

**ADDRESS: 539-41 N 22ND ST**

Proposal: Rehabilitate front façade; construct addition with roof deck and pilot house

Review Requested: Final Approval

Owner: JLM Investment Group, LLC

Applicant: Augusta O'Neill, Klehr Harrison Harvey Branzburg LLP

History: 1859

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**BACKGROUND:**

This application proposes to convert a single, wide building back to its historic form of two residential row houses. The parcel at 539-41 N. 22<sup>nd</sup> Street was two separate properties with two separate row houses until the 1930s, when one owner purchased both buildings and consolidated them into one. Historic maps and deeds indicate the buildings were combined into a single building sometime between 1931 and 1942. Despite the merging of these properties, the original cornice and majority of front façade window and door openings remain in place. PermaStone was installed over the brick on the front facade in 1951. The application proposes to rehabilitate the front elevation to be more compatible with the historic district and the 1859 appearance.

The application also proposes to construct an addition on the existing rear extension with a roof deck and pilot house. Zoning records (Figure 5) show this area has been altered over time and is a combination of brick and frame construction. It is presently clad in white vinyl siding. The present condition and materials under the vinyl siding is unknown. The rear addition and roof deck with pilot house will not be visible from the public right-of-way along N. 22<sup>nd</sup> Street but will be visible from Wilcox Street. Although accessible to the public, Wilcox Street is a rear service alley for properties along Green Street and Brandywine Street. Visually it is composed of garage doors, parking areas, and fencing. Character-defining features of this historic district are limited along this service alley, owing to past alterations to the rear of these homes.

A similar application was reviewed at the June 2021 Architectural Committee. This is a revised application based on comments of the Committee and additional information requested at the June meeting.

**SCOPE OF WORK:**

- Rehabilitate front façade to nineteenth-century appearance.
- Divide building interior into two separate residences.
- Construct addition with roof deck and pilot house on each row house.

**STANDARDS FOR REVIEW:**

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

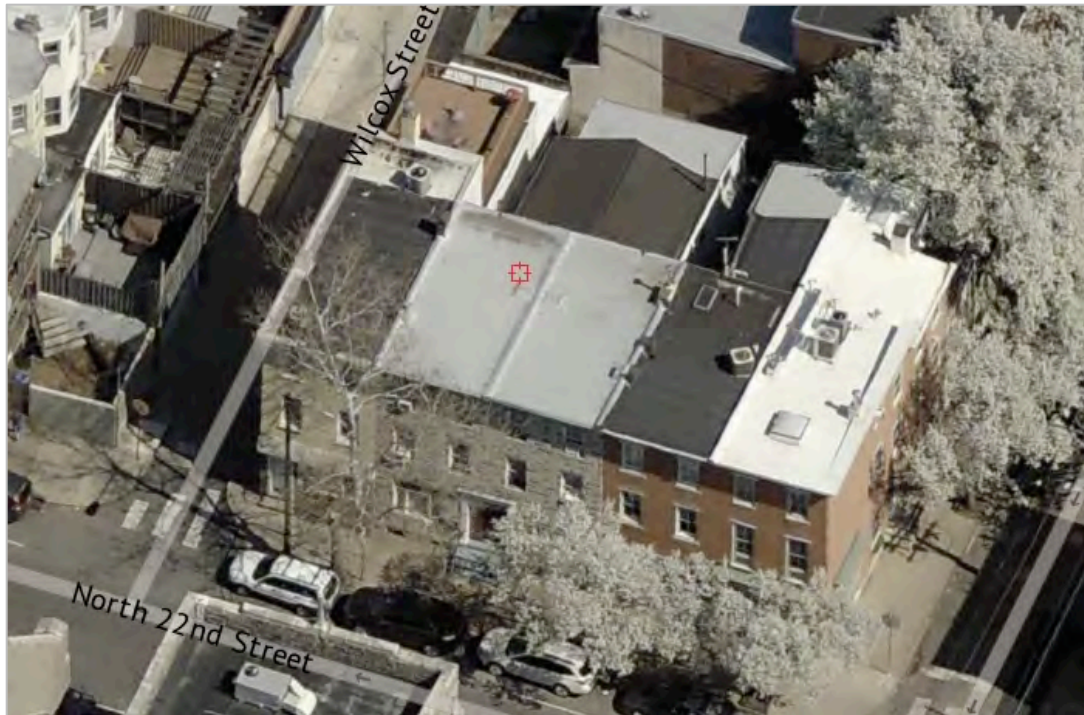
- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*
  - The removal of the PermaStone material on the front façade is appropriate as it was added in 1951 and outside the period of significance for the historic district.
  - The original cornice and front façade window and door openings should be maintained.

- *Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
  - The applicant should remove some PermaStone to reveal the condition of the original brick facade. The staff should define the final scope of work for the rehabilitation of the brick façade after reviewing the condition of the surviving brick, determining whether the existing brick can be restored or a replacement brick material will need to be applied.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - To meet Standard 9, applicant should document the materials and window/door openings present under the vinyl siding. Existing historic materials and conditions should be compatible with new cladding system and window/door replacements.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
  - Although the roofs of the rear ells will be altered, the application indicates the existing exterior side walls will be maintained in place. It is not clear if the original 1859 walls are extant under the current cladding material. In the future, the original roofline could be restored if a future owner chose to do this.
- *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 deck and pilot house on each residential property meets the Roofs Guideline as they are located on the rear of the property and not on the main block. They will not be visible from a primary public right-of-way, but will be visible from a service alley.

**STAFF RECOMMENDATION:** Approval, with the staff to review details including the front facade masonry work, window and exterior doors, and rear cladding material, pursuant to Standards 2, 6, 9, 10, and Roofs Guideline.

## **MAPS & IMAGES:**

**Figure 1: Aerial photo of property looking east.**



**Figure 2: Aerial photo of property looking west. Configuration of rear ells is shown.**





Figure 3: 1910 map showing the properties as separate buildings. 1910 *Philadelphia Atlas/G.W. Bromley*.

