

ADDRESS: 1921 GREEN ST

Proposal: Construct multi-family building

Review Requested: Final Approval

Owner: 1921 Green Street, LLC

Applicant: Amanda Anderson, CANNO design

History: 1959; infill of original storefront opening, 1975

Individual Designation: None

District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

BACKGROUND:

This application proposes to demolish the non-contributing, one-story, mid-twentieth century building at the northeast corner of 20th and Green Streets in the Spring Garden Historic District and to construct a four-story building in its place. The new construction would be clad in red brick with a cast stone base and feature large double-hung windows and a metal cornice. The height of the proposed building approximates that of the adjacent historic building at 1919 Green Street, and is located in a context of primarily three and four-story residential masonry buildings.

SCOPE OF WORK:

- Construct four-story building

STANDARDS FOR REVIEW:

- *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 will 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 proposed new construction is compatible with the size, scale, proportion, massing, materials and features of the historic district. The application complies with this standard.

STAFF RECOMMENDATION: Approval, pursuant to Standard 9.



Historic Property – Approval Documentation Form

This form must accompany any eCLIPSE application for a historic property that does not require drawings.

Project Address & Scope

Applicant: Enter the location of work and scope for the permit. Then email form to Historical Commission staff at preservation@phila.gov

State the legal address of the historically designated property and describe the proposed work in detail. Attach additional sheets if needed.

1

Address: 1921 GREEN STREET PHILADELPHIA, PA 19130

Project Scope: FOR THE ERECTION OF A FOUR STORY + CELLAR, MULTI-UNIT RESIDENTIAL BUILDING. TOTAL 10 DWELLING UNITS. FIRST FLOOR AND CELLAR TO HAVE FOUR BI-LEVEL DWELLING UNITS. TWO OF THE FIRST FLOOR/CELLAR UNITS WILL HAVE WALK-OUT GARDENS AT THE CELLAR LEVEL. SECOND-FOURTH FLOORS TO HAVE TWO UNITS EACH. FOURTH FLOOR UNITS WILL HAVE PRIVATE ROOF DECKS ACCESSED FROM WITHIN UNIT. ROOF TO HAVE TWO ROOF ACCESS STRUCTURES, TWO PRIVATE ROOF DECKS, AND BUILDING MECHANICAL. BUILDING TRASH WILL BE LOCATED IN A GATED AREA ON 20TH STREET. THIS PROJECT WILL BE USING THE AFFORDABLE HOUSING DENSITY AND HEIGHT BONUS. ONE UNIT WILL BE ALLOCATED FOR MODERATE INCOME HOUSING.

Applicant Declaration & Signature

By submitting this form, the undersigned hereby agrees to comply with all conditions selected by PHC staff below. Failure to comply may result in processing delays or permit revocation.

Name: AMANDA ANDERSON (please print) Title: DESIGN PROFESSIONAL

Signature: _____ Date: 07/09/2021

PHC Conditions (for PHC staff use only)

Each selected condition is a requirement for this permit application.

Conditions must be complied with before issuance of any Certificate of Approval or Certificate of Occupancy.

Where review of shop drawings or a field sample is required the responsible party must coordinate review with Historical Commission staff by emailing preservation@phila.gov.

2

Restrictions & Limitations:

- ☐ No exterior work permitted as part of this permit.
- ☐ No work to the windows and / or exterior doors as part of this permit.
- ☐ No work to the front façade as part of this permit.

PHC Staff Review of the following required for final approval:

- ☐ Window shop drawings
- ☐ Door shop drawings
- ☐ Shutter shop drawings
- ☐ Roof specifications and sample
- ☐ Cornice details and shop drawings
- ☐ Brick, stone or other masonry sample required in the field
- ☐ Masonry pointing sample required in the field
- ☐ Masonry cut-out sample required in the field
- ☐ Masonry cleaning sample required in the field
- ☐ Paint removal sample (3 ft x 3 ft) required in the field
- ☐ Signage, awning structure and / or light fixture details.
- ☐ _____ specifications.
- ☐ _____ to be salvaged and re-installed.
- ☐ Other:

Philadelphia Historical Commission Approval (for PHC staff use only)

Signature: _____ Approval Date: _____

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



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

ADDRESS OF PROPOSED CONSTRUCTION:

1921 GREEN STREET PHILADELPHIA, PA 19130

APPLICANT:

AMANDA ANDERSON

COMPANY NAME

CANNO design

PHONE # 215-977-7075

FAX #

PROPERTY OWNER'S NAME:

1921 GREEN STREET, LLC

PHONE # (310) 880-3374

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

GABRIELLE CANNO

ARCHITECT/ENGINEERING FIRM:

CANNODESIGN

PHONE # (215) 977-7075

FAX #

CONTRACTOR:

TBD

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

109 South 13th Street, 2nd Floor

Philadelphia, PA 19107

LICENSE # 521753

E-MAIL: AMANDA@CANNODESIGN.COM

PROPERTY OWNER'S ADDRESS:

2929 WALNUT ST, SUITE 4512 PHILADELPHIA, PA 19104

ARCHITECT/ENGINEERING FIRM ADDRESS:

109 S. 13TH ST, SECOND FLOOR

PHILADELPHIA, PA 19107

LICENSE # 521753

E-MAIL: GABRIELLE@CANNODESIGN.COM

CONTRACTING COMPANY ADDRESS:

TBD

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

MULTI-FAMILY RESIDENTIAL

ESTIMATED COST OF WORK

\$ 1,000,000.00

BRIEF DESCRIPTION OF WORK:

FOR THE ERECTION OF A FOUR STORY + CELLAR, MULTI-UNIT RESIDENTIAL BUILDING. TOTAL 10 DWELLING UNITS. FIRST FLOOR AND CELLAR TO HAVE FOUR BI-LEVEL DWELLING UNITS. TWO OF THE FIRST FLOOR/CELLAR UNITS WILL HAVE WALK-OUT GARDENS AT THE CELLAR LEVEL. SECOND-FOURTH FLOORS TO HAVE TWO UNITS EACH. FOURTH FLOOR UNITS WILL HAVE PRIVATE ROOF DECKS ACCESSED FROM WITHIN UNIT. ROOF TO HAVE TWO ROOF ACCESS STRUCTURES, TWO PRIVATE ROOF DECKS, AND BUILDING MECHANICAL. BUILDING TRASH WILL BE LOCATED IN A GATED AREA ON 20TH STREET. THIS PROJECT WILL BE USING THE AFFORDABLE HOUSING DENSITY AND HEIGHT BONUS. ONE UNIT WILL BE ALLOCATED FOR MODERATE INCOME HOUSING.

