

**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](mailto:laura.dipasquale@phila.gov)

**BACKGROUND:**

This application proposes to demolish the non-contributing, one-story, mid-twentieth century building at the northeast corner of 20<sup>th</sup> 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](mailto: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](mailto: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](http://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 <sup>TH</sup> FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 <sup>TH</sup> 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 <sup>ND</sup> 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  
CANNObegin





1. 1940 Green Street



2. 1919 Green Street



3. 1911 Green Street



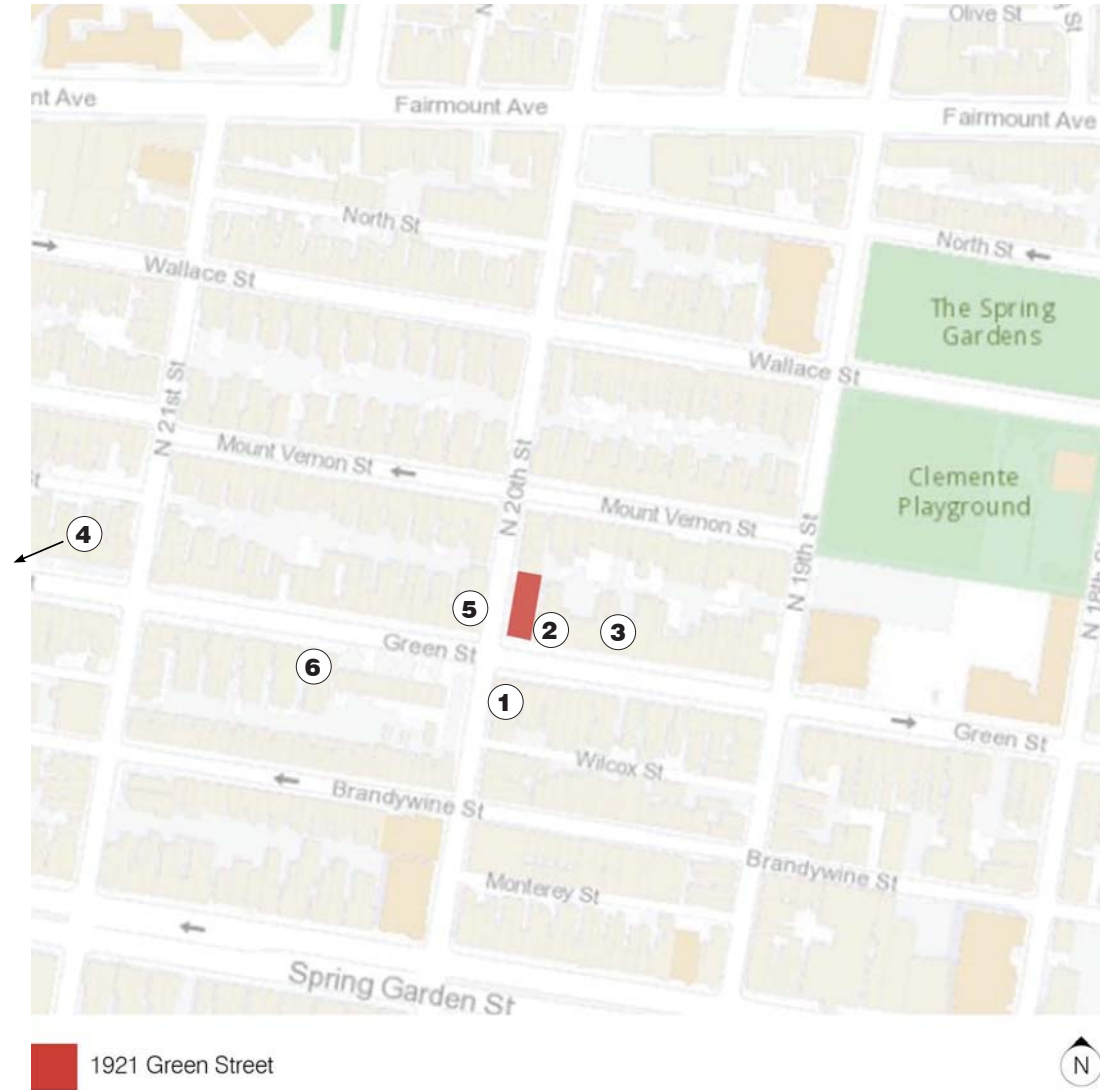
4. 2201 Green Street



5. 2001 Green Street



6. 1918 Green Street



## GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

Site Context

**CANNO**design

July 27, 2021





1921 Green Street Aerial View



609-617, North 20th Street



1919 Green Street



Northwest Corner



Southwest Corner



Northeast Corner



Southeast Corner

## GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

Neighborhood Context

**CANNO**design

July 27, 2021

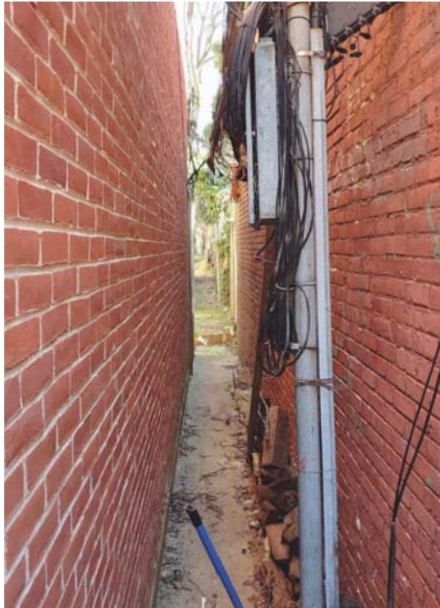




North 20th Street Perspective



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

**CANNO**design

July 27, 2021





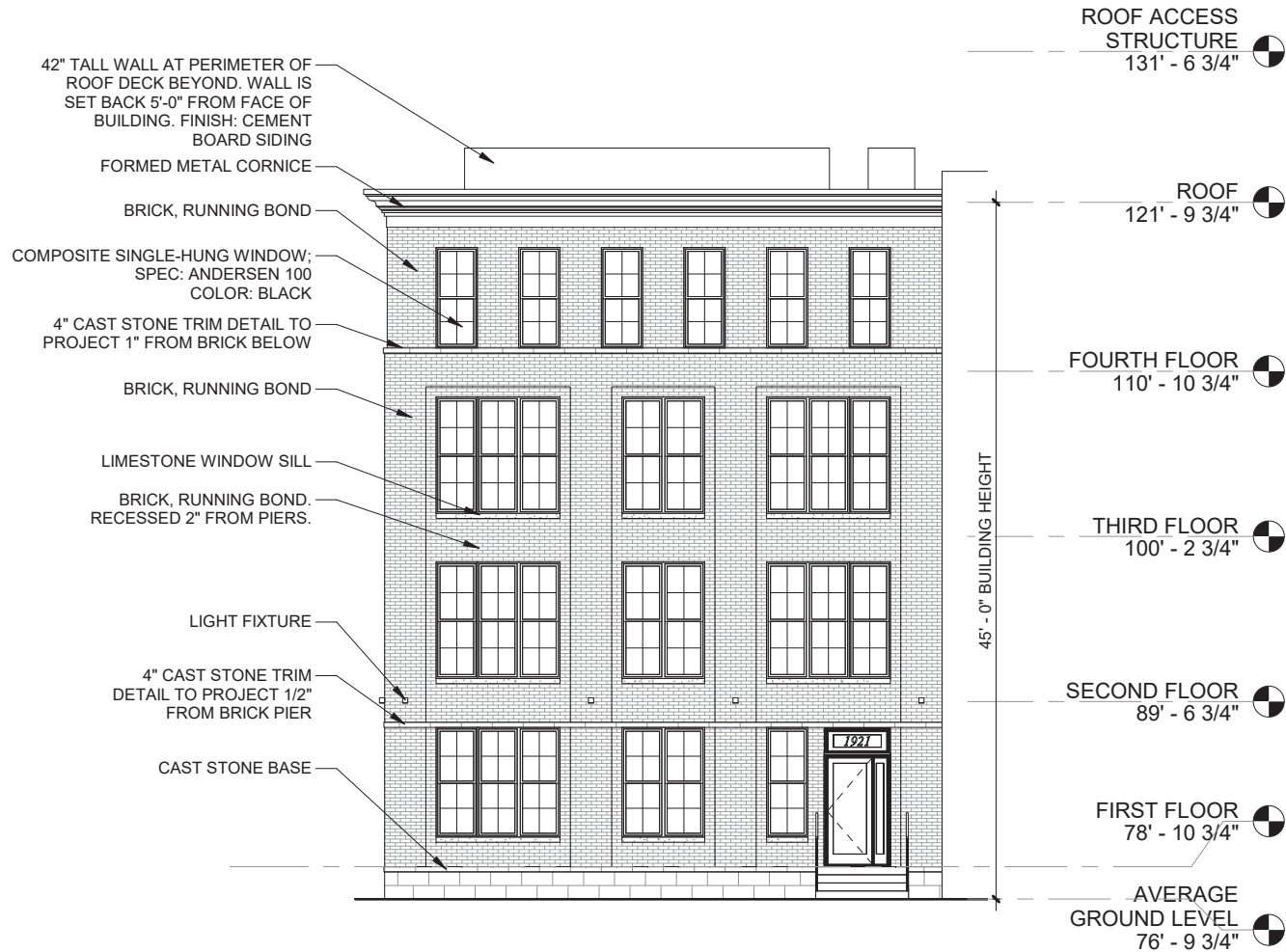
## GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