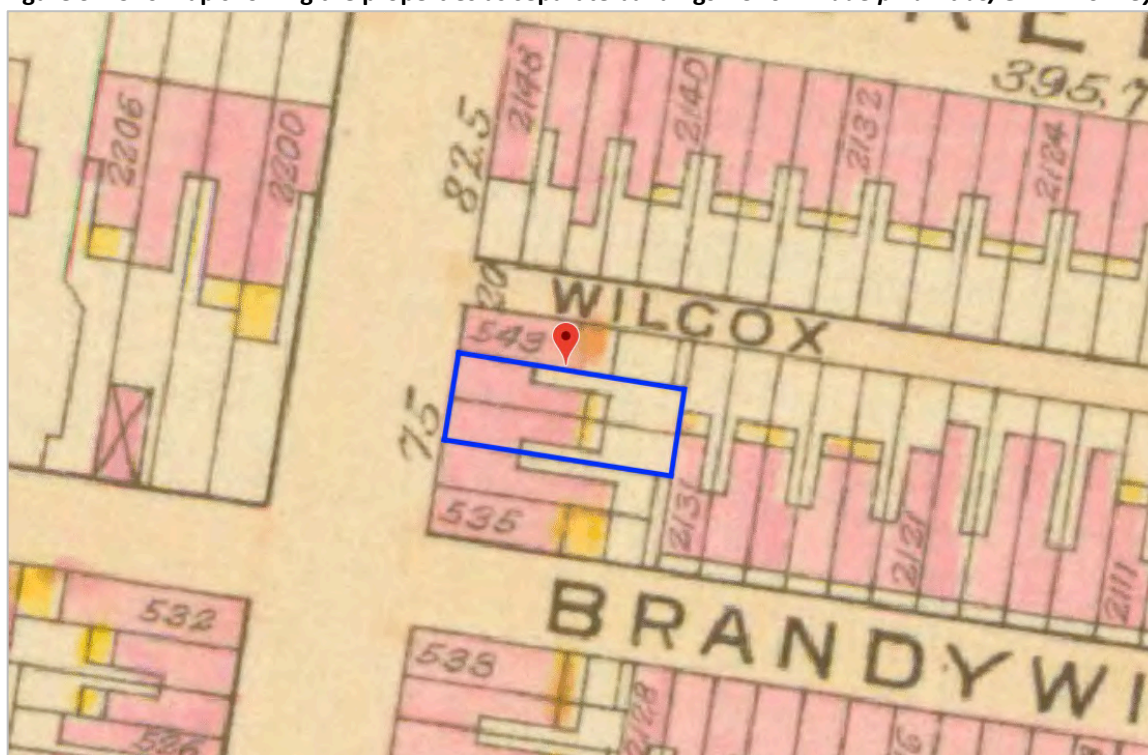


Figure 4: 1942 map showing the two properties now combined. 1942 *Land Use Map/Works Project Administration*.

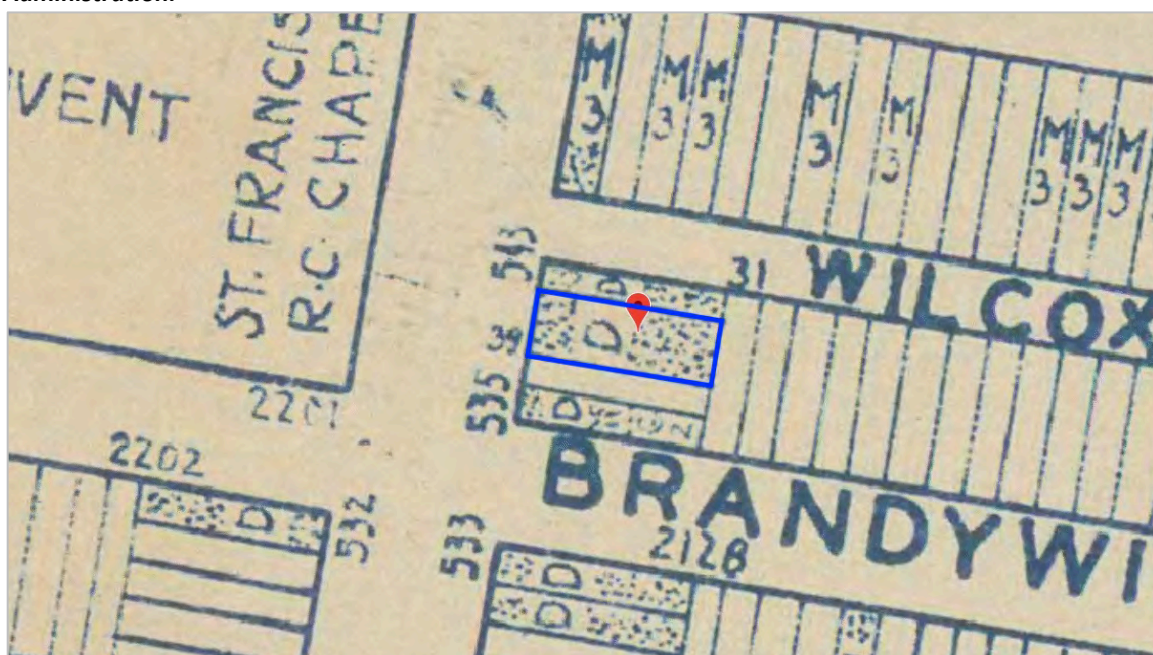
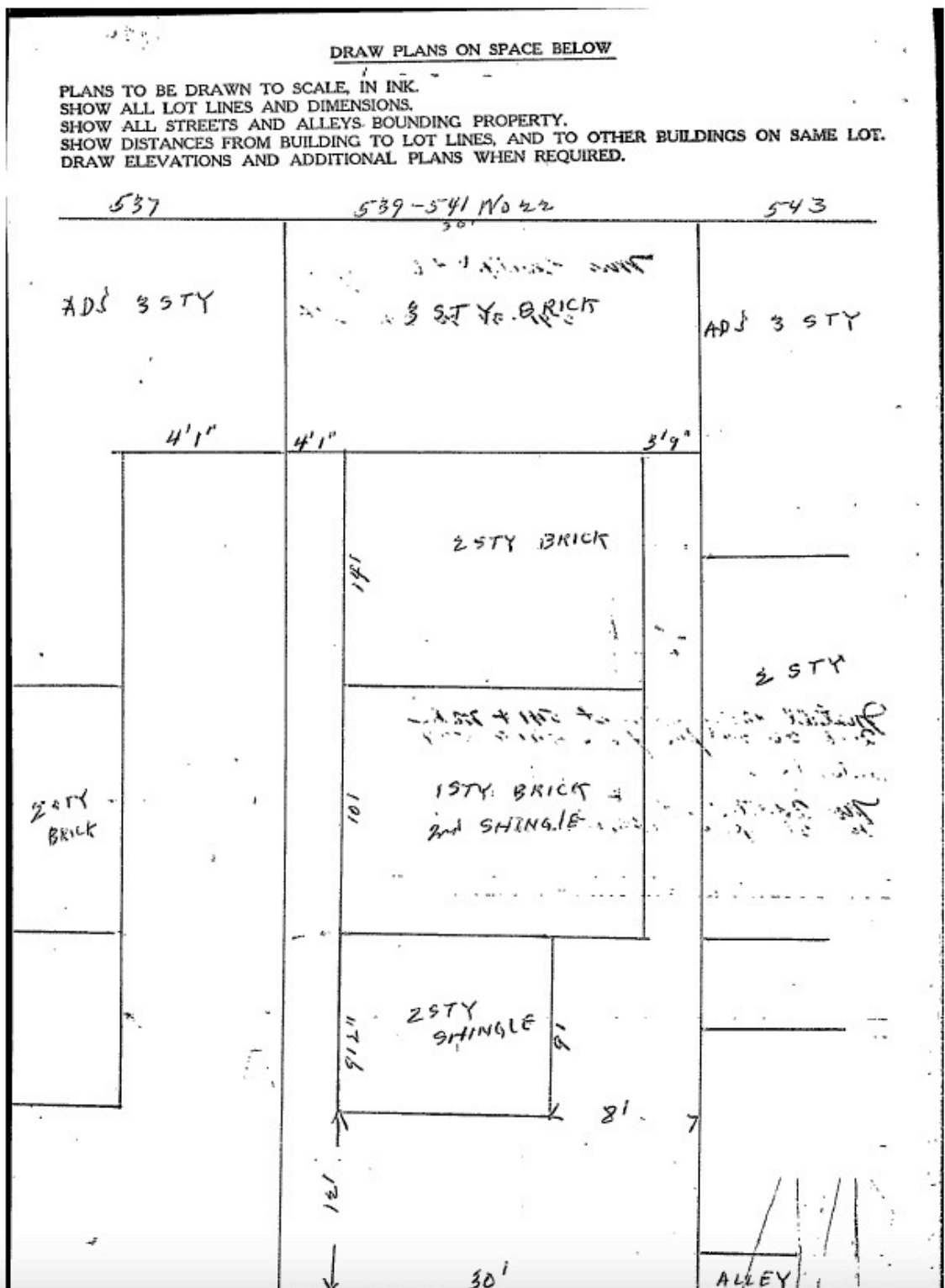




