

ADDRESS: 1505 SPRING GARDEN ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: Linggan Realty 89

Applicant: Adam Zangrilli, Zangrilli Design

History: 1859; storefront, new brickwork, stucco and cornice, 1923

Individual Designation: None

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

Staff Contact: Kim Chantry, kim.chantry@phila.gov

BACKGROUND:

The building at 1505 Spring Garden Street is a three-story building with a two-story rear ell. At its February 2021 meeting, the Architectural Committee reviewed an application proposing to construct an addition so that the rear ell and most of the main block rose four stories in height. The addition was set back nine feet from the front façade, where a deck was proposed. The Architectural Committee voted to recommend denial as proposed, but approval of a rear addition with no massing or deck on the main block, pursuant to Standard 9. The applicant submitted a revised scope for review by the Historical Commission at its March 2021 meeting, which the Commission voted to remand to the Architectural Committee for review. This revised application removes the roof deck and extends the setback of the rooftop addition from nine feet to eighteen feet, in response to the Architectural Committee's comments at its February meeting regarding potential visibility from the public right-of-way.

Several other buildings on this row have full three-story rear ells, but only one has a fourth story, which is the property next door with the mansard addition, constructed about 1885. The only work to the front façade called out in the application is the replacement of the non-historic storefront windows and door, for which the staff can work with the applicant on the details.

SCOPE OF WORK

- Construct third and fourth floor addition.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The revised massing will be minimally visible from the public right-of-way and will not detract from the historic character of the row.

STAFF RECOMMENDATION: Approval of the revised application, with the staff to review details, pursuant to Standard 9.

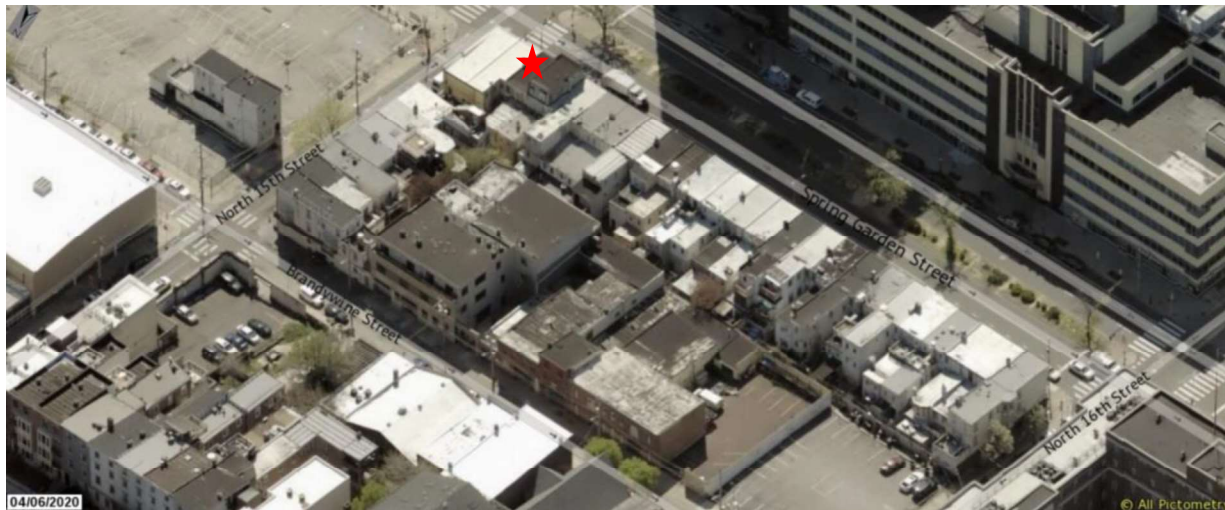


Figure 1. Aerial view of the 1500 block (north side) of Spring Garden Street, with subject property starred.