Main Rendering

**CANNO**design

July 27, 2021



## GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

Proposed Green Street Elevation

**CANNO**design

July 27, 2021





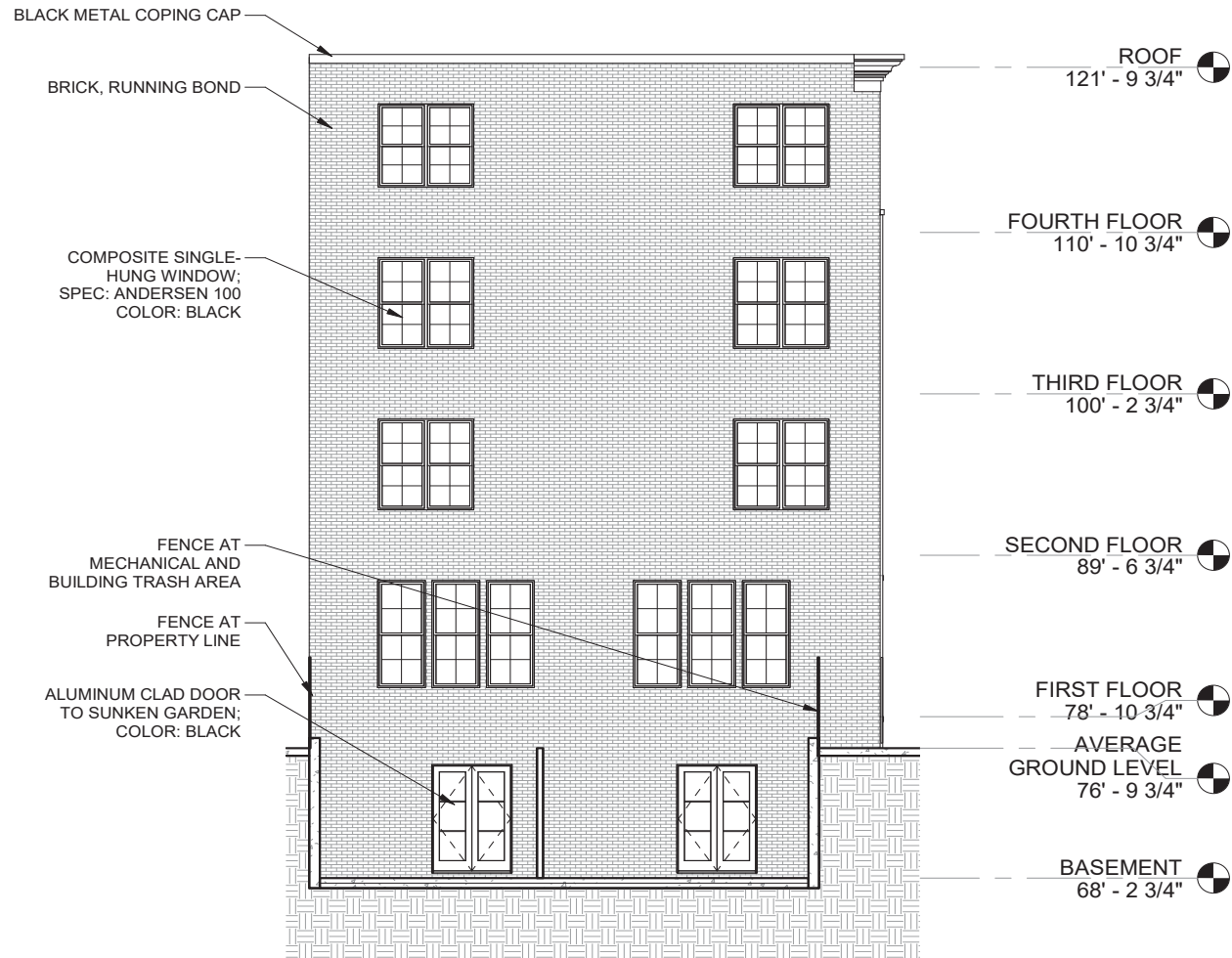
# GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