Figure 5: Zoning sketch from 1947. The associated application was for interior alterations. *City of Philadelphia Zoning archive.*





**KLEHR HARRISON  
HARVEY BRANZBURG LLP**

Augusta M. O'Neill  
Direct Dial: (215) 569-4778  
Email: [aoneill@klehr.com](mailto:aoneill@klehr.com)

July 13, 2021

**VIA EMAIL**

Allyson Mehley  
Philadelphia Historical Commission  
1515 Arch Street – 13th Floor  
Philadelphia, PA 19102  
[Allyson.Mehley@Phila.gov](mailto:Allyson.Mehley@Phila.gov)

**Re: 539-41 N. 22<sup>nd</sup> Street (the “Property”)  
Submission of Application Materials to Historical Commission**

Dear Ms. Mehley:

As you are aware, this firm represents JLM Investments, the owner (“Owner”) of the above referenced Property. This Property was reviewed at the June 22, 2021 Architectural Committee meeting. Following the requests for additional information we received from the Committee at that meeting, we are now providing supplemental information and updated plans.

The Owner is submitting an application to return the Property, currently one building, to two single-family homes. As part of this change, they will be adding a pilot house, roof deck, and infilling the rear of the Property, as can be seen in the plans enclosed with this application.

Enclosed, please find the following materials in support of our application:

- Existing elevations and demolition drawings
- Zoning plan for the Property
- Existing condition photographs
- Proposed elevations and 3D views
- Existing and proposed rear views of the Property
- Interior Current Conditions Photographs
- Exterior Conditions Photographs
- Aerials/ Views of Property

We look forward to the opportunity to present these conditions along with the proposed improvements to the Architectural Committee at the upcoming meeting on

1835 MARKET STREET SUITE 1400 PHILADELPHIA, PA 19103 t 215.569.2700 f 215.568.6603 [www.klehr.com](http://www.klehr.com)  
PENNSYLVANIA NEW JERSEY DELAWARE

#9529212v1<PHIL1> - 539 N. 22nd Street - PHC Cover Letter  
PHIL1 9578332v.1



Allyson Mehley  
July 13, 2021  
Page 2

July 27, 2021. We also welcome staff comments to these conditions and appreciate staff's consideration of this matter. We will be happy to consider and incorporate comments from members of staff, the Architectural Committee, and the Historical Commission through this process.

Please feel free to contact me if you have any questions or need any additional information at this time. Thank you for your continued attention to this matter.

Respectfully submitted,

Augusta M. O'Neill

cc: Jonathan E. Farnham, Ph.D., Executive Director ([Jon.Farnham@phila.gov](mailto:Jon.Farnham@phila.gov))  
Philadelphia Historical Commission ([preservation@phila.gov](mailto:preservation@phila.gov))



PHILADELPHIA, PA 19130

**ARCHITECT:**  
**ARCHITETRA, P.C.**  
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 PAOLI, PA 19301  
 JOSEPH M LOMBARDI, AIA  
 610.993.9111  
[jmlombardi@architetra.com](mailto:jmlombardi@architetra.com)