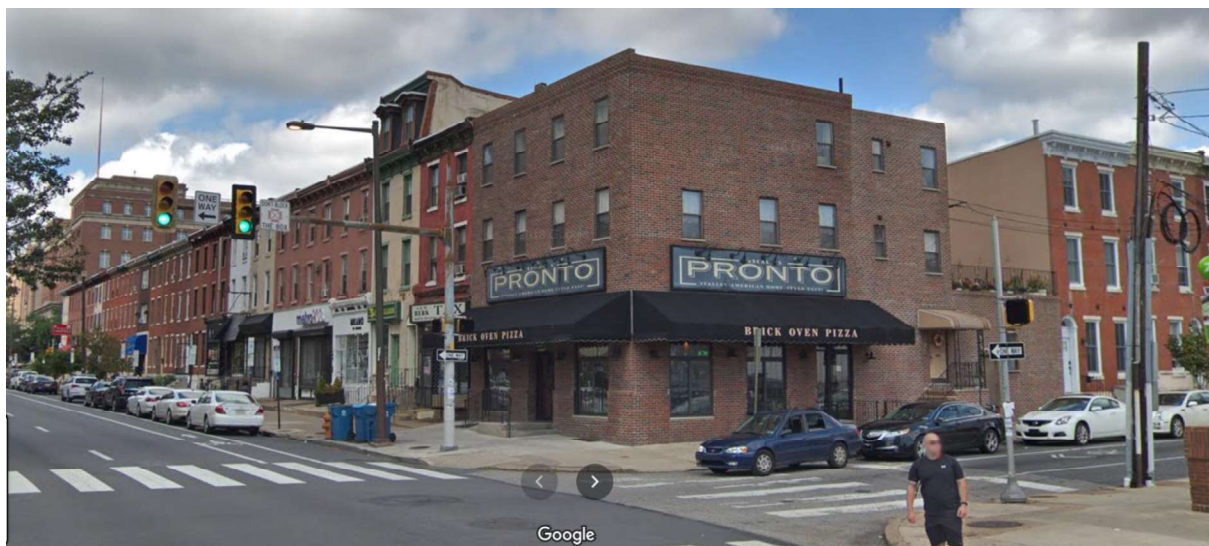


Figure 2. View at corner of N. 15th Street and Spring Garden Street, looking west towards building.