TOTAL AREA UNDERGOING CONSTRUCTION: 13,860.00 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: 07 / 09 / 2021

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC/DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
			INSPECTION FEE	
CONSTRUCTION	CO REQUIRED	NEW DWG UNITS:	WATER METERS	
TYPE: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		CONSTRUCTION WATER	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE		
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

CHECK # _____



1921 Green Street

Archive Development Group
CANNOdesign



1. 1940 Green Street



2. 1919 Green Street



3. 1911 Green Street



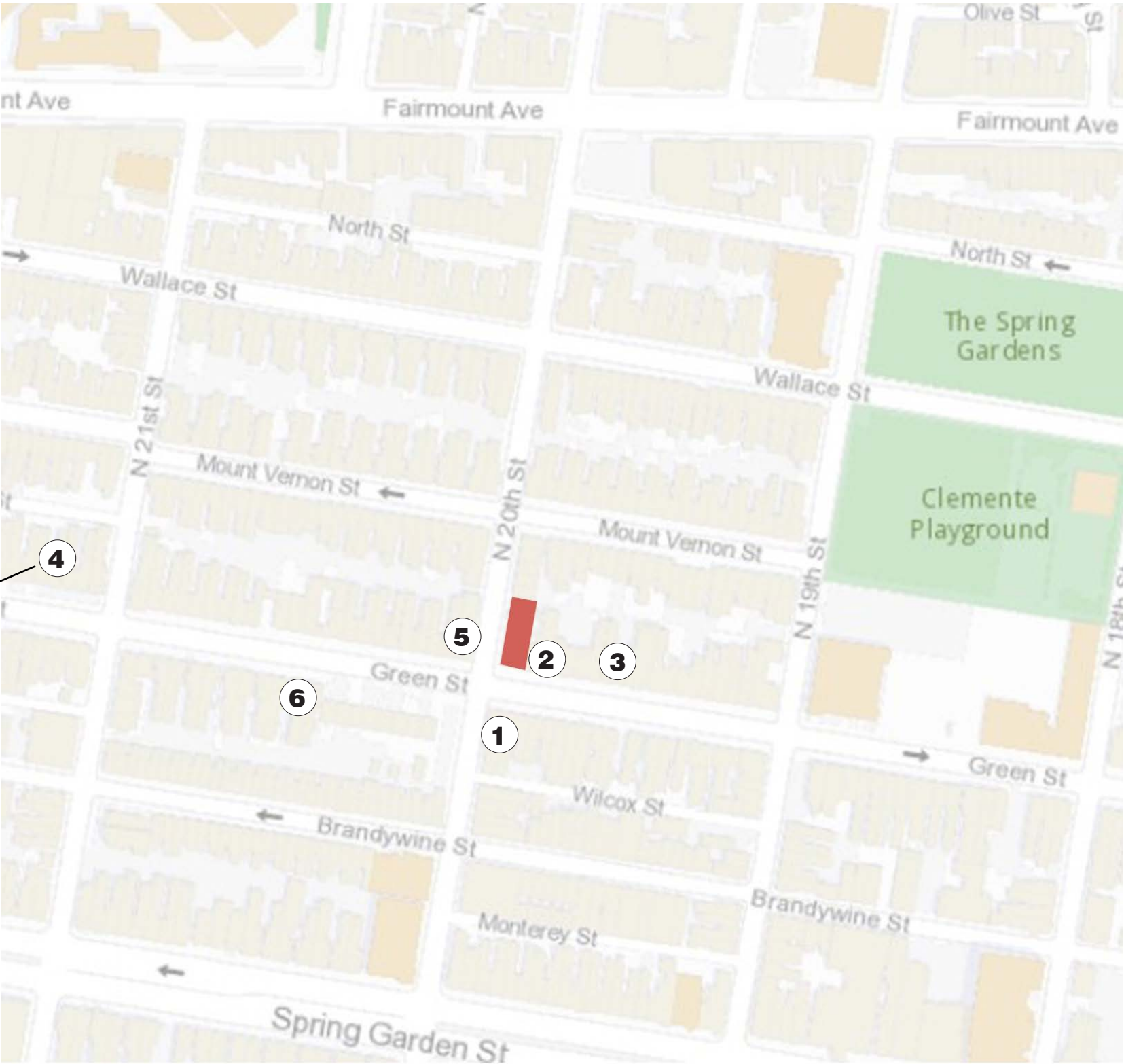
4. 2201 Green Street



5. 2001 Green Street



6. 2018 Green Street



 1921 Green Street



GREEN STREET



1921 Green Street Aerial View



609-617, North 20th Street



1919 Green Street



Northwest Corner



Northeast Corner



Southwest Corner



Southeast Corner

GREEN STREET



North 20th Street Perspective



Green Street Elevation



Alley between 609N 20th and 1921 Green Street



North 20th Street Elevation



Corner of Green Street and North 20th Street

GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

Existing Site

CANNObdesign

July 27, 2021



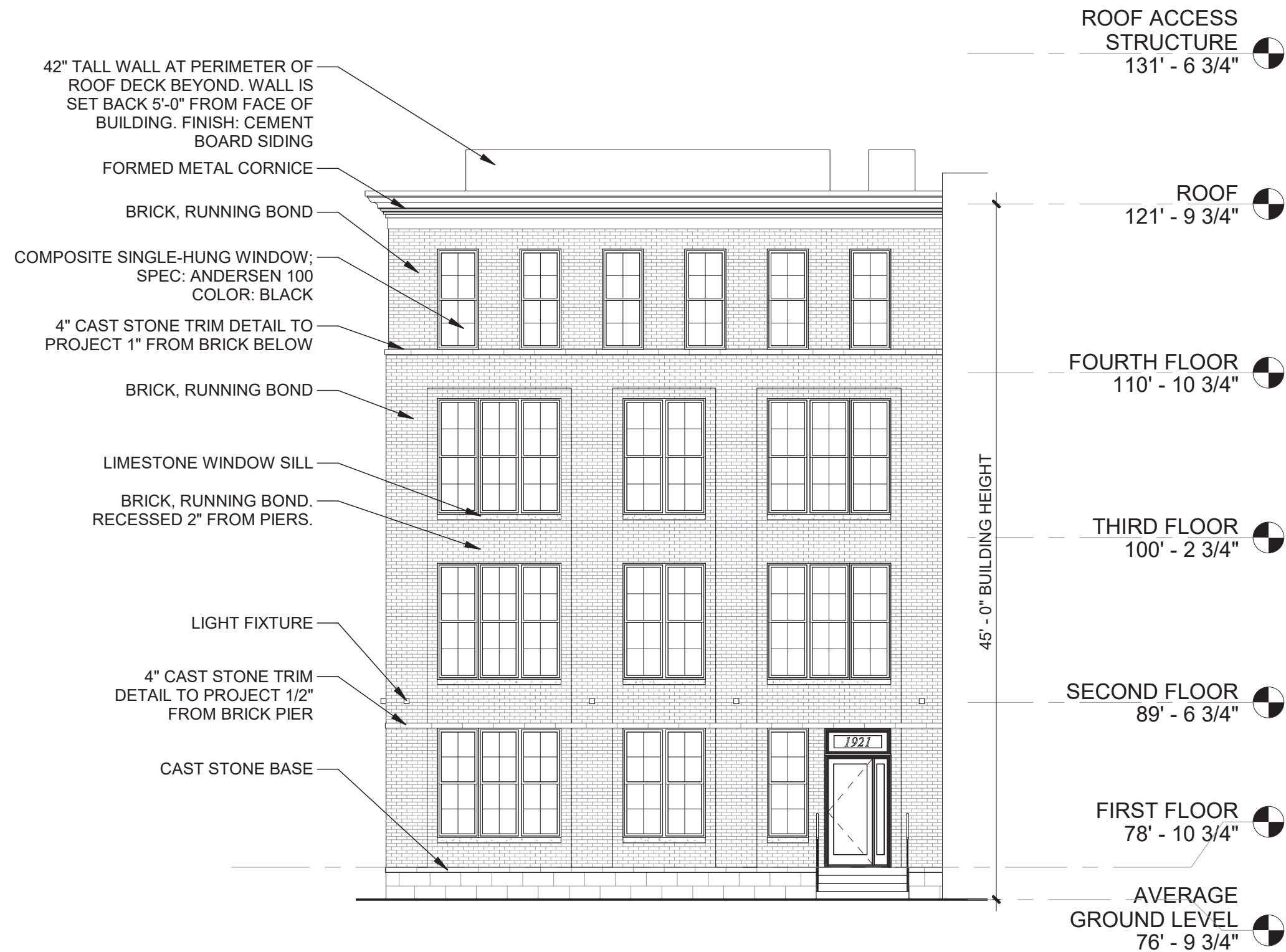
GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

Main Rendering

CANNOdesign

July 27, 2021



GREEN STREET

Proposed Green Street Elevation

CANNOdesign

42" TALL WALL AT PERIMETER OF
ROOF DECK BEYOND. WALL IS SET
BACK 6'-6" FROM FACE OF BUILDING.
FINISH: CEMENT BOARD SIDING

FORMED METAL CORNICE

BRICK, RUNNING BOND

COMPOSITE SINGLE-HUNG WINDOW;
SPEC: ANDERSEN 100
COLOR: BLACK

4" CAST STONE TRIM DETAIL TO
PROJECT 1" FROM BRICK BELOW

BRICK, RUNNING BOND

BRICK, RUNNING BOND.
RECESSED 2" FROM PIERS.

LIMESTONE WINDOW SILL

BLACK METAL INFILL
BETWEEN WINDOWS

LIGHT FIXTURE

4" CAST STONE TRIM
DETAIL TO PROJECT 1/2"
FROM BRICK PIER

CAST STONE BASE

WOOD FENCE

ROOF ACCESS
STRUCTURE
131' - 6 3/4"

ROOF
121' - 9 3/4"

FOURTH FLOOR
110' - 10 3/4"

THIRD FLOOR
100' - 2 3/4"

SECOND FLOOR
89' - 6 3/4"

FIRST FLOOR
78' - 10 3/4"

AVERAGE
GROUND LEVEL
76' - 9 3/4"

45' - 0" BUILDING HEIGHT

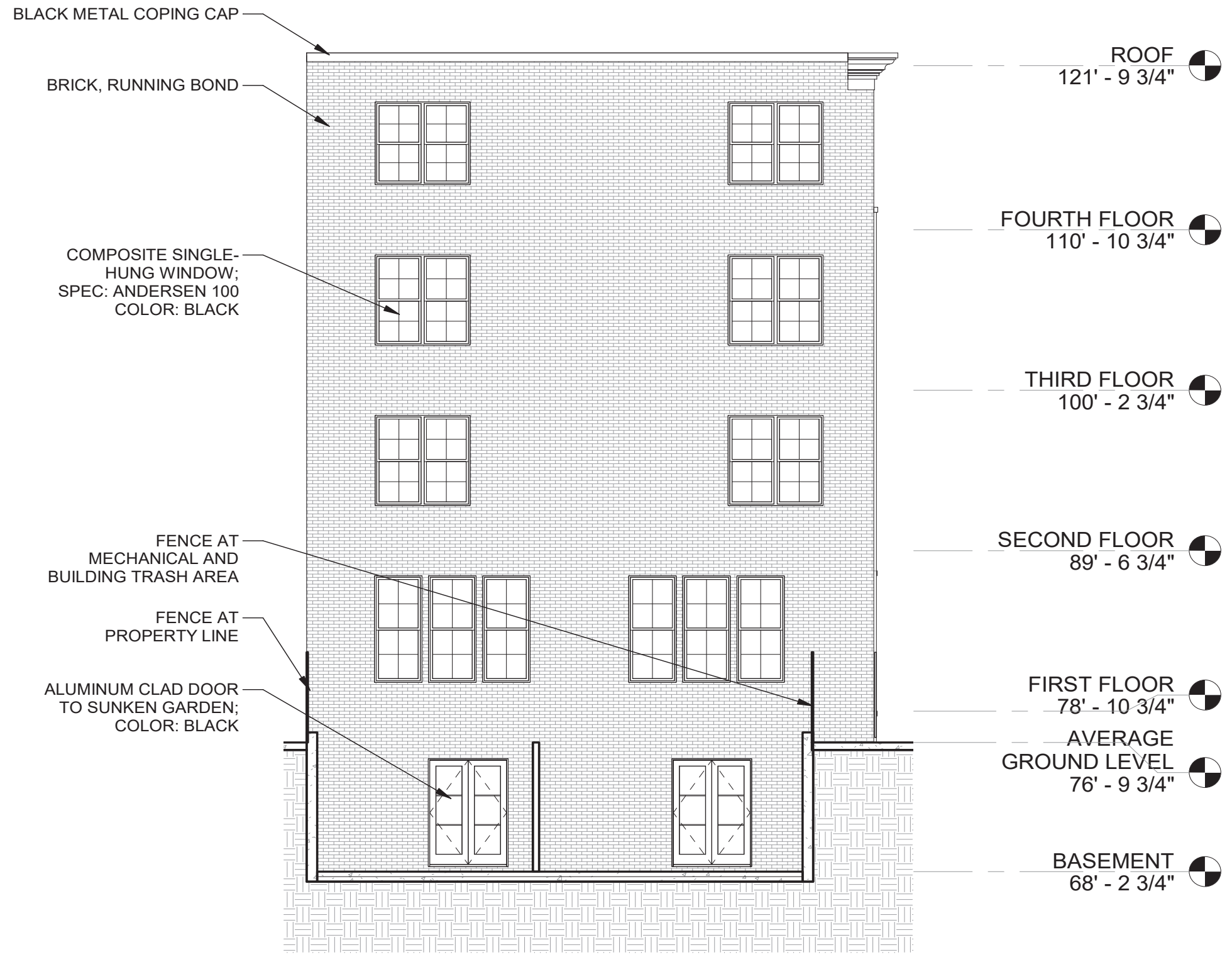
3' - 1" 6' - 9 1/2" 7' - 9"