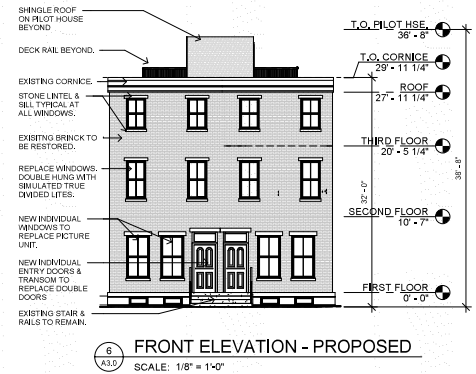
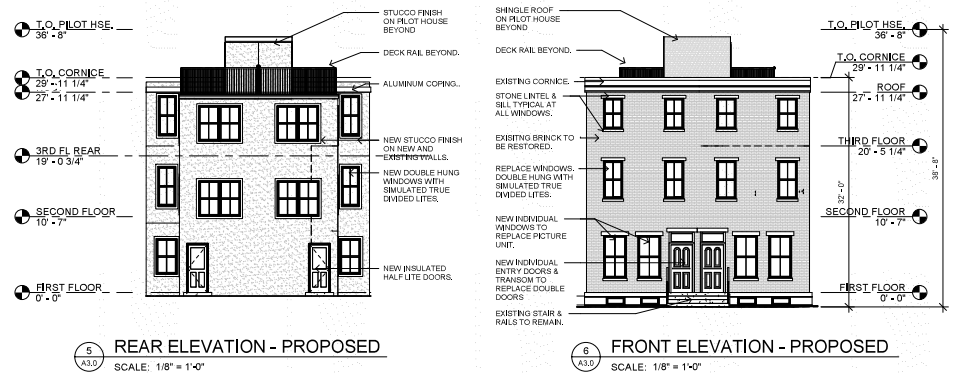
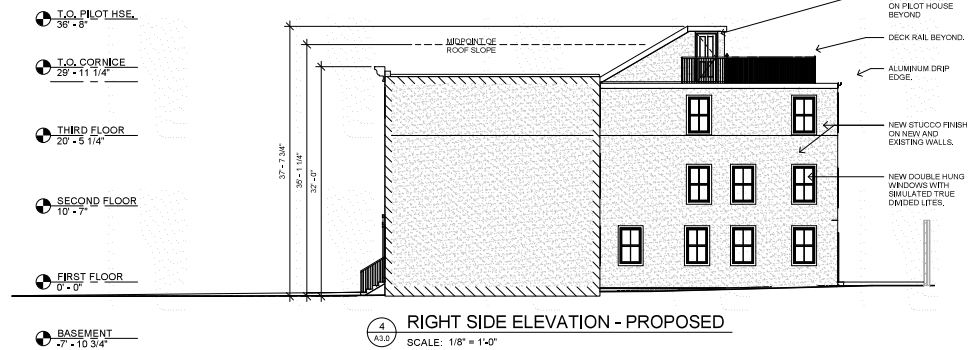
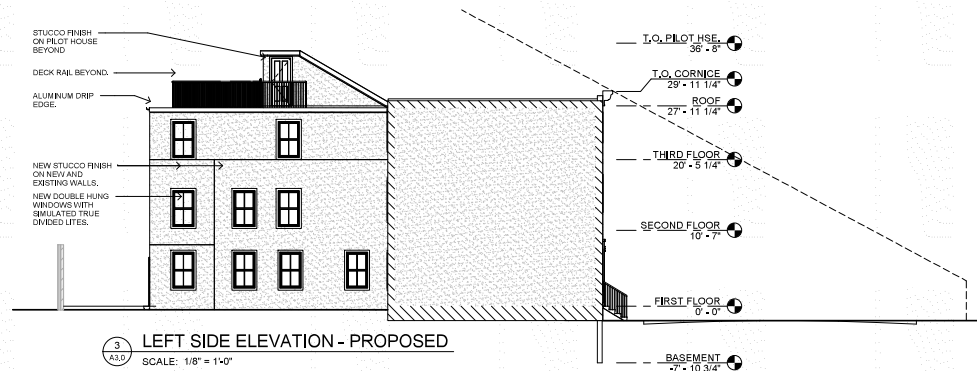
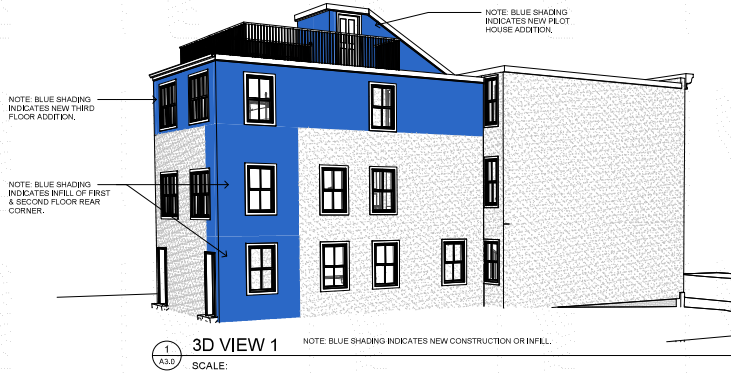


ZONING REQUIREMENTS	PERMITTED / REQUIRED	EXISTING LOT	539 N 22ND ST PROPOSED LOT 1	541 N 22ND STREET PROPOSED LOT 2
LOT WIDTH	16 FT. MIN.	30.00 FT	15.00 FT.	15.00 FT.
LOT AREA	1,041.96 SQ. FT.	2,294.92 SF	1,124.96 SF.	1,168.96 SF.
OPEN AREA	25% OF LOT AREA MIN.	28.9% (555.1 SF.)	21.6% (381.7 SF.)	27.9% (325.14 SF.)
SET BACK (LINE) FRONT YARD	[4], [5]	0 FT.	0 FT.	0 FT.
SIDE YARD	N/A	0 FT.	0 FT.	0 FT.
REAR YARD	9 FT., MIN. [7]	12 FT.	12 FT.	12 FT.
BUILDING HEIGHT	38 FT. MAX.	32 FT.	32 FT.	32 FT.
NO. STORIES	N/A	3 STORIES	3 STORIES	3 STORIES
OFF STREET PARKING	0	0	0	0

[4] OPEN AIR PARKING SHALL BE EXCLUDED FROM REQUIRED OPEN AREA MEASUREMENTS IN THE RMX-2 DISTRICT.  
 [5] IF ADJUTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING, CONTAIN ONLY TWO STORIES OF ENCLOSED AREA.  
 [6] STORIES ABOVE THE SECOND STORY OF THE ATTACH HOUSE SHALL BE TACK AN ADDITIONAL 10 FEET FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE. EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.  
 [7] FOR LOTS OTHER THAN STREET LINES, THE MINIMUM SETBACK FOR STRUCTURES FROM EACH LOT LINE SHALL BE 10 FEET TO 3/4 OF THE HEIGHT OF THE STRUCTURE. FOR STREET LINES THAT THE MINIMUM SETBACK FOR STRUCTURES, FOR THE PURPOSE OF THIS SUBSECTION, SHALL BE MEASURED FROM THE CENTERLINE OF THAT STREET. MINIMUM SETBACK SHALL BE EQUAL TO 3/4 OF THE HEIGHT OF THE STRUCTURE.