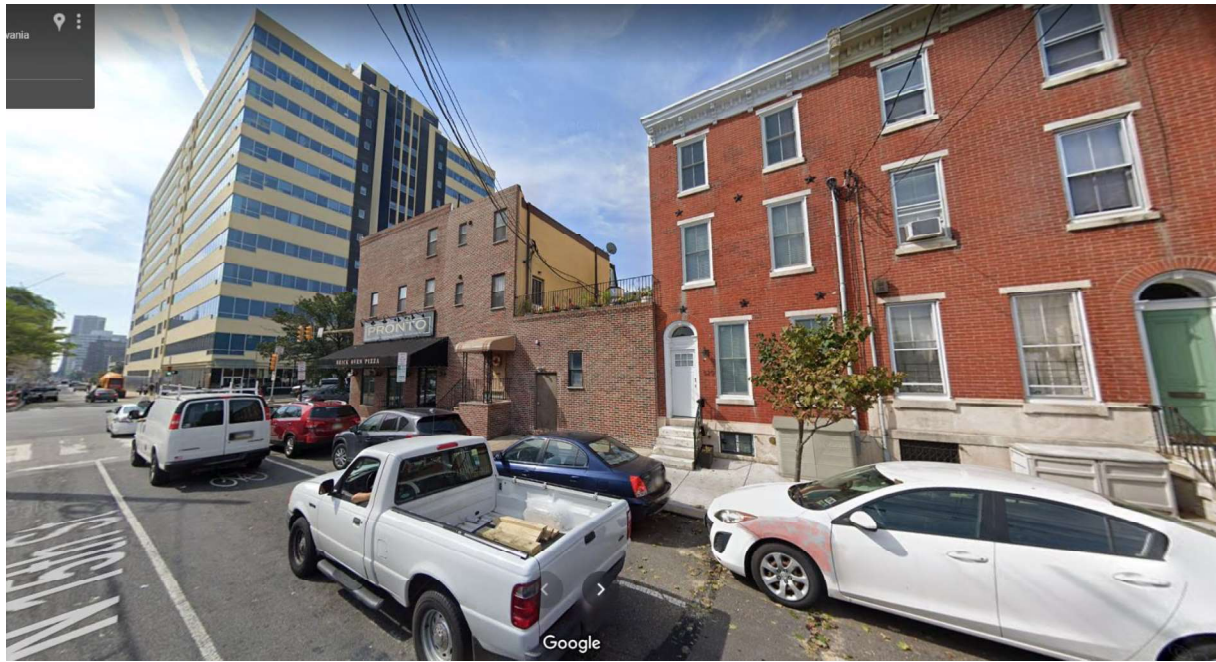


Figure 3. View at rear from N. 15th Street looking towards Spring Garden Street.

Kim Chantry

From: ADAM ZANGRILLI ·
Sent: Monday, March 15, 2021 1:50 PM
To: Kim Chantry
Subject: Re: Outcome of today's Historical Commission meeting

External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Thanks Kim... yes we will continue...
I will attend meeting on March 23rd

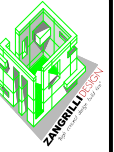
The main points Im making:

If we set the new addition back any further from the main facade
We will be left with approximately
230 sqft of space ... 30% +will be taken up by stair / circulation..and it's only 10ft wide on inside finished wall to wall. We
would be left with less than a 7 ft wide space
It would not make sense financially

We've located it at a point that it would not be seen by a 6ft person at the southern most edge of the south side
Sidewalk ... it is impossible to see the addition from any point closer than that south edge

In closing... the building needs help..
So we are trying to comply with some basic principles you've outlined but at the same time make it a practical, cost
effective building for operating a retail store with an office above

Thank you Kim
Adam Zangrilli
Sent from my iPhone



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ARCHITECT OF RECORD:

1. I hereby certify that the information furnished on this drawing is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional architect in the State of Pennsylvania.

REVISIONS	REVISIONS	REVISIONS	REVISIONS

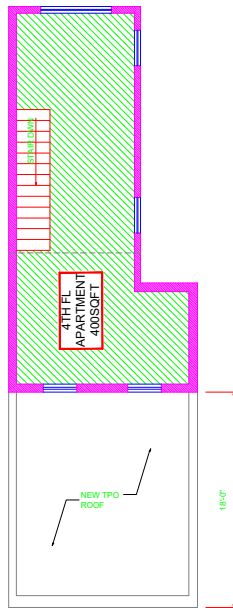
PROJECT NAME:	DRAWING TITLE:
	PRELIM REVIEW

SCALE: XX
DRAWN BY: AZ
DATE: 1/23/21
PROJECT # XXX
SHEET #:

A4.0

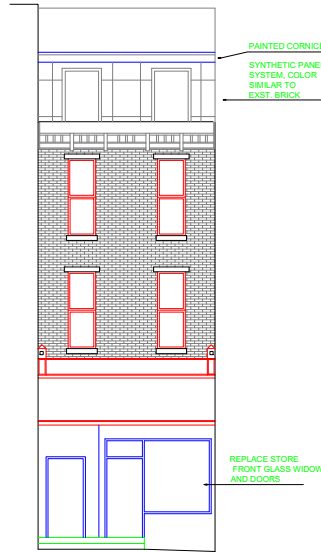
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REVISED



