

**ADDRESS: 1423 SPRUCE ST**

Proposal: Demolish non-contributing building; construct seven-story building  
Review Requested: Final Approval  
Owner: K of C Federal Credit Union  
Applicant: David Lo  
History: 1980; K of C Federal Credit Union; Arthur Basciano, architect  
Individual Designation: None  
District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995  
Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**BACKGROUND:**

This application seeks final approval for the construction of a seven-story, mixed-use building with ground floor commercial space and apartments on floors 2 to 7. The existing two-story building was constructed in 1980 and is Non-contributing to the Rittenhouse Fidler Historic District. Demolition of the existing building can be approved without a finding of financial hardship or public necessity. The Historical Commission has full jurisdiction over the proposed construction.

The Architectural Committee reviewed a similar proposal at its September 2023 meeting, but the application was withdrawn prior to the Historical Commission review. The Architectural Committee had recommended denial, owing to the height, materials, and fenestration of the previous design. Following that meeting, the applicants revised the material and fenestration of the upper floors of the building, but no changes have been made to the massing or materials of the side or rear elevation.

The proposed building would stand 75 feet tall, plus a parapet and pilot house, in the middle of the 1400 block of Spruce Street (primary elevation) and the 1400 block of Bach Place (secondary elevation). The ground floor commercial storefront is mostly glass, with corrugated metal and red brick. Floors 2 to 7 of the Spruce Street façade feature four bays of one-over-one windows of unspecified material. The north, east, and west elevations will be clad in cementitious siding with 4" exposure and painted to match the brick on the Spruce Street facade.

All buildings on the north side of the 1400 block of Spruce Street and the south side of the 1400 block of Bach Place, except for the easternmost parcel, are within the Rittenhouse-Fidler Historic District and all but one is Contributing. These buildings are two and 3.5 stories tall, except the western-most structure, which is 19 stories tall. The contemporary Kimmel Center on the south side of Spruce Street is not within the district. There is little historically significant context fronting Bach Place; only one building's primary facade fronts this street.

**SCOPE OF WORK:**

- Construct seven-story building.

**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 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.*
  - The proposed building's height and cementitious material on the highly visible east and west facades are incompatible with the historic context and therefore the application does not meet Standard 9.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
  - The proposed building could be removed from the historic site in the future, leaving all surrounding contributing structures intact; therefore, the proposal meets Standard 10.