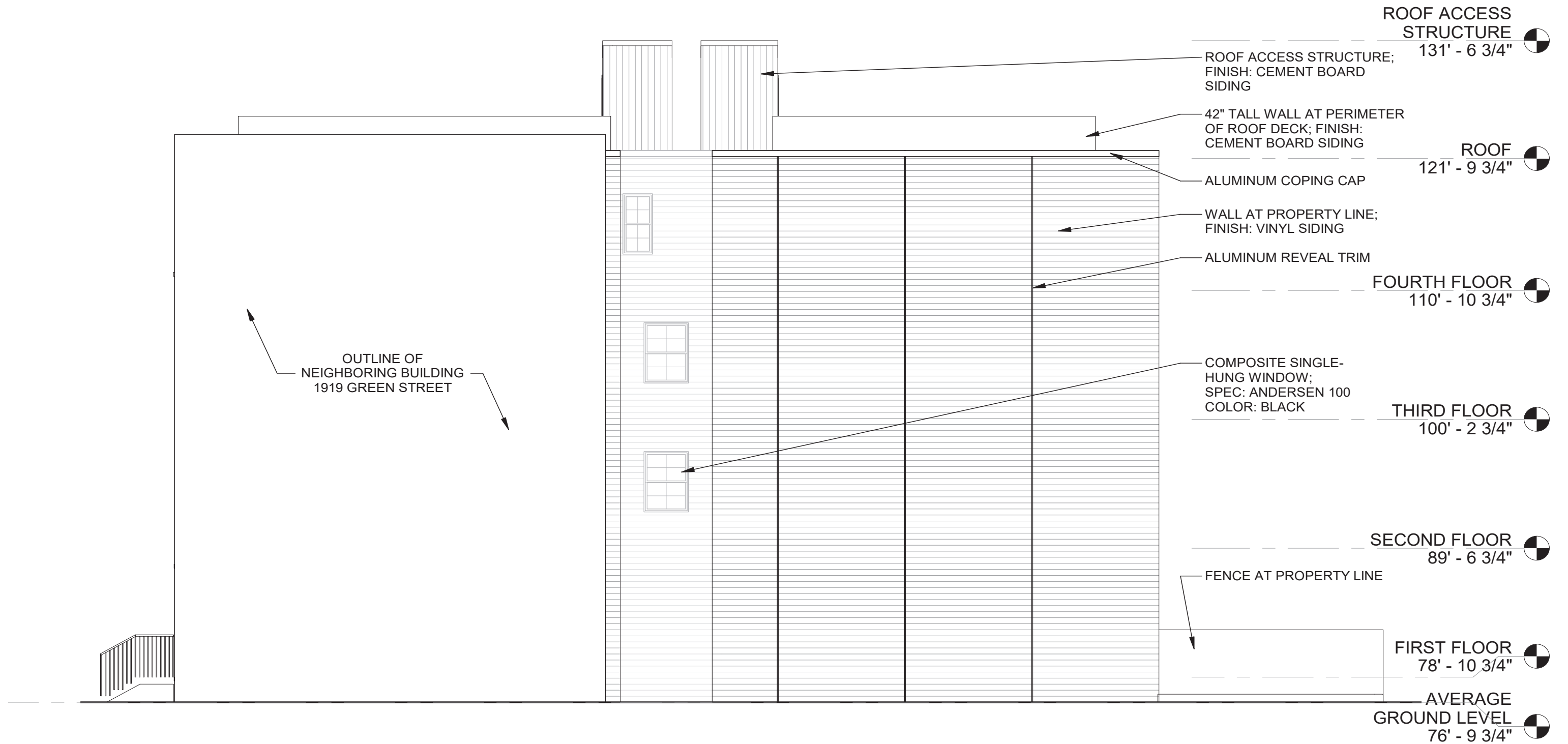
77' - 4 1/2"