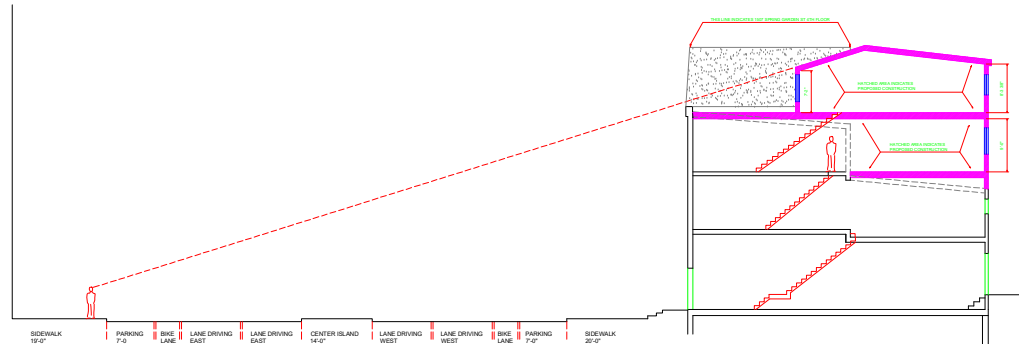
REVISED

1 4TH PLAN REVISED
A4.0 1/4"=1'-0"



REVISED

2 FRONT ELEVATION REVISED
A4.0 1/4"=1'-0"



SITE LINE FROM ACROSS SPRING GARDEN STREET TOWARDS THE NEW 4TH FL ADDITION

REVISED

3 REVISED SECTION
A4.0 1/8"=1'-0"

HATCHED AREA INDICATES
PROPOSED CONSTRUCTION

REVISIONS PER ARCHITECTURAL COMMITTEE REVIEW:

FOLLOWING ISSUES ADDRESSED

1. PROPOSED ROOF DECK REMOVED
2. MOVE NEW 4TH FLOOR FACADE NORTHWARD TO A DISTANCE SO THAT NEW FACADE WILL NOT BE SEEN FROM THE MAJOR CORRIDOR-SPRING GARDEN ST.
3. REDUCED CEILING HEIGHTS BY 9" ON 3RD FLOOR AND BY 2 FT AT PROPOSED 4TH FLOOR FACADE SO THAT NEW 4TH FLOOR FACADE WILL NOT BE SEEN FROM SPRING GARDEN ST
4. REVISED PROPOSED 4TH FLOOR FACADE TO SHOW 2 WINDOWS SIMILAR TO EXISTING , REMOVED GLASS DOORS

A4.0 -ADDENDUM
RESPONDS TO THE
COMMENTS MADE REGARDING
THE APPROVAL PROCESS BY THE
ARCHITECTURAL REVIEW / HISTORIC COMMISSION

PROJECT: 1505 SPRING GARDEN STREET, PHILA PA REVISED

ZANGRILLI DESIGN

Residential Hospitality Restaurant Yacht

Mobile 267.303.9198 azangrilli@aol.com

www.zangrillidesign.com www.azbowlingdesign.com zangrillidesign on Instagram

PROJECT: 1505 SPRING GARDEN 1.24.21

To: Philadelphia Historical Commission
Re: 1505 Spring Garden Street, Phila PA

From: Zangrilli Design

The following submission, for preliminary review, outlines a proposed scope of work for the existing 3 story property located at 1505 Spring garden street. Please find drawings sheets A1.0, A2.0, A3.0 for review

We are proposing a rear addition to the 3rd floor as indicated in the plan as well as a new 4th floor.

The 3rd floor addition is not visible from spring garden street.

The proposed 4th floor is set back 9 feet from the existing façade as indicated in the preliminary scope / drawings.

The drawings show a break down of each proposed floor function and area, the circulation from 1st floor to proposed 4th floor And that impact on the usable area per floor. In addition we have provided a section through spring garden street through 1505 Spring Garden looking west. This section is important as it shows the site lines from the south side of Spring Garden st. And the set back from the front façade.