**STAFF RECOMMENDATION:** The staff recommends denial, pursuant to Standard 9.

**MAPS & FIGURES:**

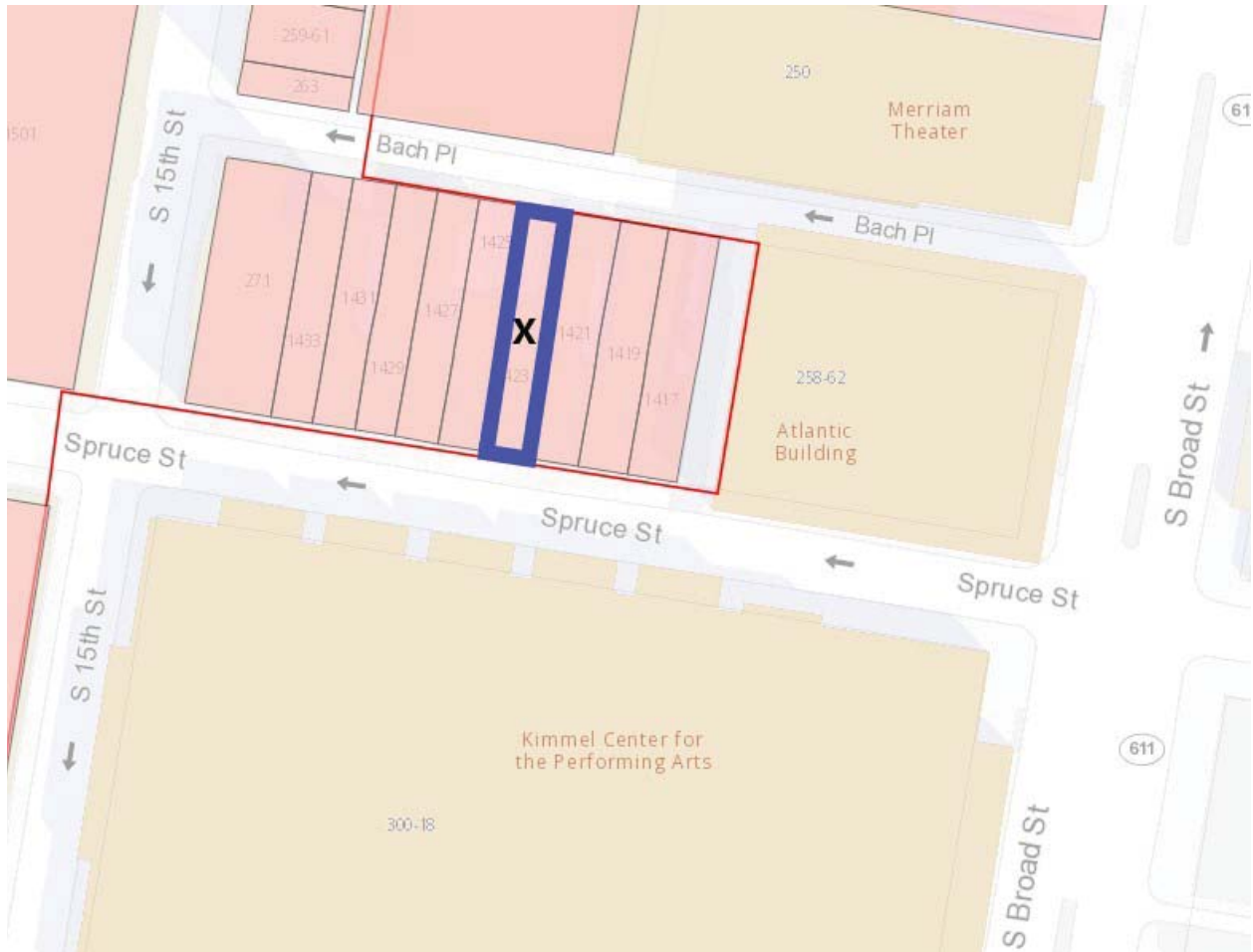


Figure 1. Location of subject property at the east end of Rittenhouse Fidler Historic District boundary.



Figure 2. Location of proposed building on Spruce Street.



Figure 3. Spruce Street east of proposed building.