Proposed North 20th Street Elevation

**CANNO**design

July 27, 2021



## GREEN STREET

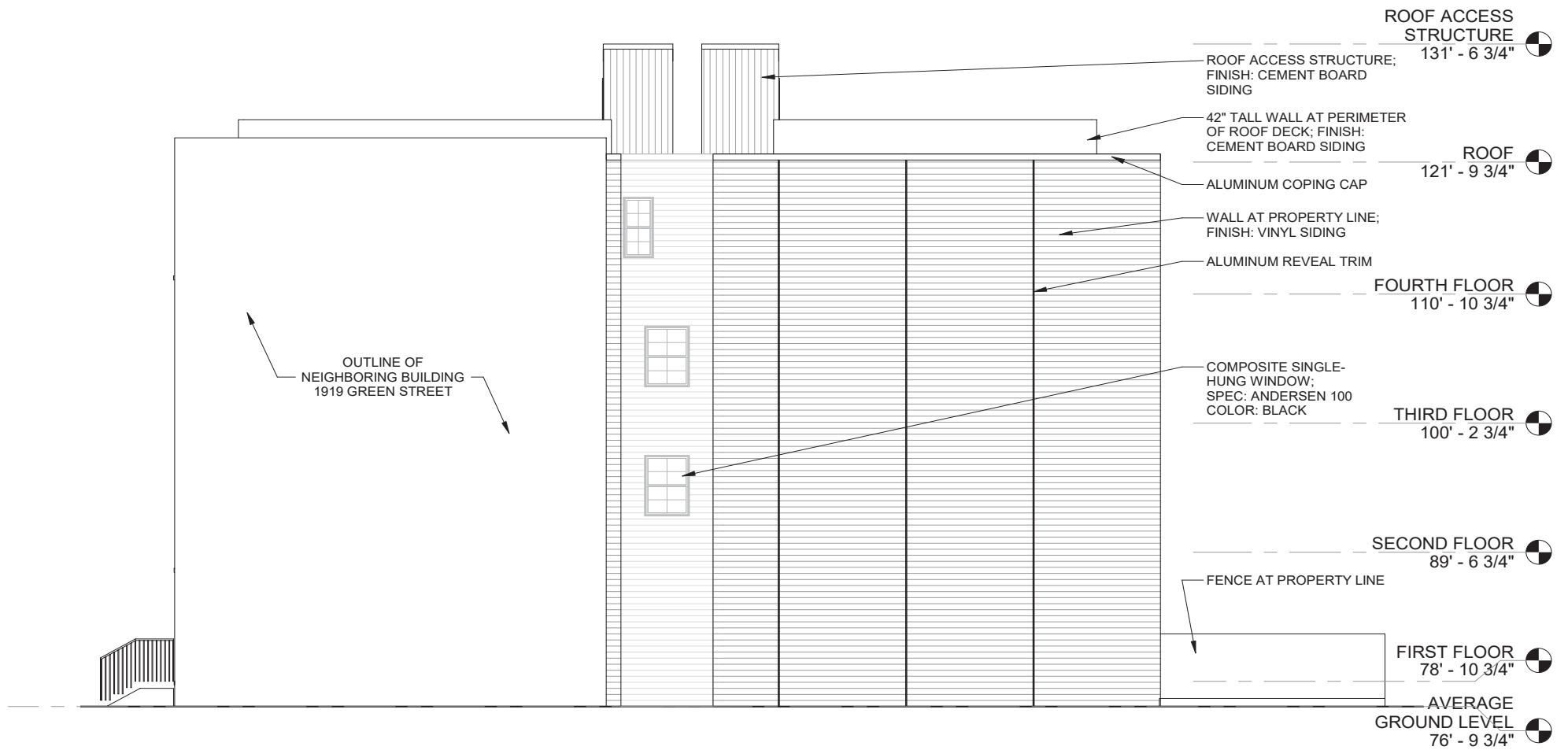
1921 Green Street, Philadelphia, PA | Archive Development Group