TITLE: PRELIMINARY REVIEW	
DATE: 6/07/21	SC-1: As indicated
DEVELOPER: JML	IC: GLECH: TSK
CRAWLER: N/A	

# Z1.0



ARCHITETRA, P.C.

1500 E. Lancaster Ave.  
Suite 103  
Paoli, Pa. 19301  
(610) 965-9111 (610) 965-0510 fax

CONTRACTOR

OWNER

JLM INVESTMENT GROUP  
812 N 28th Street  
Philadelphia, PA 19130

PROJECT

PROPOSED SINGLE FAMILY RESIDENCES FOR:

539-541  
N 22nd Street  
PHILADELPHIA, PA 19130

REV'S

NO.	DATE	DESCRIPTION

PROPOSED ELEVATIONS & 3D VIEWS

PRELIMINARY REVIEW

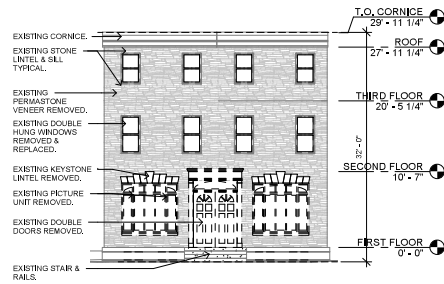
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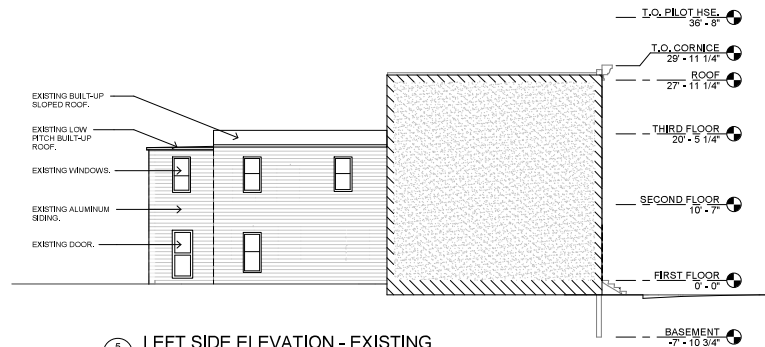
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1 FRONT ELEVATION - EXISTING  
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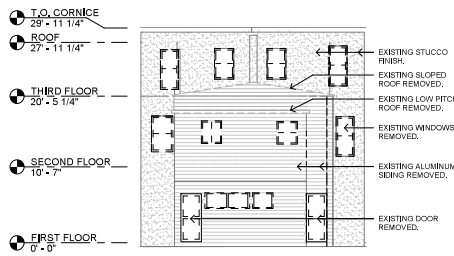
2 FRONT ELEVATION - DEMO  
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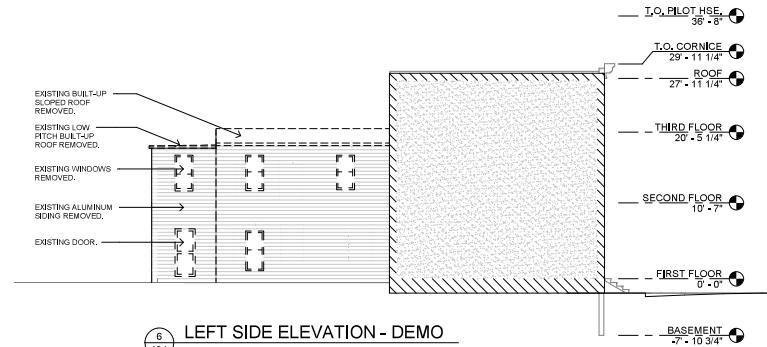
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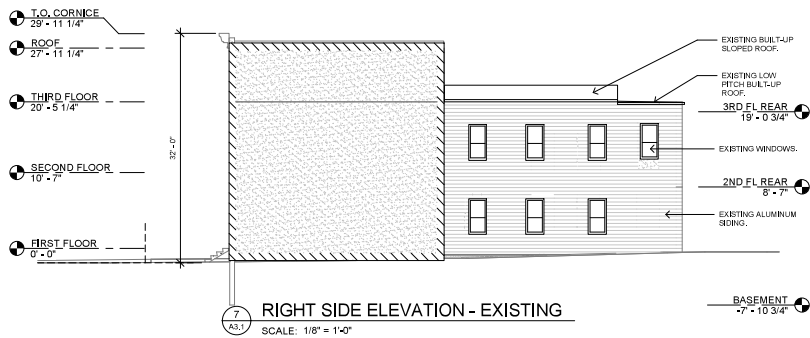
3 REAR ELEVATION - EXISTING  
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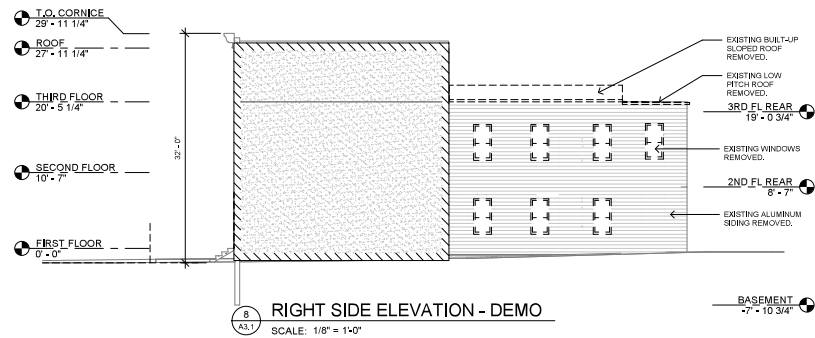
4 REAR ELEVATION - DEMO  
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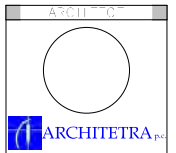
6 LEFT SIDE ELEVATION - DEMO  
SCALE: 1/8" = 1'-0"