*Figure 4. Spruce Street west of proposed building*



*Figure 5. Location of rear of proposed building on Bach Place.*

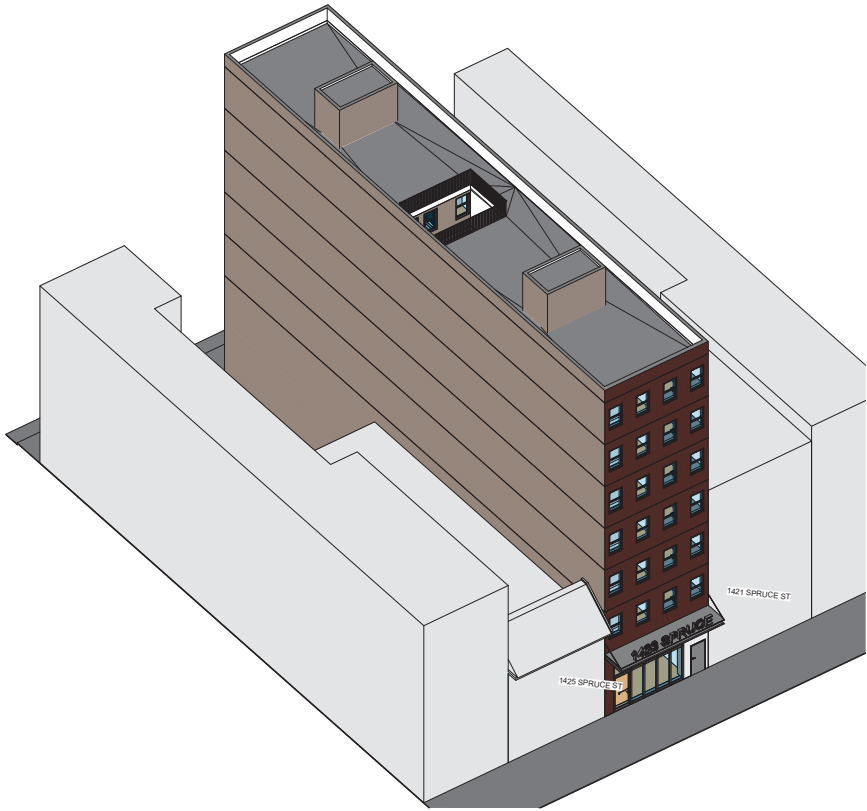


*Figure 6. Back Place west of proposed building*

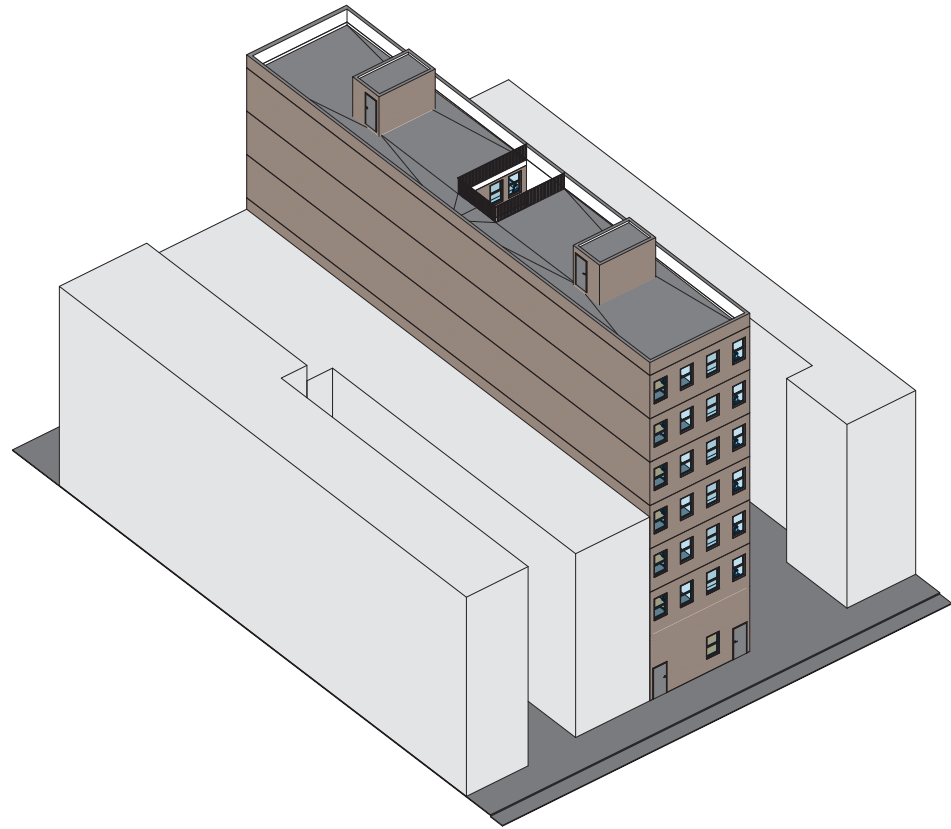


*Figure 7. Bach Place east of proposed building*

# 1423 Spruce St, Philadelphia, PA, 19102



① 3D - SW



② 3D - NE

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OWNER: DAVID LO

## IIETA

HETA DESIGNS LLC  
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### REVISIONS