Proposed North Elevation

**CANNO**design

July 27, 2021

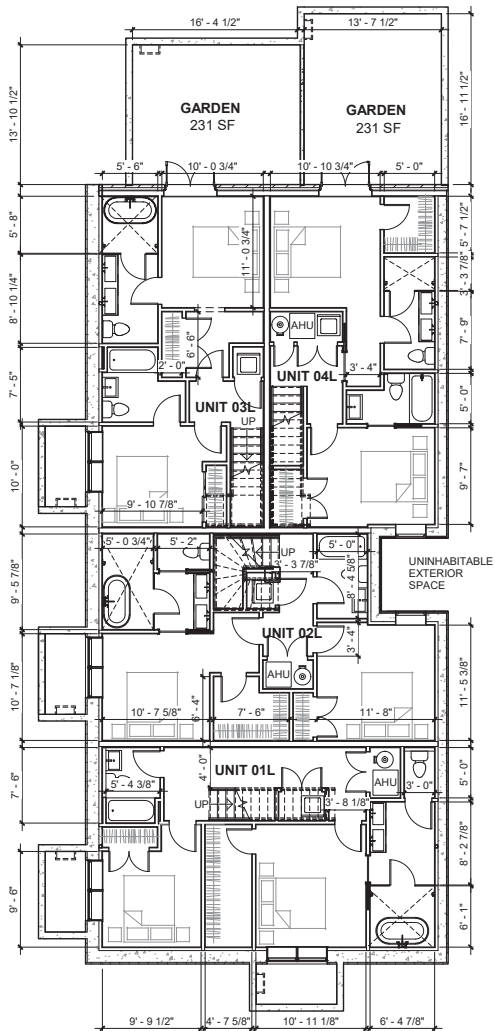




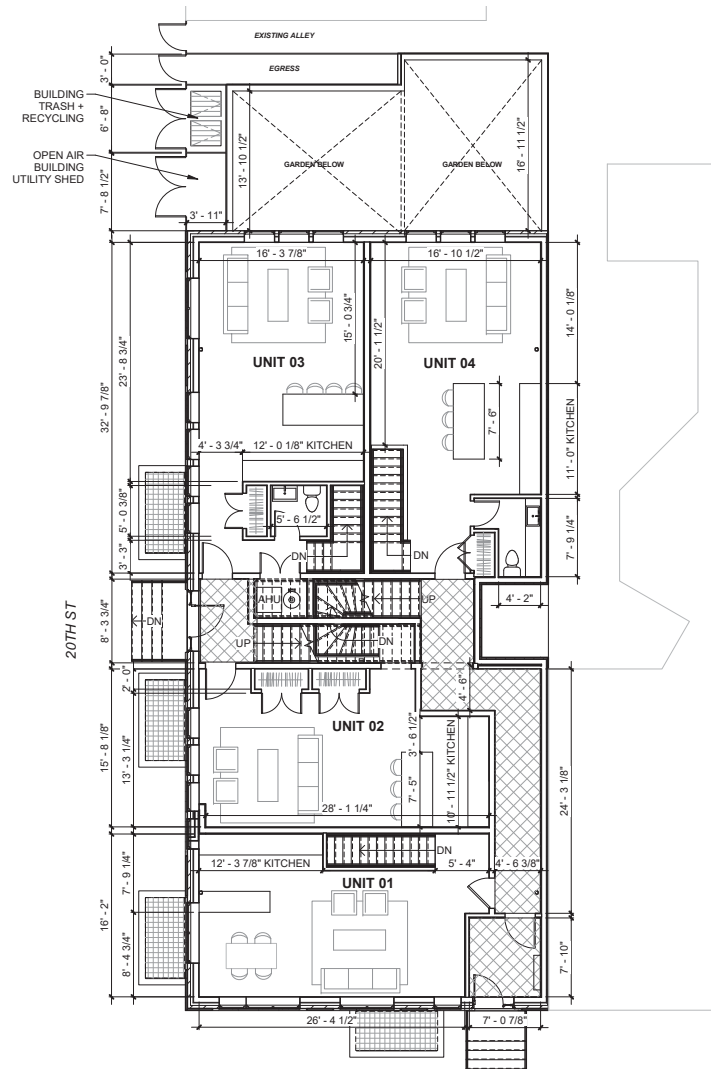
# GREEN STREET

Proposed East Elevations

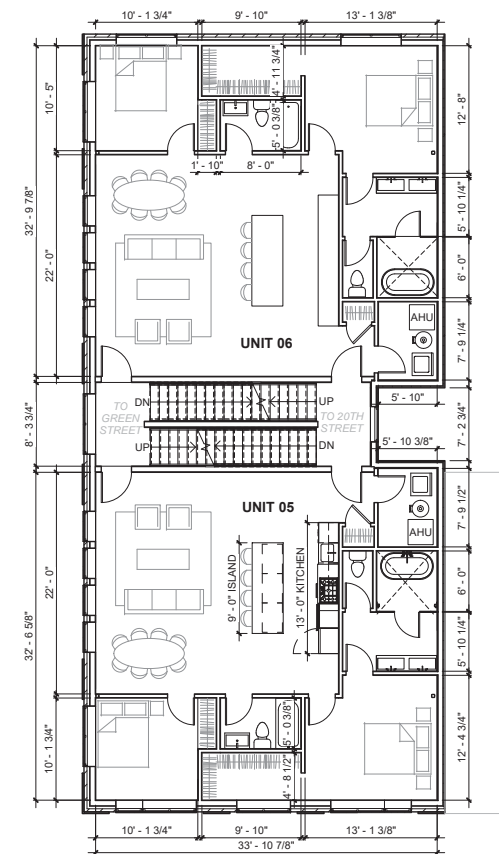
**CANNO**design



Cellar Plan



First Floor Plan



Second Floor Plan

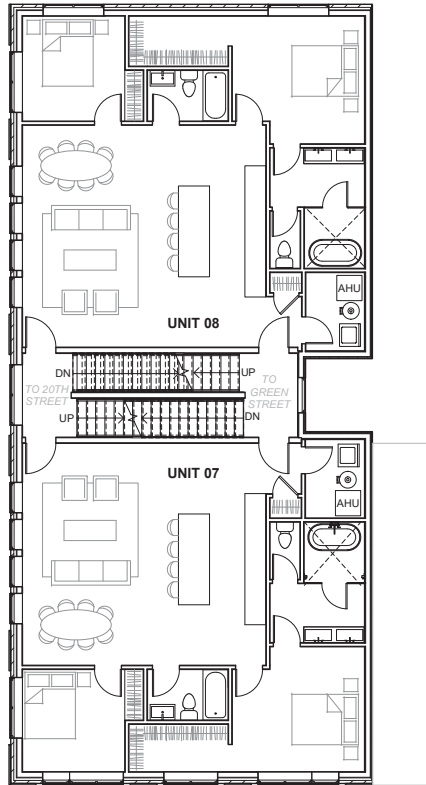
# GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