Sheet A3.0 shows supporting photographs (from 1.24.21) of the existing building and its neighbors as it currently exists Walking from the west.. from the east and from in front. All photographs were taken from the south side, sidewalk, of Spring Garden St. Sheet A3.0 also shows the proposed addition from the same exact view points. As you see, with the 9ft set back, the impact on 1505 Spring Garden Street façade is minimal from across the street and the would have zero impact while walking / viewing from the north sidewalk.

The proposed use for this property will be retail on the first and second floors with an office component on the third floor. The proposed fourth floor shall be residential / apartment. Buildings such as this, with a small footprint and this configuration are seriously compromised regarding usable area because of stair and circulation. We are proposing a 4th floor addition to offer more usable area. This addition shall respect the historically certified spring garden façade by setting it back 9 ft from the front façade. We are proposing a small roof deck as part of that set back as out door space is a plus for any building use. We believe this addition will allow the potential retailer a better chance of success with additional square footage as well as add value to the neighborhood.

Please contact me at your earliest convenience with questions, comments etc

Thank you
Adam Zangrilli
Zangrilli Design

FEBRUARY 2021 COVER LETTER

REVIEWED BY ARCHITECTURAL COMMITTEE FEBRUARY 2021



PHILADELPHIA HISTORICAL COMMISSION PRELIMINARY REVIEW

PROPOSED SCOPE:

ADD A REAR 3RD FLOOR ADDITION TO EXISTING 3RD FLOOR TO EXTEND TO THE EXISTING 2ND FLOOR FACADE

ADD A NEW 4TH FLOOR, SET BACK PROPOSED 4TH FLOOR 9FT FROM THE EXISTING FRONT FACADE AS TO NOT DISTURB THE VIEW OF THE HISTORICAL FACADE

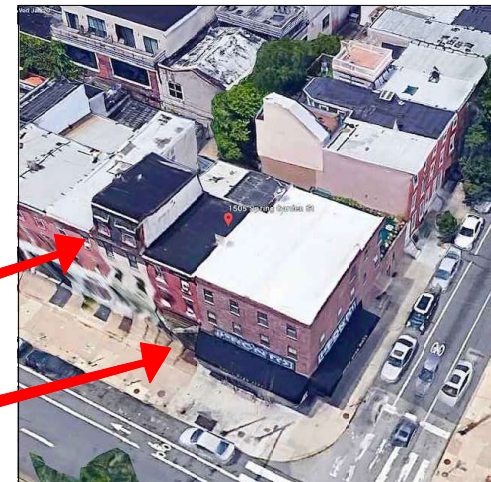
REASONS FOR ADDITIONAL GROSS AREA:

BY UTILIZING THE 1ST AND 2ND FLOOR FOR RETAIL, THE STAIR COMPONENT(S) AND CIRCULATION (CONNECTING HALLWAYS) COMPROMISE THE USABLE SQUARE FOOT AREA...THE ADDITIONAL SPACE WOULD OPTIMIZE THE SUCCESS OF THE BUSINESS, WHICH IN TURN IS A SUCCESS FOR THE NEIGHBORHOOD.

NOT TO EXCEED THE HEIGHT OF THE ADJACENT NEIGHBOR....1507 SPRING GARDEN STREET

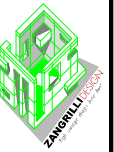
EXISTING
1507 SPRING GARDEN STREET
4 STORY BUILDING FACADE