NO.	DATE	DESCRIPTION

### COVER SHEET

Project Number	#0082
Date	Sept 2nd 2023
Drawn By	ZH
Checked By	ZH

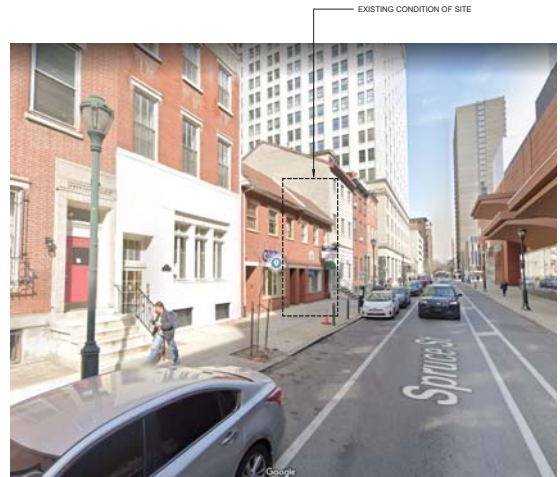
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Scale



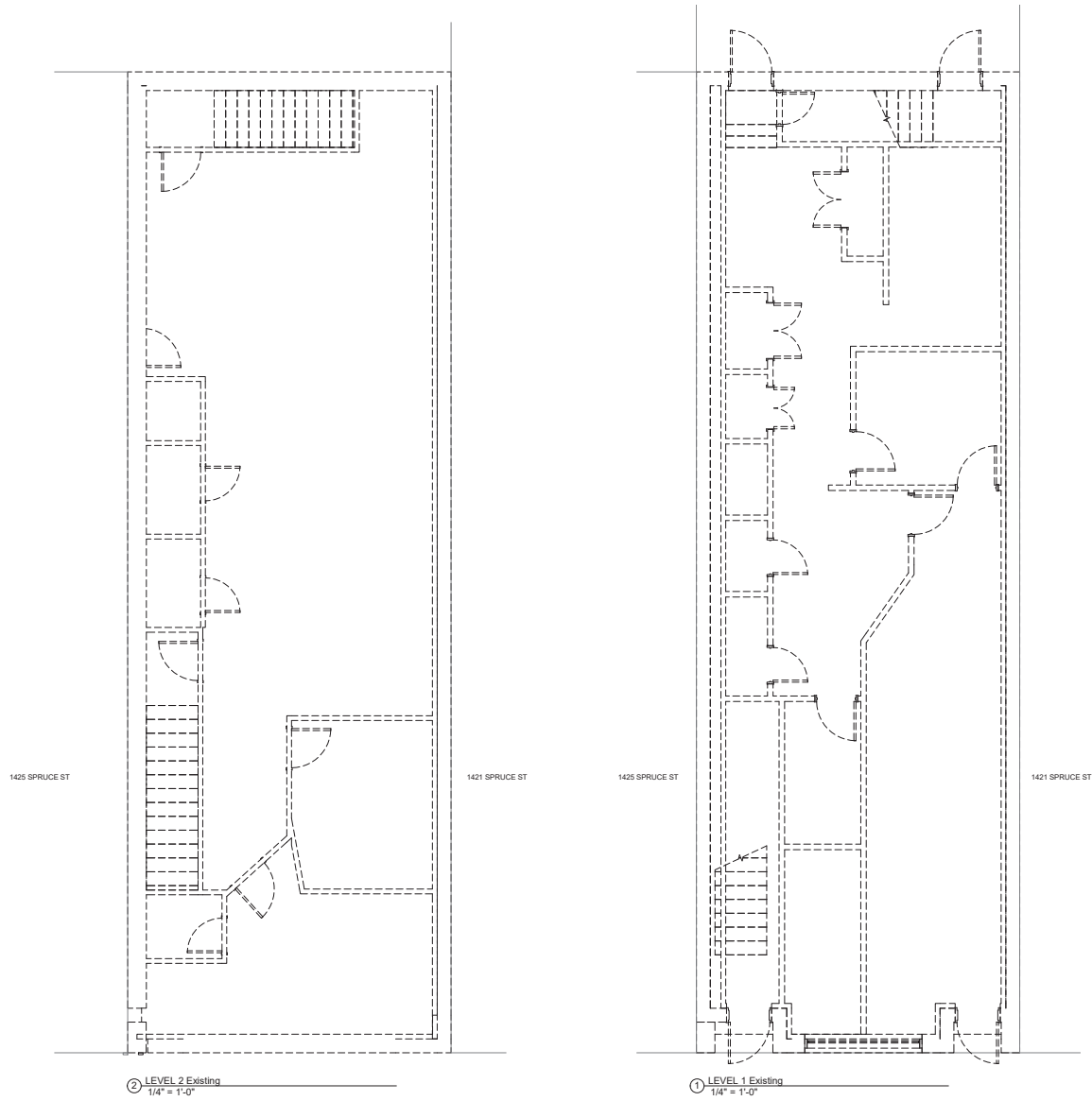


PROPOSED BUILDING RENDERING



1432 SPRUCE ST. - STREET VIEW  
3/16" = 1'-0"