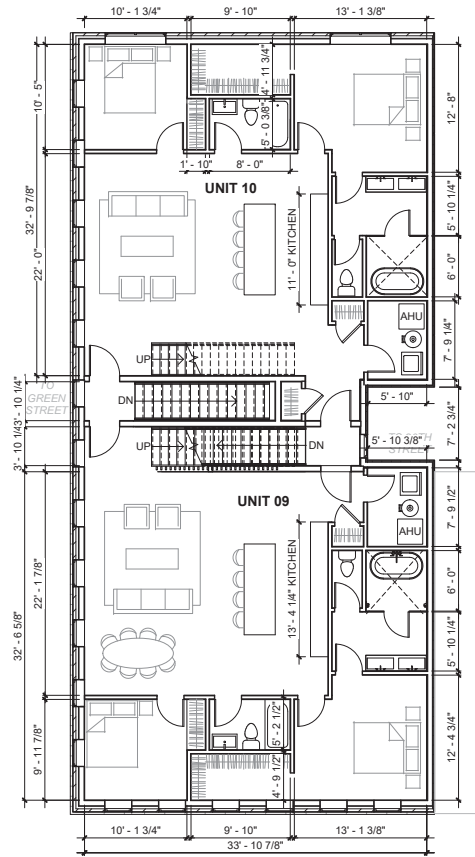
**CANNO**design

July 27, 2021

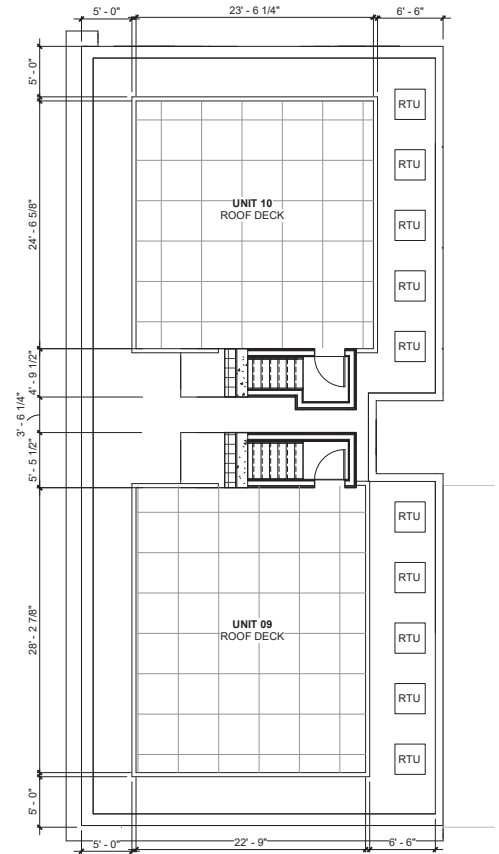




Third Floor Plan



Fourth Floor Plan



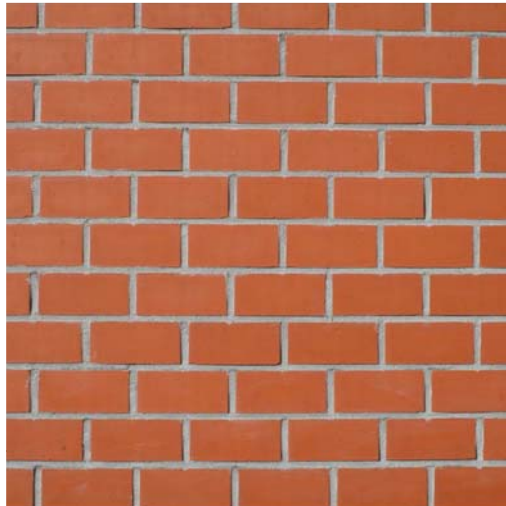
Roof Plan

# GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

**CANNO**design

July 27, 2021



**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

**CANNO**design

July 27, 2021



















## CANNOdesign

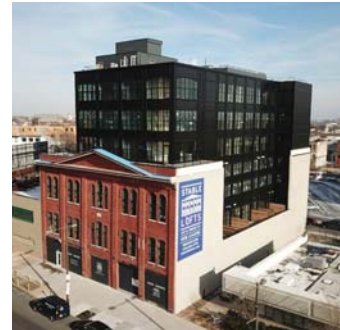
Select Project Experience:



