISTING MULTIFAMILY LOT
PERSPECTIVE RENDERING - LOOKING WEST ON MANNING

View From East on Manning

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NEW STRUCTURE ON EXISTING MULTIFAMILY LOT
PERSPECTIVE RENDERING - LOOKING WEST ON MANNING

View From Opposite Roof

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