PROPOSED COMPLETE DEMOLITION OF EXISTING 2-STORY BUILDING



2 LEVEL 2 Existing  
1/4" = 1'-0"

1 LEVEL 1 Existing  
1/4" = 1'-0"

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EXISTING &  
DEMOLITION PLAN

Project Number #0082  
Date Sept 2nd 2023  
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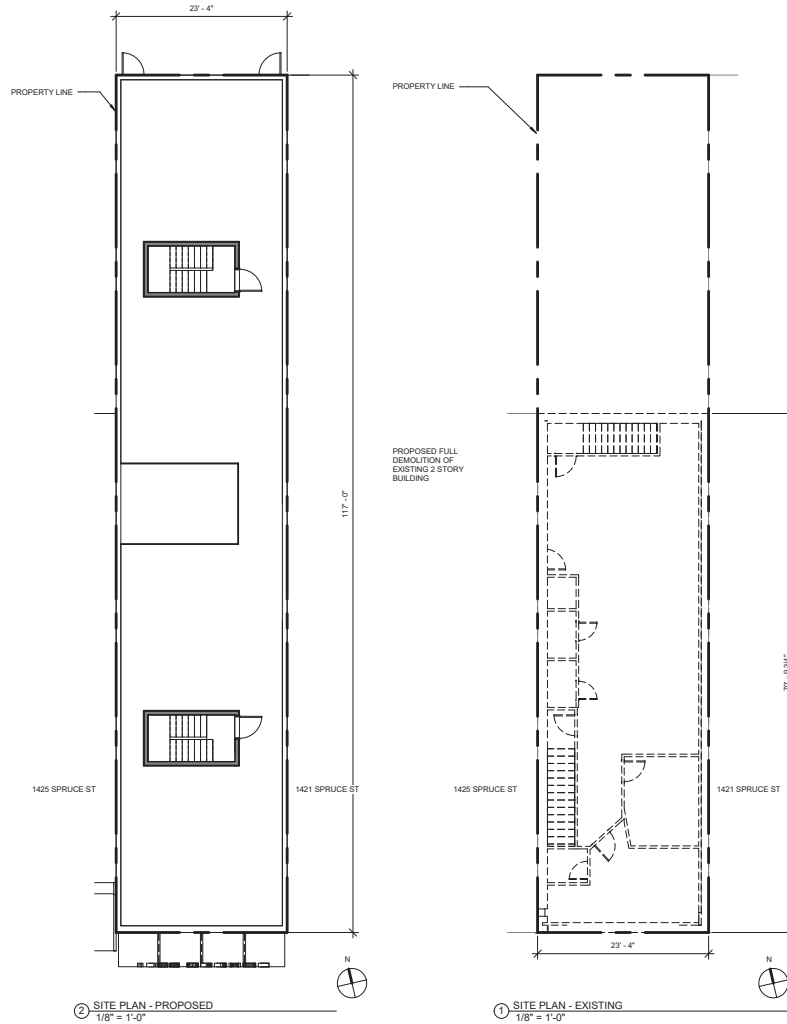
**A0.2**