**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

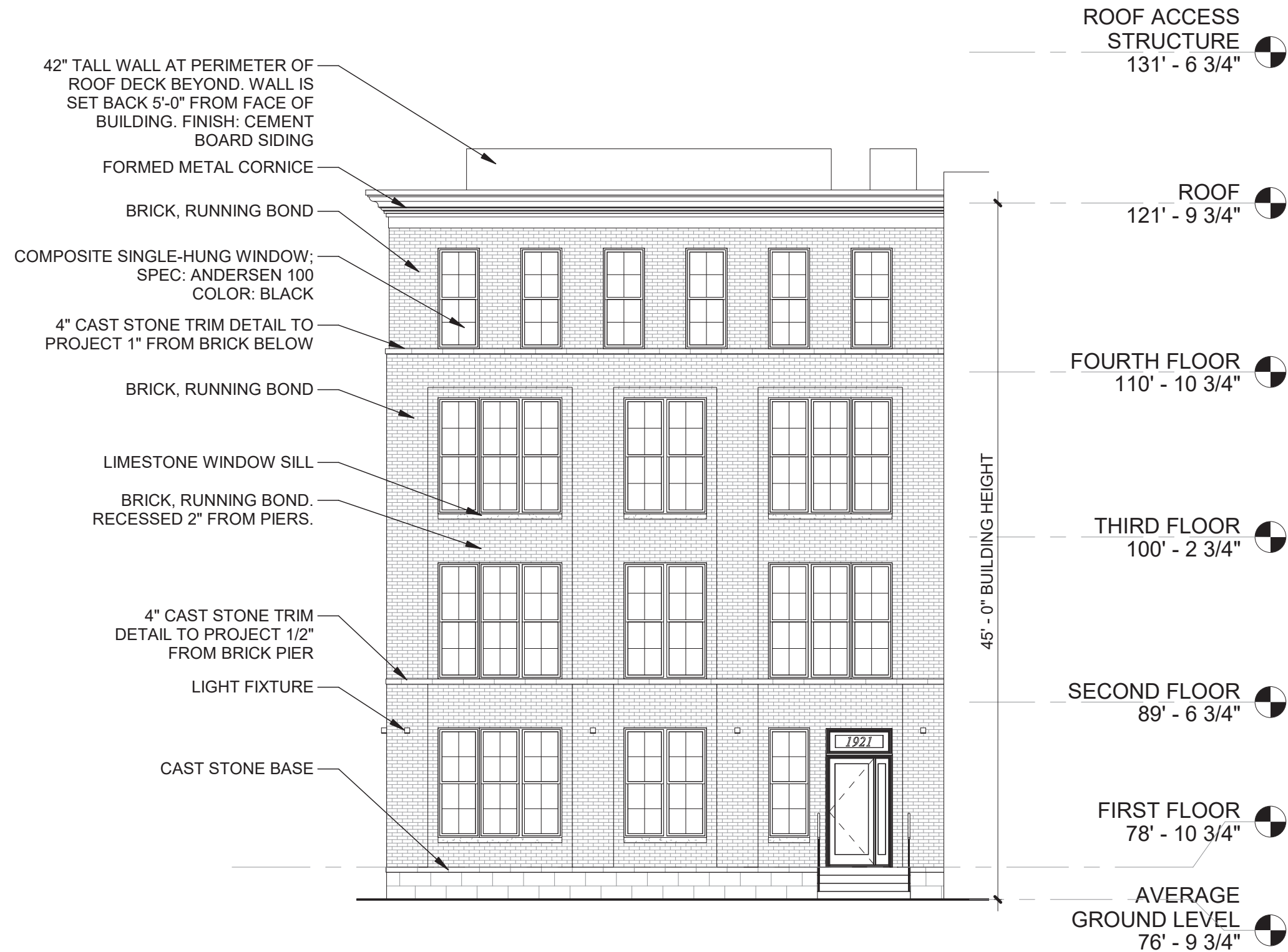
## GREEN STREET

1921 Green Street, Philadelphia, PA | Archive Development Group

CANNOdesign

July 27, 2021

REVISED



GREEN STREET

Proposed Green Street Elevation

CANNOdesign