7 RIGHT SIDE ELEVATION - EXISTING  
SCALE: 1/8" = 1'-0"



8 RIGHT SIDE ELEVATION - DEMO  
SCALE: 1/8" = 1'-0"



CONTRACTOR

OWNER

PROJECT

PROPOSED SINGLE FAMILY RESIDENCES FOR:

539-541

N 22nd Street

PHILADELPHIA, PA 19130

REV

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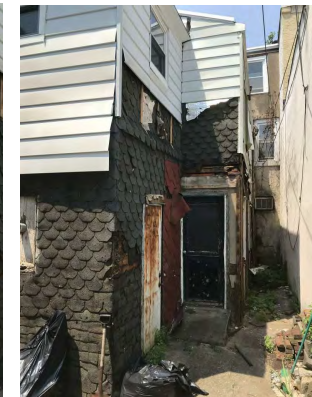
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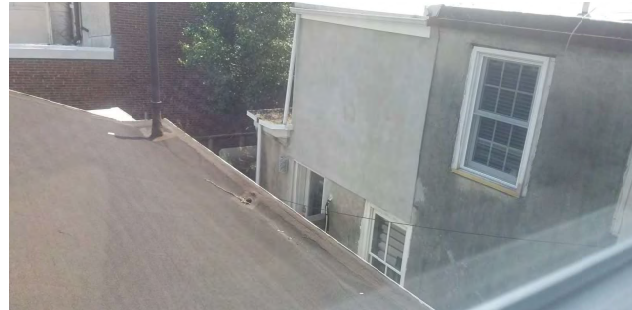
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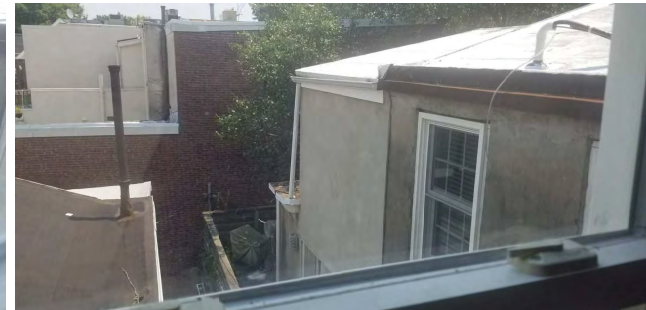
EXISTING SIDE



DETERIORATED CONDITIONS



VIEW FROM EXISTING 3RD FLOOR WINDOW



VIEW FROM EXISTING 3RD FLOOR WINDOW



DETERIORATED CONDITIONS UNDER SIDING

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1500 E. Lancaster Ave. Suite 103 Paoli, Pa. 19301 (610) 995-9111 (610) 993-0510 fax	
CONSULTANT	
CONSULTANT	
CONTRACTOR	
OWNER JLM INVESTMENT GROUP 812 N 28th Street Philadelphia, PA 19130	
PROJECT PROPOSED SINGLE FAMILY RESIDENCES FOR: <b>539-541 N 22nd Street</b> PHILADELPHIA, PA 19130	
REVISIONS	
NO.	DESCRIPTION
SHEET EXISTING CONDITION PHOTOGRAPHS	
DATE: 08/02/19	
BY: JLM	CHK: TDK
DATE: 08/02/19	
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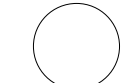
**FRONT RENDERING**  
SCALE: 1/2" = 1'-0"



**3D VIEW 1 - RENDERED**



**3D VIEW 2 - RENDERED**

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CONSULTANT	
CONSULTANT	
CONTRACTOR	
OWNER	
<b>JLM INVESTMENT GROUP</b> 812 N 28th Street Philadelphia, PA 19130	
PROJECT	
PROPOSED SINGLE FAMILY RESIDENCES FOR: <b>539-541 N 22nd Street</b> PHILADELPHIA, PA 19130	
REV. NO.	
DATE	DESCRIPTION

FRONT & REAR PROPOSED RENDERINGS	
PRELIMINARY REVIEW	
DATE	BY
DATE	BY
A3.3	



EXISTING REAR VIEW 1



PROPOSED REAR VIEW 1



EXISTING REAR VIEW 2



PROPOSED REAR VIEW 2

ARCHITETRA, P.C.

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CONTRACTOR

OWNER

JLM  
INVESTMENT  
GROUP  
812 N 28th Street  
Philadelphia, PA 19130

PROJECT

PROPOSED SINGLE FAMILY  
RESIDENCES FOR:  
**539-541**  
**N 22nd Street**  
PHILADELPHIA, PA 19130

REV'S	
NO.	DESCRIPTION

PRELIMINARY REVIEW	
DATE	BY

**A3.4**



# **WM. PROUD MASONRY RESTORATION COMPANY, INC.**

---

2610 N. American Street • Philadelphia, PA 19133 • Phone: 215-423-9320 • Fax: 215-423-9324  
[www.wmproudrestoration.com](http://www.wmproudrestoration.com) / [Info@wmproudmasonry.com](mailto:Info@wmproudmasonry.com)

July 13, 2021

**Email:** [johnacvp@aol.com](mailto:johnacvp@aol.com)

John Athanasiadis  
**JLM INVESTMENT GROUP**  
812 N. 28<sup>th</sup> Street  
Philadelphia, PA 19103  
267-216-5670

**Re:** 539-41 N. 22<sup>nd</sup> Street  
**Project:** Perma Stone Removal  
& Masonry Restoration

Dear Mr. Athanasiadis:

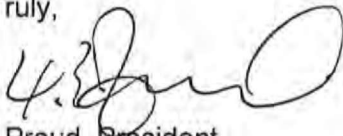
**WM. PROUD MASONRY RESTORATION COMPANY, INC.** performed a visual inspection of front facades and rear masonry walls of 539-41 N. 22<sup>nd</sup> Street on Thursday, July 8<sup>th</sup> and Friday, July 9<sup>th</sup>. Based upon our review of the front façade of the building, it is my professional opinion based on my experience in the field of masonry that the brick on the front of the property can be restored. During our site visits on July 8<sup>th</sup> and 9<sup>th</sup> we performed two samples of removing the existing perma-stone and restoring the brick to its original appearance. Pictures of the sample area have been provided with this report so that the Historical Commission can see what the brick on the property can be restored to. Based upon the sample that we took, it is my opinion that it would not be necessary to do a removal and rebuild of the front façade.