Scale As indicated

SITE STATISTICS

	PROPOSED	ALLOWED
ZONING	CMX-5	
LOT AREA:	2745 SQ FT	
OCCUPIED AREA:	2745 SQ FT (100%)	(100%)
REAR YARD:	0' 0"	0' 0"
FAR:	7	
NUMBER OF UNITS	24 RESIDENTIAL UNITS+ 1 COMMERCIAL SPACE	
ON SITE PARKING	0 (OWNER WILL LEASE REQUIRED NUMBER OF PARKING LOTS FOR FUTURE TENANTS ON A NON-ABUTTING LOT THAT IS WITHIN 1,000 FT OF THE PROPERTY)	MIN 8 PARKING LOT

① SITE NOTE  
1/4" = 1'-0"



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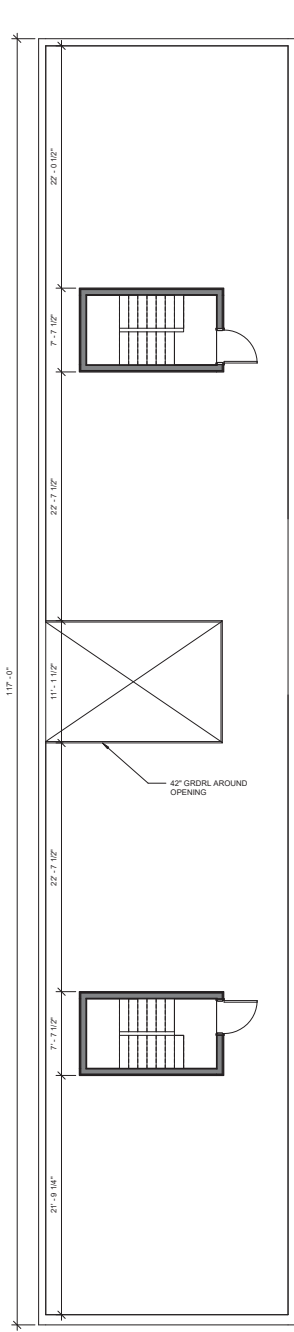
NO.	DATE	DESCRIPTION

SITE PLAN

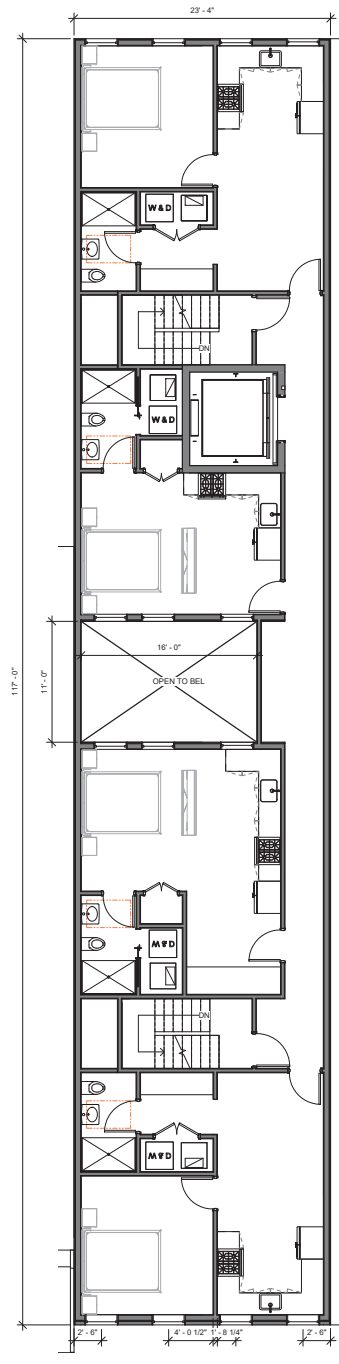
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**A1.0**