EXISTING
1505 SPRING GARDEN STREET



PROJECT: 1505 SPRING GARDEN STREET, PHILA PA

6 AERIAL VIEW OF NEIGHBORHOOD CONTEXT
A1.0 NTS



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ARCHITECT OF RECORD

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	PRELIM REVIEW

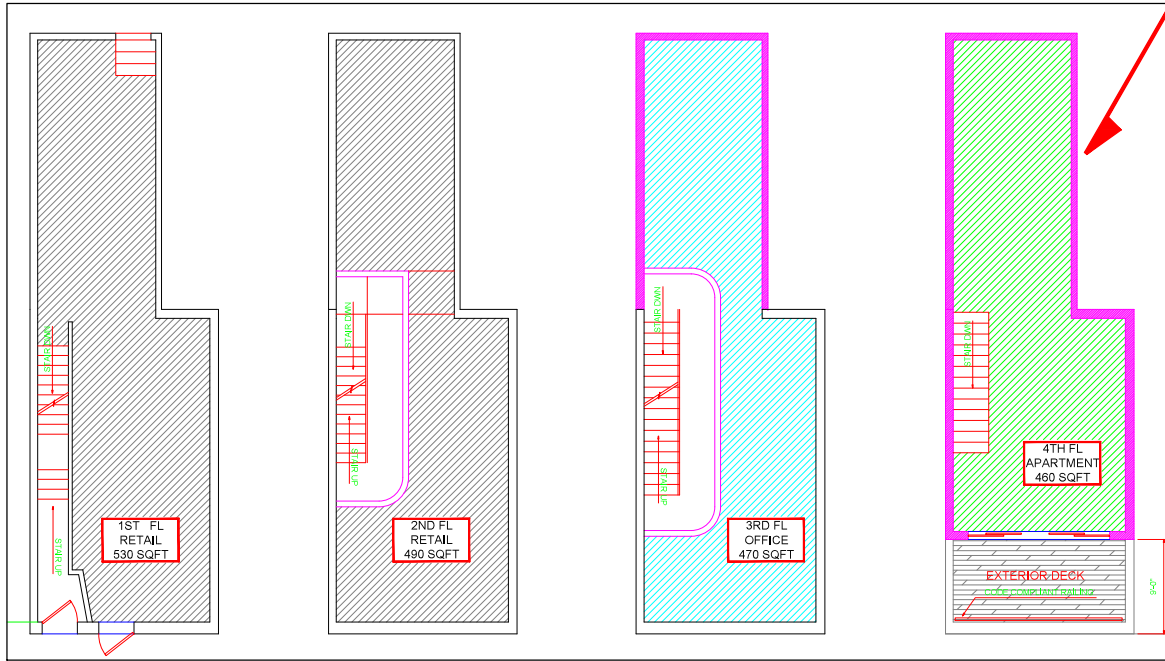
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A1.0

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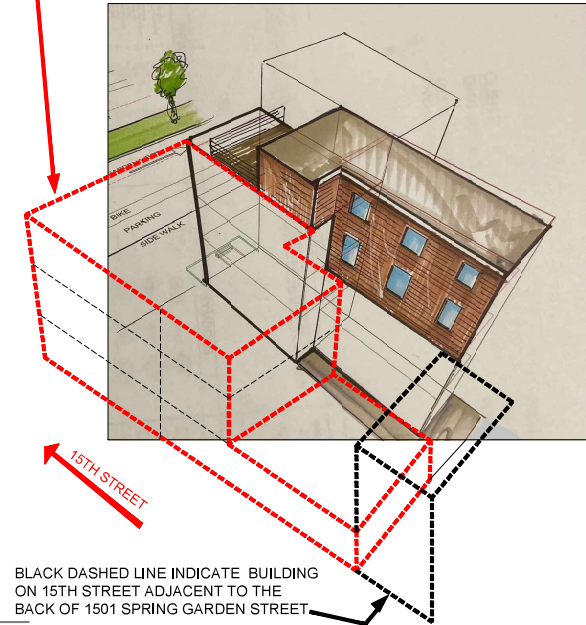
REVIEWED BY ARCHITECTURAL COMMITTEE

FEBRUARY 2021



VIEW AS INDICATED IN CONCEPT SKETCH 5/ A2.0

RED DASHED LINE INDICATE CORNER BUILDING(S)
1501 & 1503 SPRING GARDEN STREET THTA ARE
ADJACENT TO 1505 SPRING GARDEN ST.