In addition, upon further inspection of the rear stucco and masonry walls, it is my professional opinion that the walls are structurally compromised and should be removed and rebuilt.

We thank you for the opportunity to perform this inspection.

Please feel free to call should you have any questions.

Yours Truly,



William Proud, President

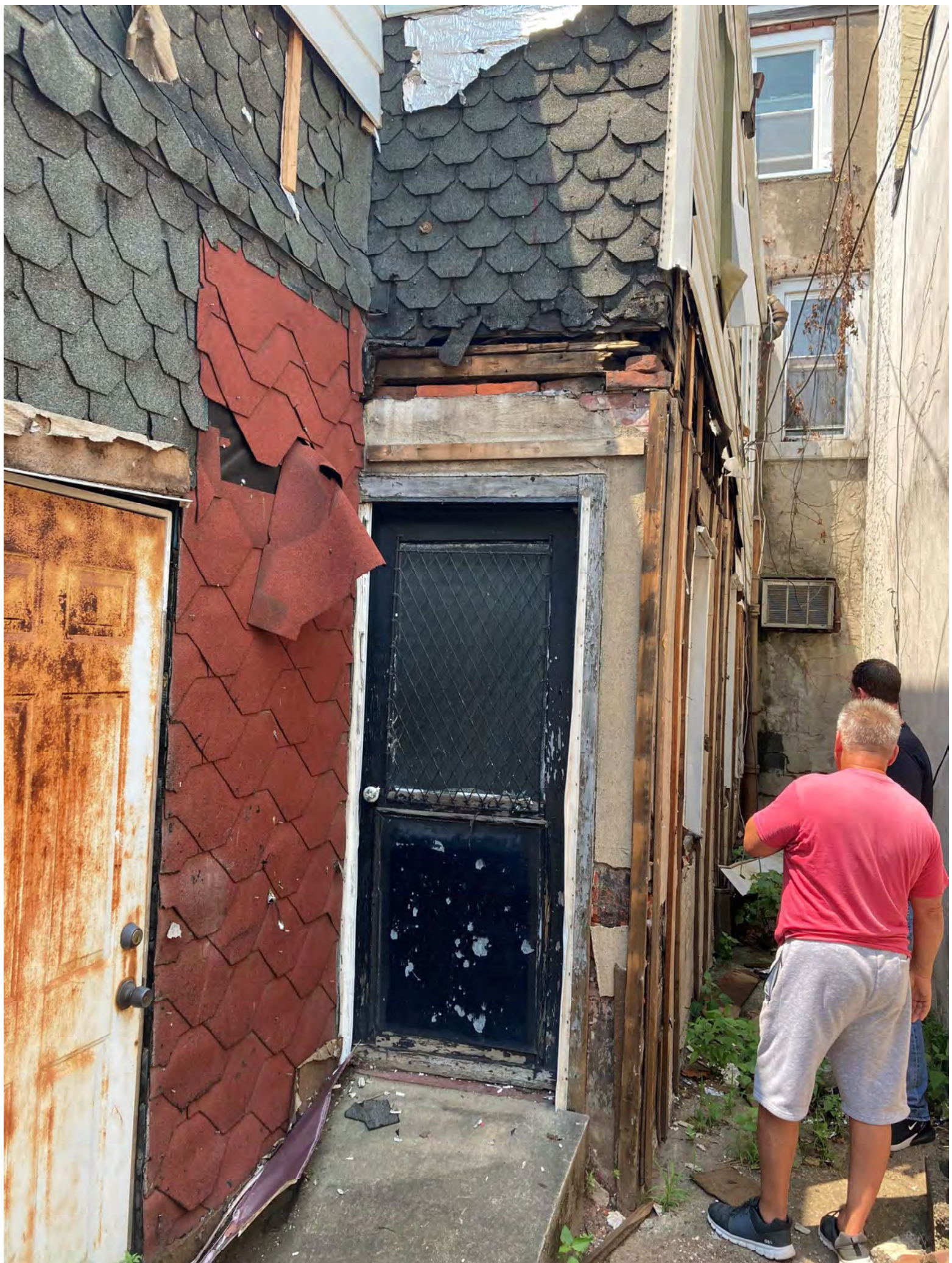






















539 n 22nd



2020



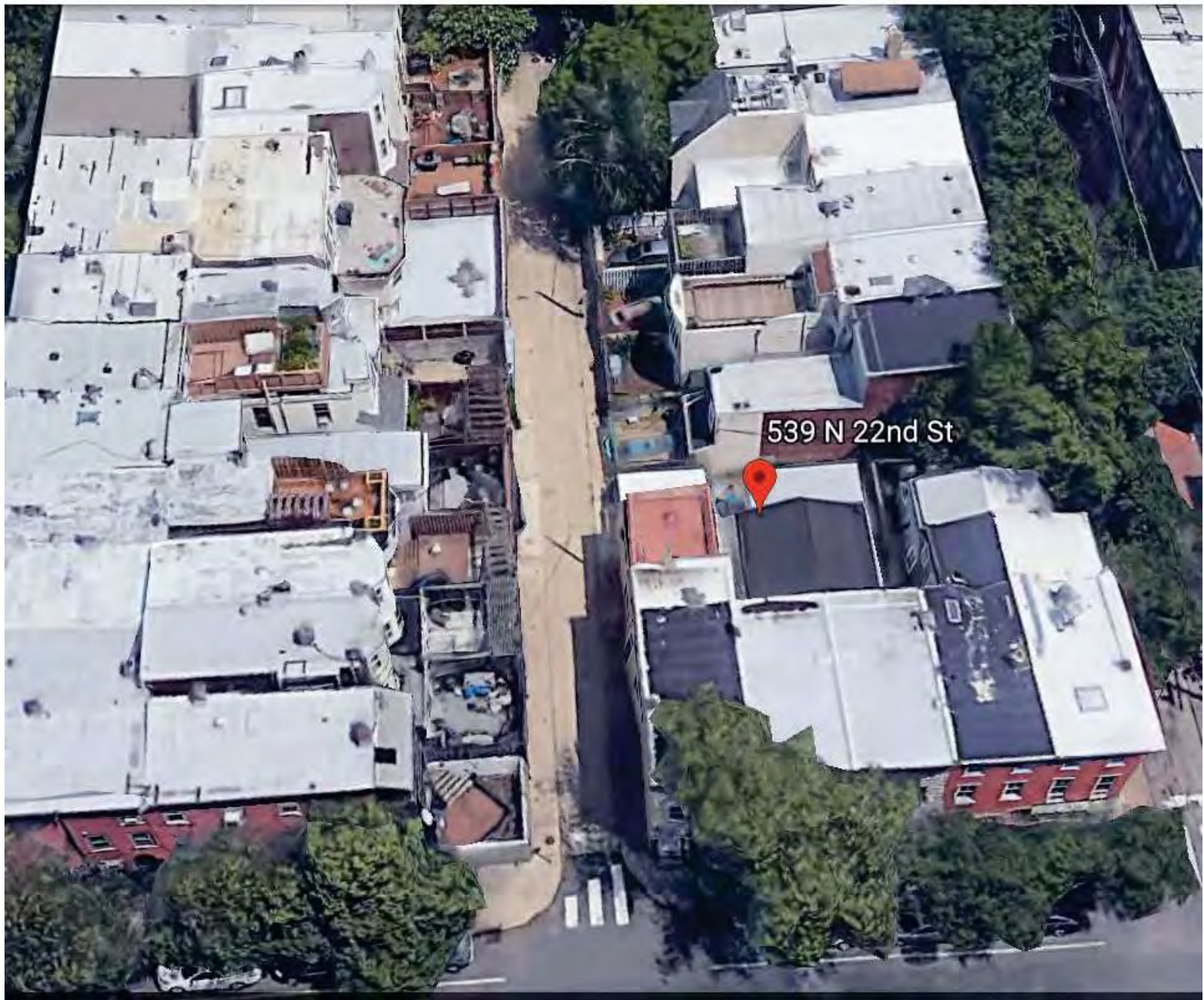
Wilcox St

















22nd St Philadelphia, Pennsylvania





2201 N Wilcox St Philadelphia, Pennsylvania



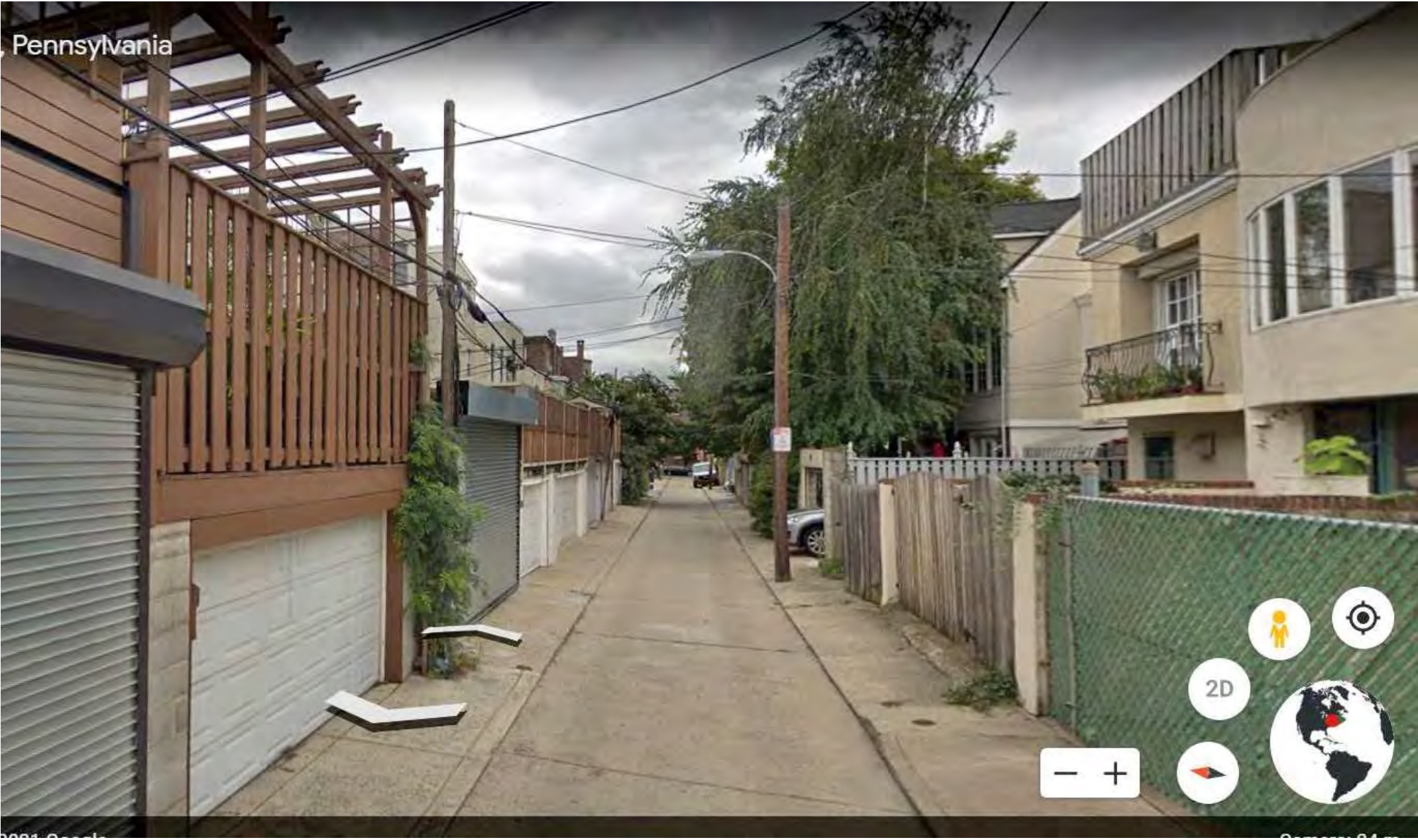
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Pennsylvania





201 N Wilcox St Philadelphia, Pennsylvania