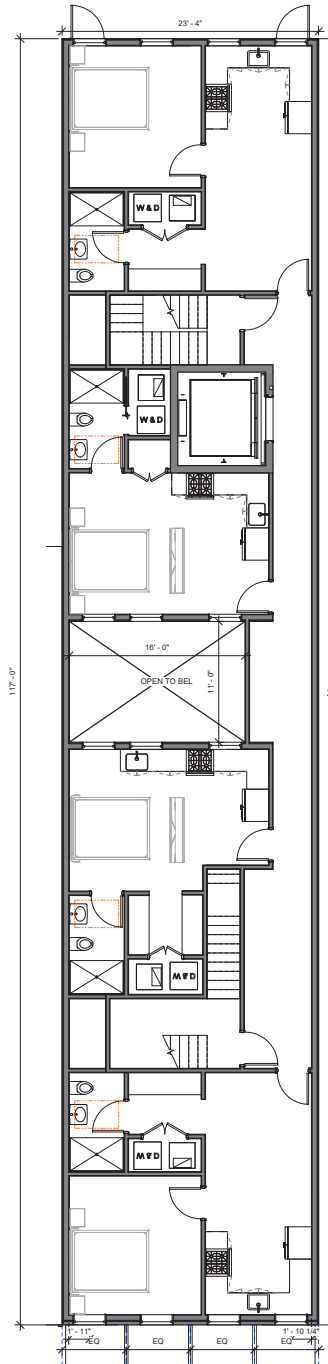
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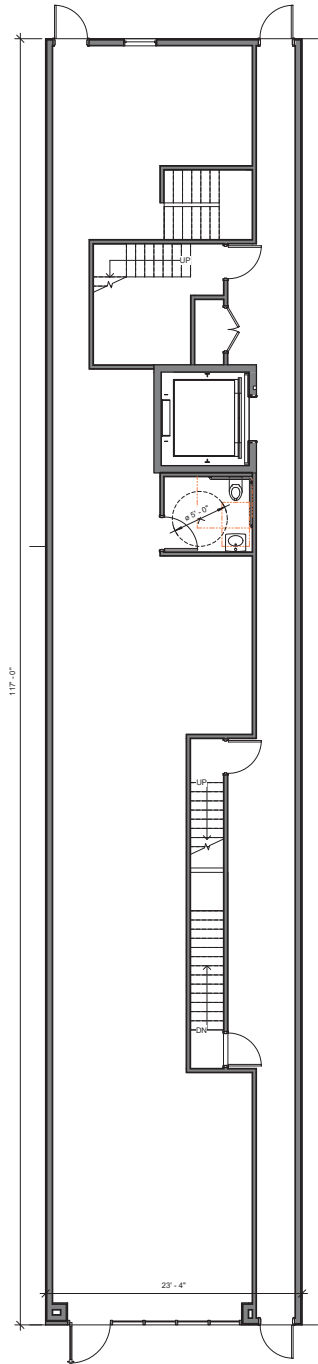
3 ROOF PLAN  
3/16" = 1'-0"