BLACK DASHED LINE INDICATE BUILDING
ON 15TH STREET ADJACENT TO THE
BACK OF 1501 SPRING GARDEN STREET

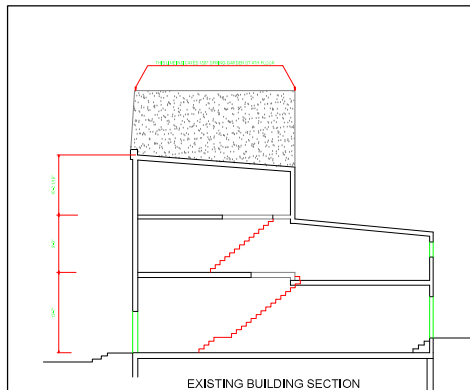
FORM STUDY VIEW FROM REAR
A2.0 NTS

1 PROPOSED PLAN-FIRST FLOOR
A2.0 1/4"=1'-0"

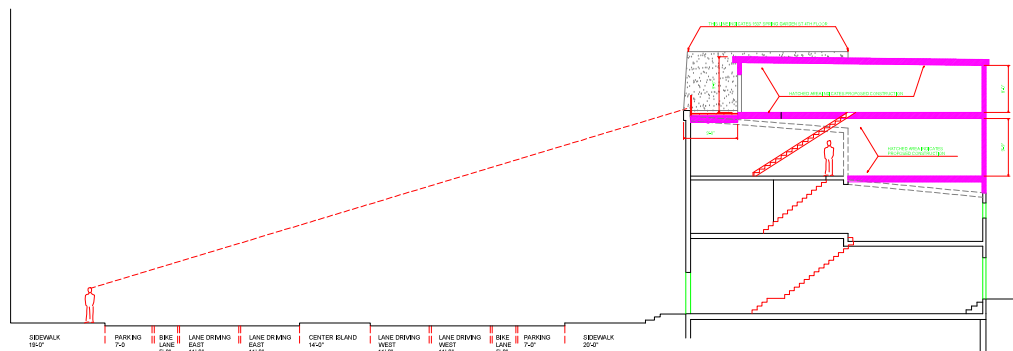
2 PROPOSED PLAN-SECOND FLOOR
A2.0 1/4"=1'-0"

3 PLAN-PROPOSED THIRD FLOOR REAR
A2.0 1/4"=1'-0"

4 PLAN-PROPOSED FLOOR FL
A2.0 1/4"=1'-0"



SECTION- EXISTING BUILDING LOOKING WEST
A2.0 1/4"=1'-0"



SITE LINE FROM ACROSS SPING GARDEN STREET TOWARDS THE NEW 4TH FL ADDITION

HATCHED AREA INDICATES
PROPOSED CONSTRUCTION

PROPOSED SECTION- BUILDING LOOKING WEST
A2.0 1/4"=1'-0"



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PROJECT #: XXXX
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A2.0

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PROJECT: 1505 SPRING GARDEN STREET, PHILA PA

REVIEWED BY ARCHITECTURAL COMMITTEE
FEBRUARY 2021



1 EXISTING FACADE : VIEW WALKING EAST
A30 NTS



2 EXISTING FACADE : VIEW FROM ACROSS STREET
A30 NTS



3 EXISTING FACADE : VIEW WALKING WEST
A30 NTS



4 PROPOSED 4TH FL. ADDITION : VIEW WALKING EAST
A30 NTS



5 PROPOSED 4TH FL. ADDITION : VIEW FROM ACROSS STREET
A30 NTS



6 PROPOSED 4TH FLOOR ADDITION : VIEW WALKING WEST
A30 NTS

ALL PHOTOGRAPHS
WERE TAKEN ON 1/24/21

PROJECT: 1505 SPRING GARDEN STREET, PHILA PA



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SCALE: XX
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A3.0

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