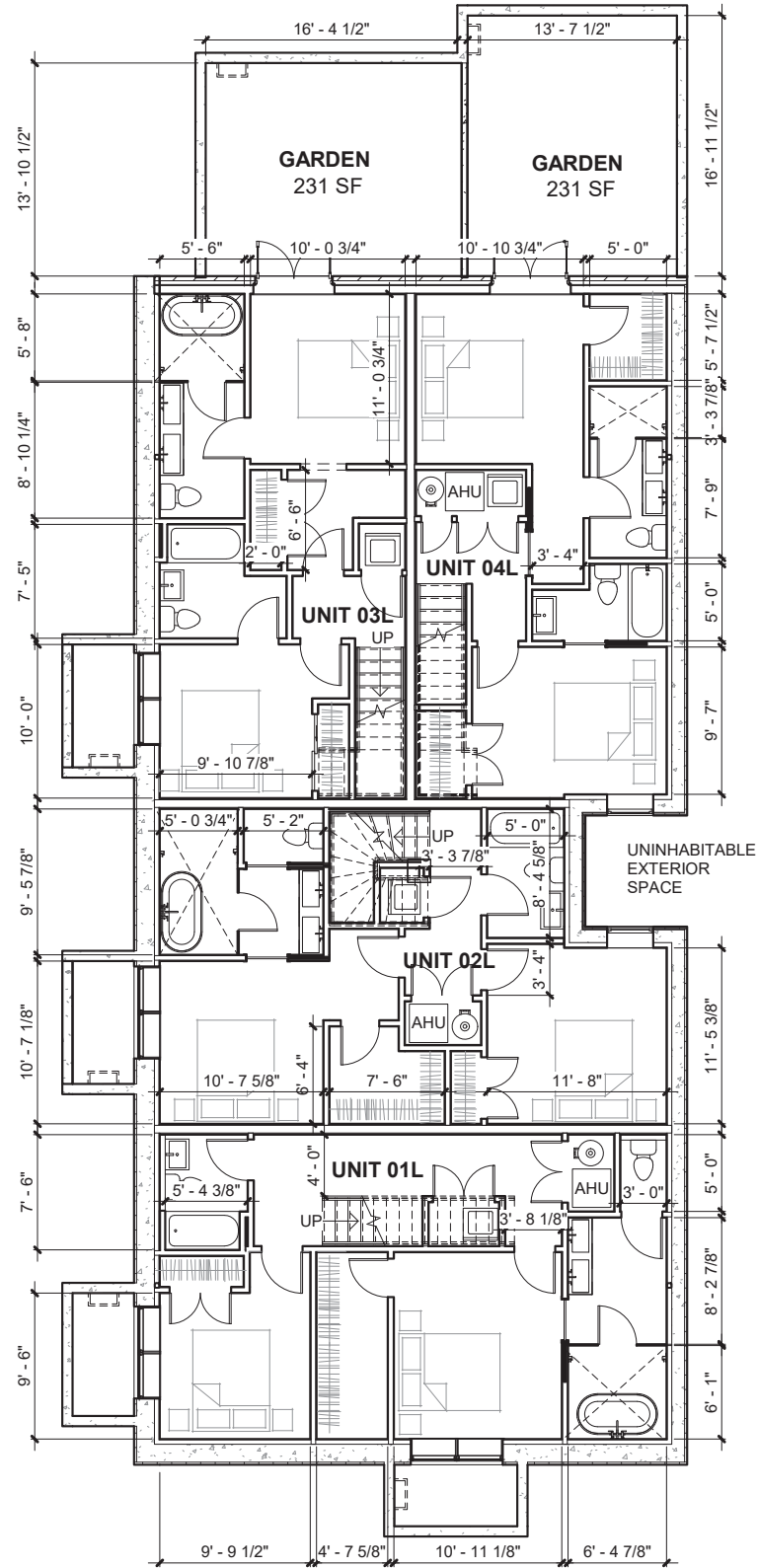
GREEN STREET

Proposed North 20th Street Elevation

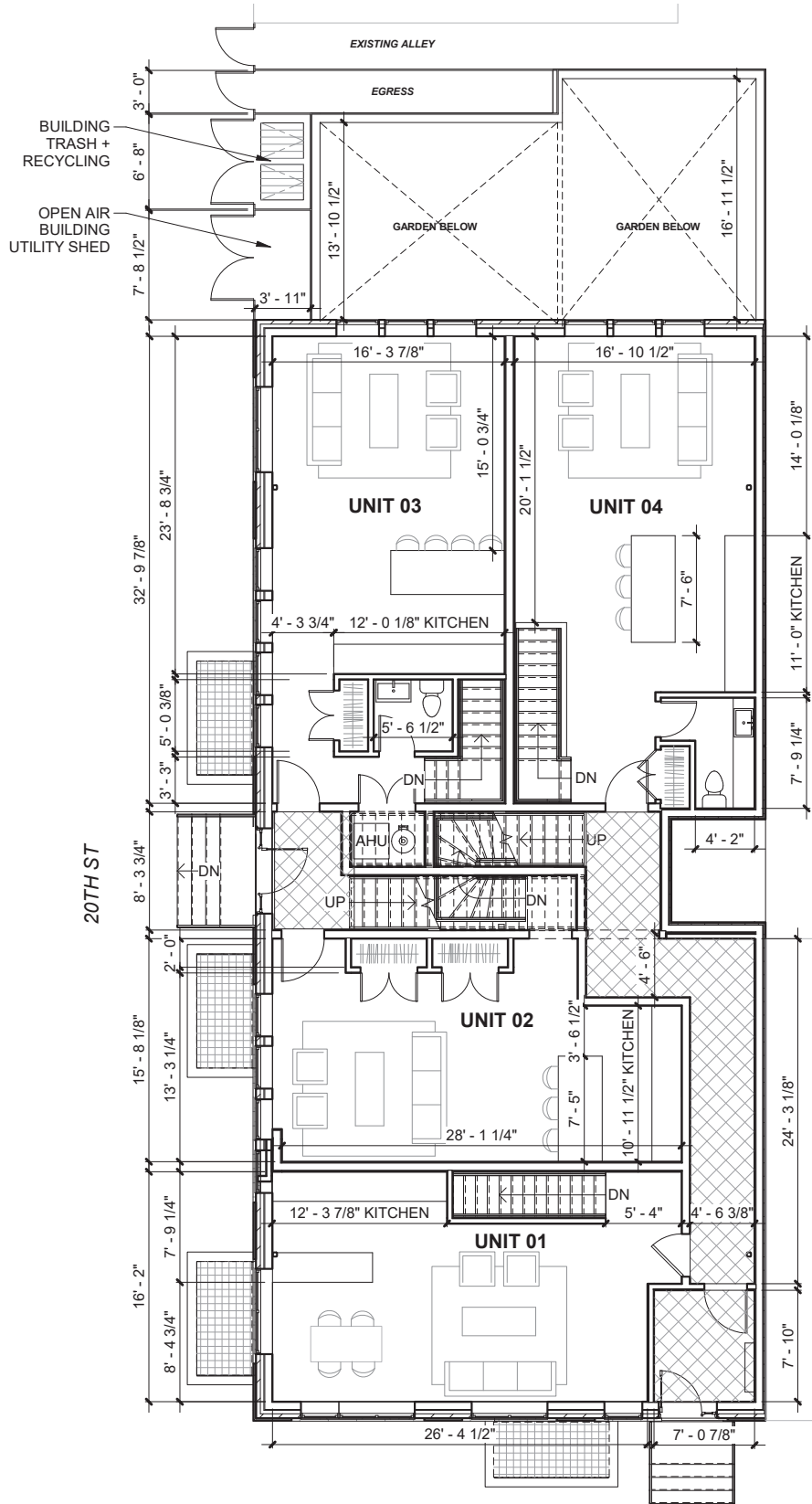
CANNObdesign



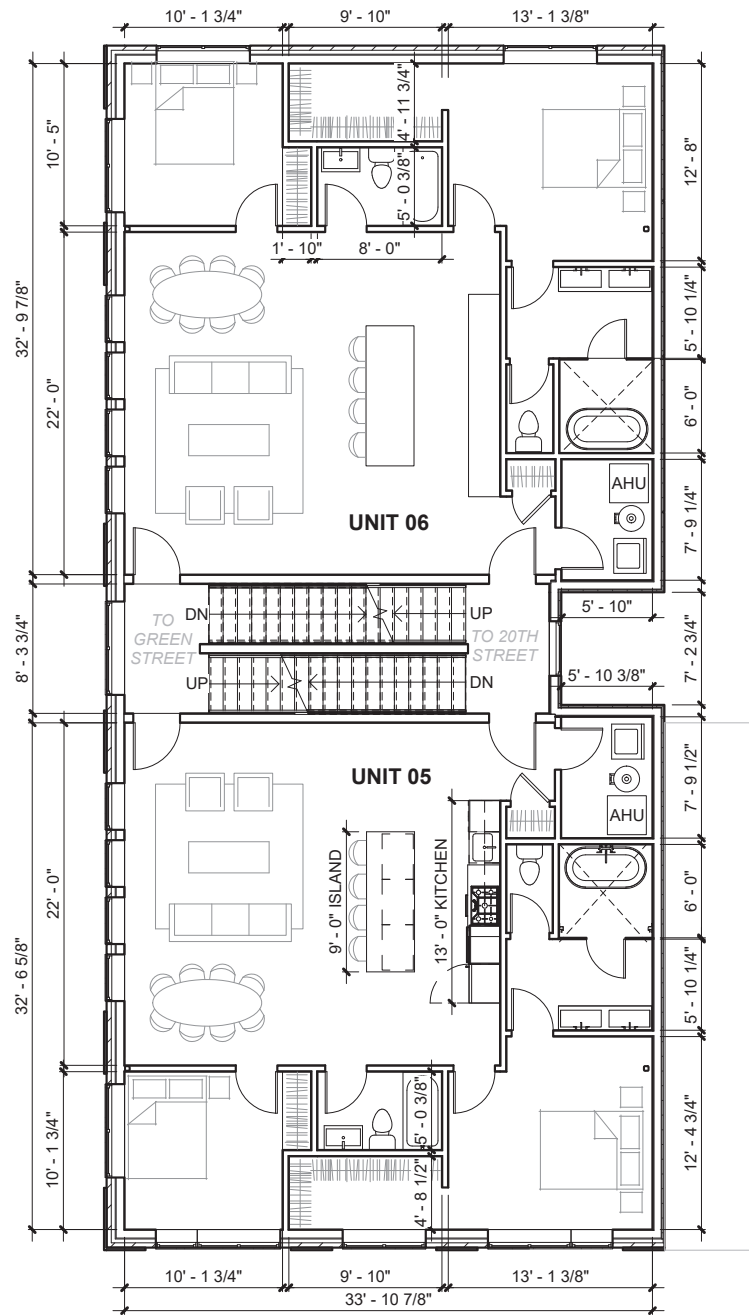




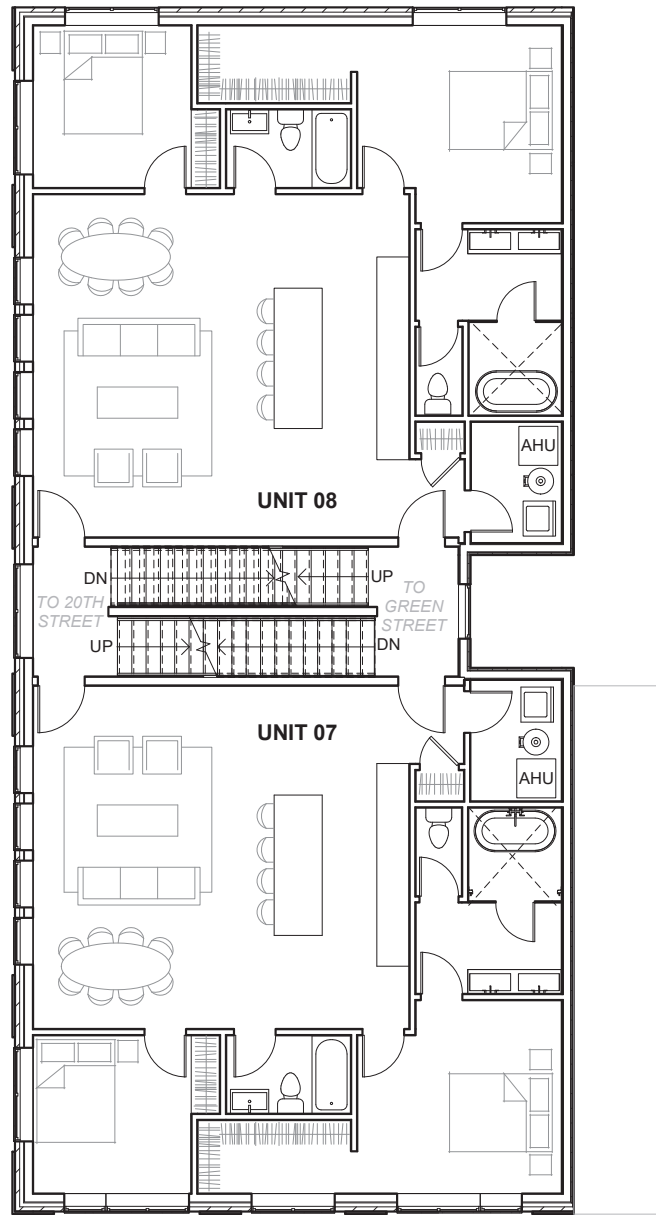
Cellar Plan



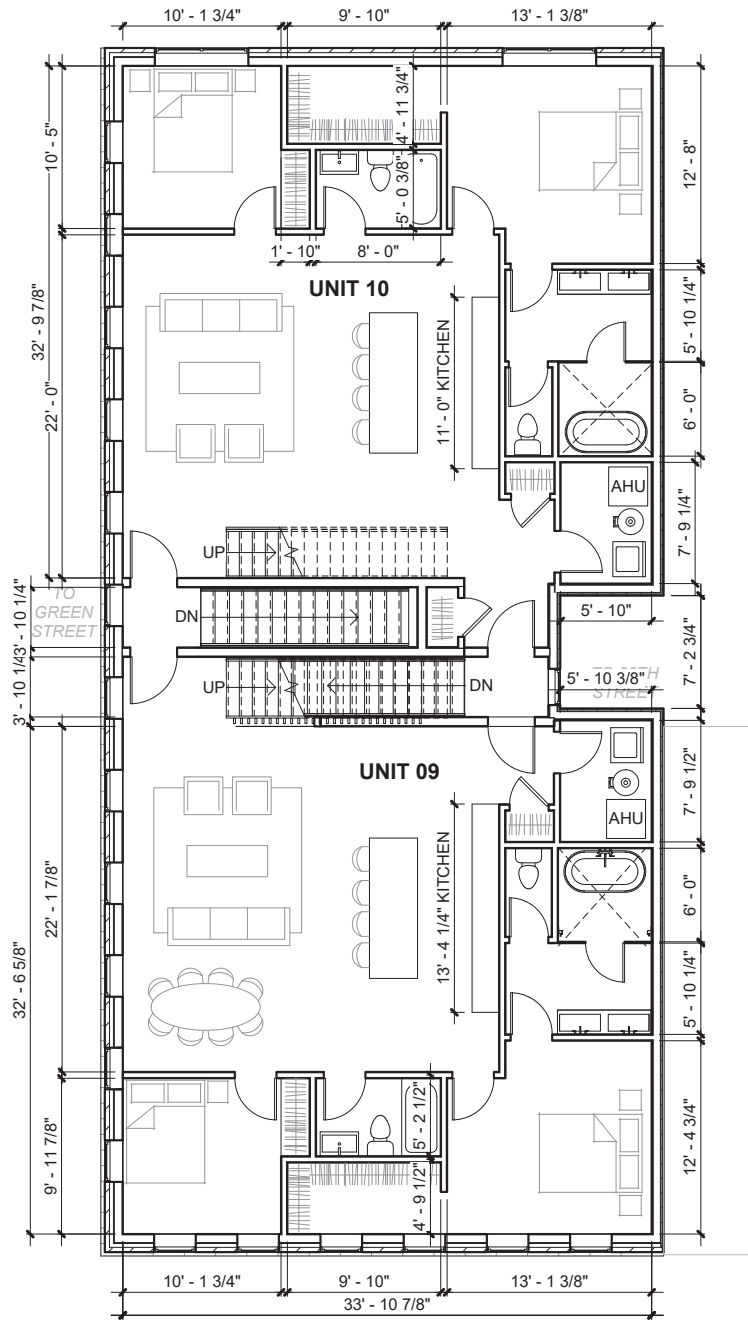
First Floor Plan



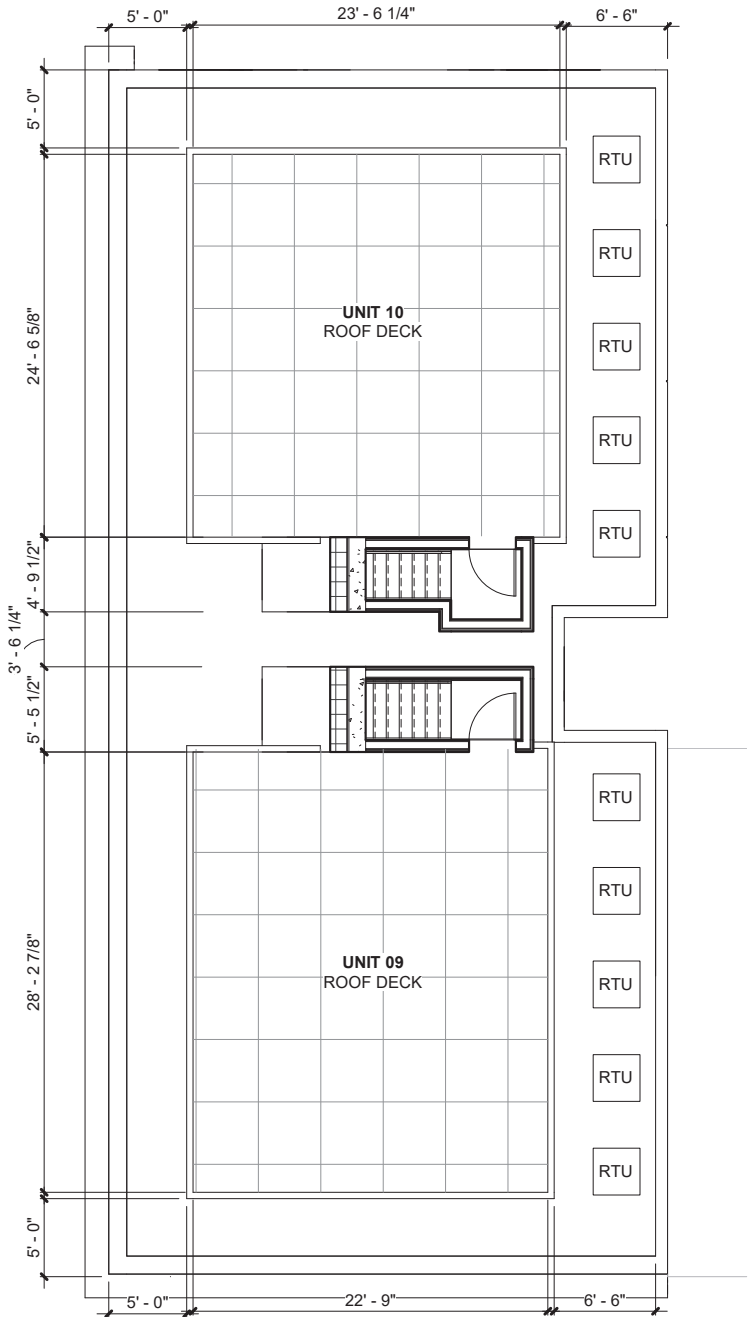
Second Floor Plan



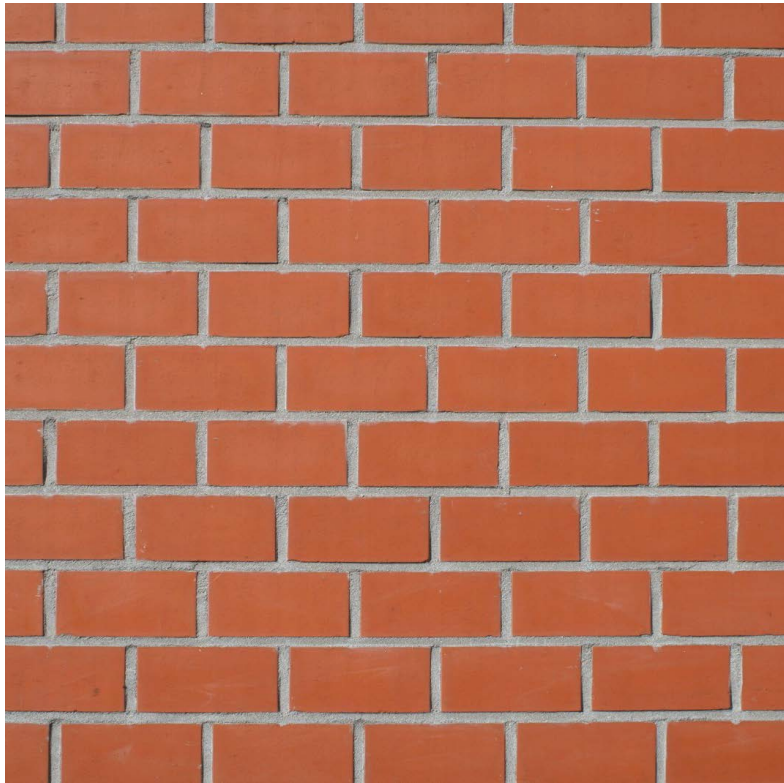