REVISED



GREEN STREET

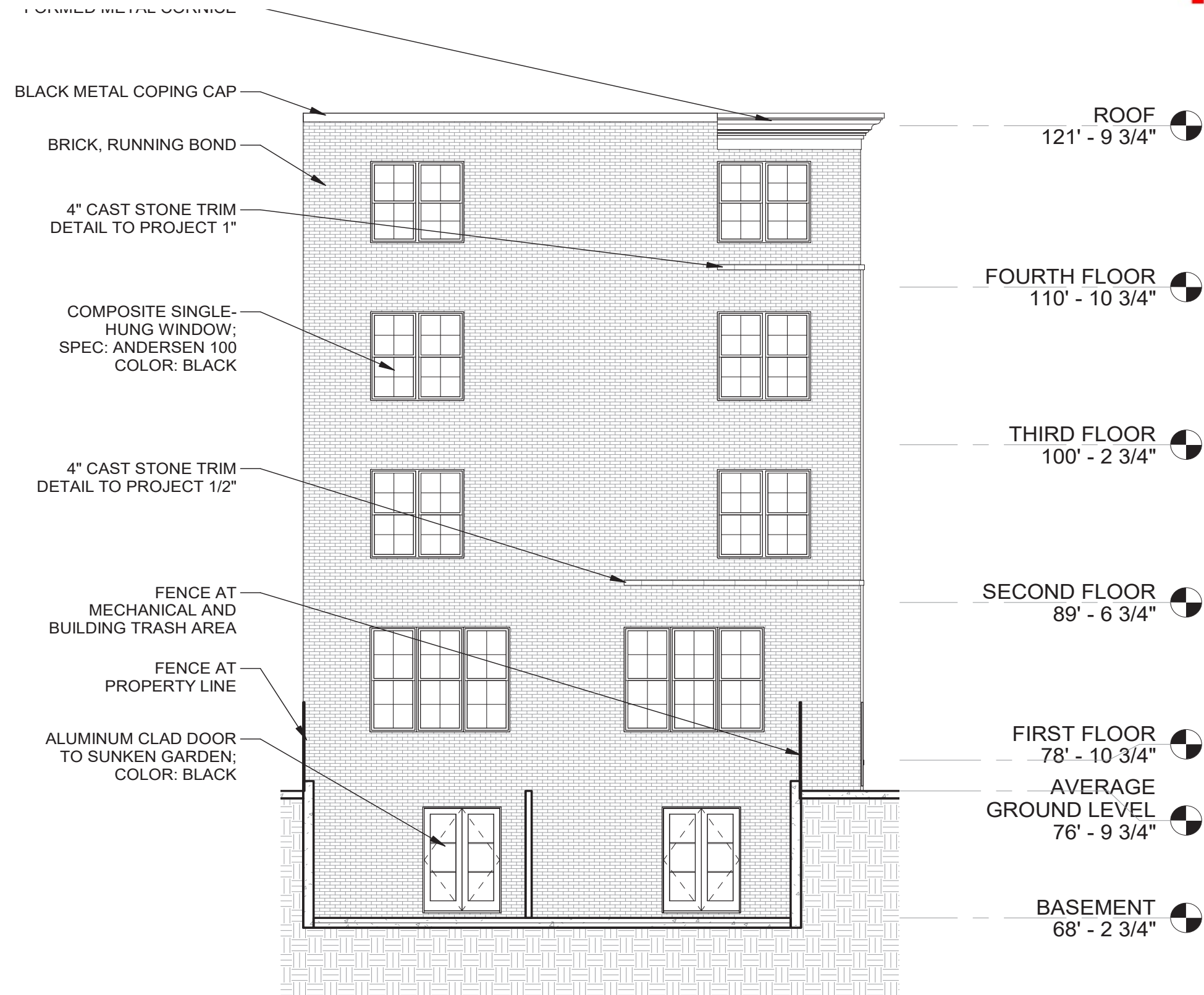
1921 Green Street, Philadelphia, PA | Archive Development Group

Proposed North 20th Street Elevation

CANNObdesign

REVISED August 5, 2021

REVISED



GREEN STREET

Proposed North Elevation

CANNOdesign