Third Floor Plan



Fourth Floor Plan



Roof Plan



Brick, Running Bond

SPEC: TBD
Color: Red



Cast Stone

Manufacturer: Reading Rock
Color: Reisling



GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

View Looking North East from North 20th Street and Green Street

CANNOdesign

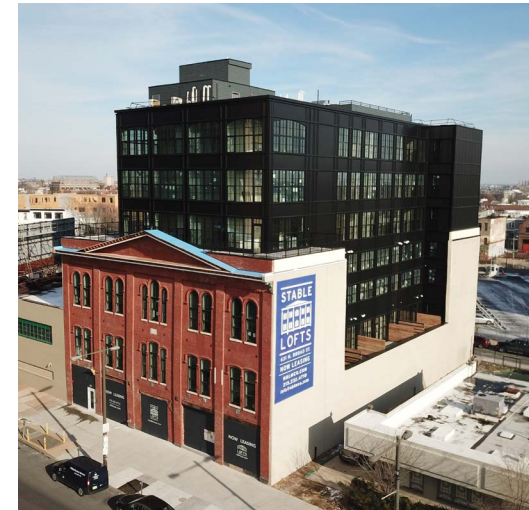
July 27, 2021



1357 Ridge Avenue
50 Units, 49,988 SF
Completed Spring 2020



1732 Ridge Avenue
30 Units, 42,150 SF
Completed Fall 2020



631 North Broad Street
41 Units, 52,700 SF
Completed Summer 2019



1723 Ridge Avenue
14 Units, 14,900 SF
Anticipated Completion Summer 2021



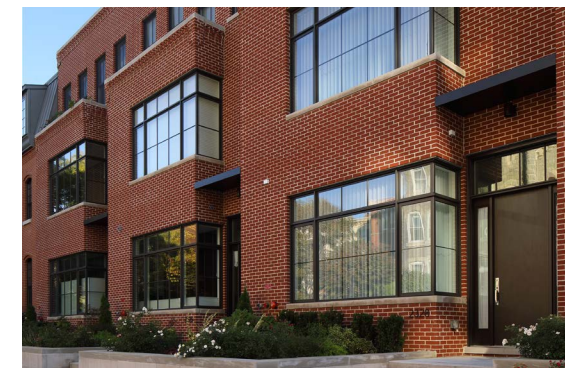
723 North 6th Street
35 Units, 39,400 SF
Completed Spring 2021



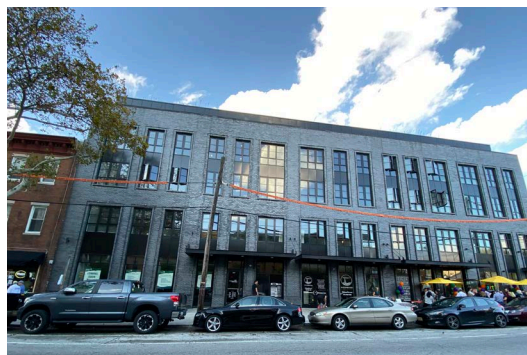
965 Frankford Avenue
33 Units, 38,700 SF
Completed Spring 2021



1833 Fairmount Avenue
15 Units, 29,400 SF
Completed Winter 2013



Green Street Townhomes
9 Units
Completed Winter 2017



2333 Fairmount Avenue
33 Units, 56,200 SF
Completed Fall 2019
2020 BIA Silver Award Winner



1720 Fairmount Avenue
18 Units, 24,700 SF
Completed Fall 2015
2020 BIA Best in Class Award Winner



Penn Avenue Townhomes
3 Units
Completed Winter 2017



3rd Street Estates
4 Units
Completed Spring 2018