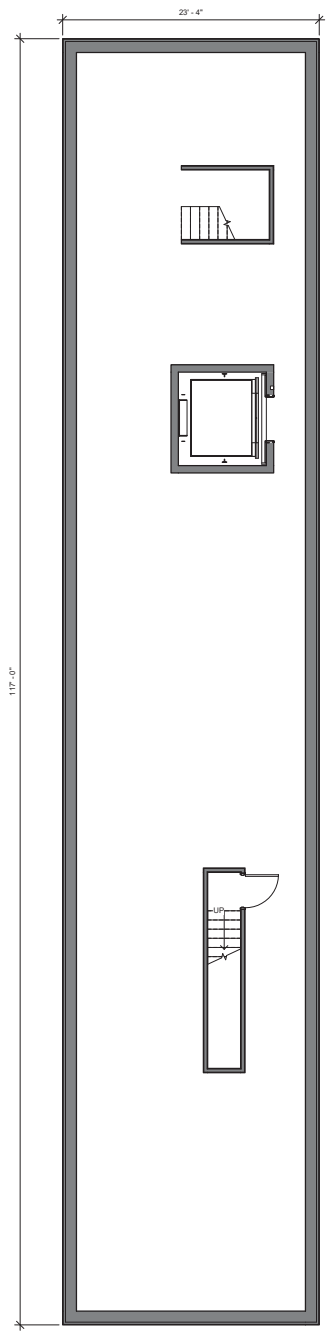
4 LEVEL 3-7  
3/16" = 1'-0"



3 LEVEL 2  
3/16" = 1'-0"



2 LEVEL 1  
3/16" = 1'-0"



1 BASEMENT  
3/16" = 1'-0"

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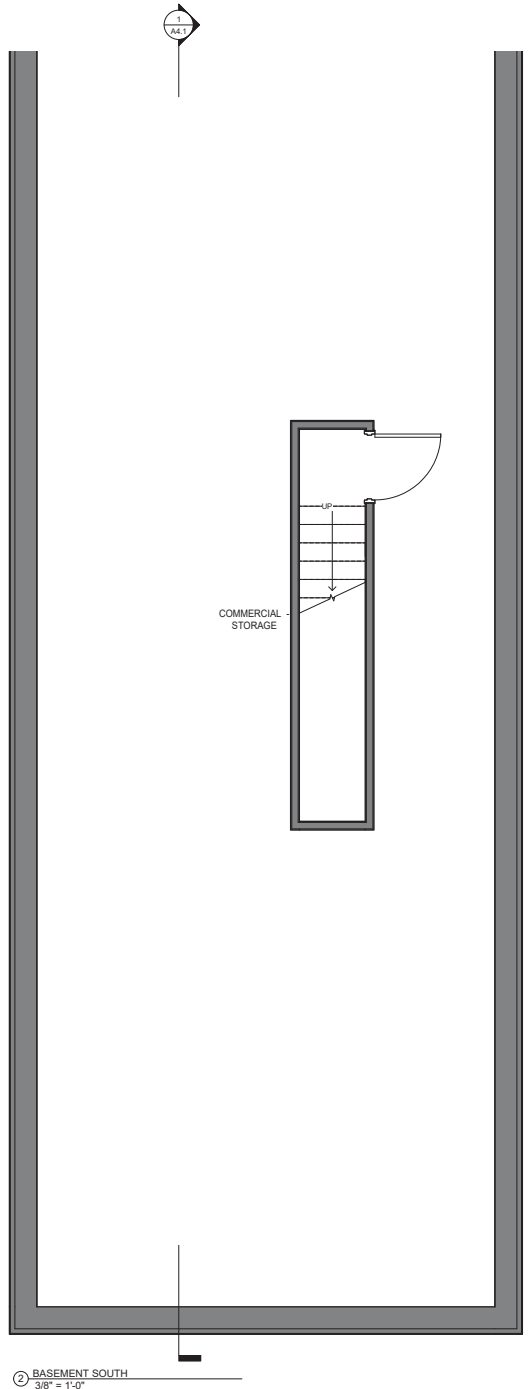
NO.	DATE	DESCRIPTION
1 / A1.2		
2 / A1.2		

OVERALL - FLOOR PLAN

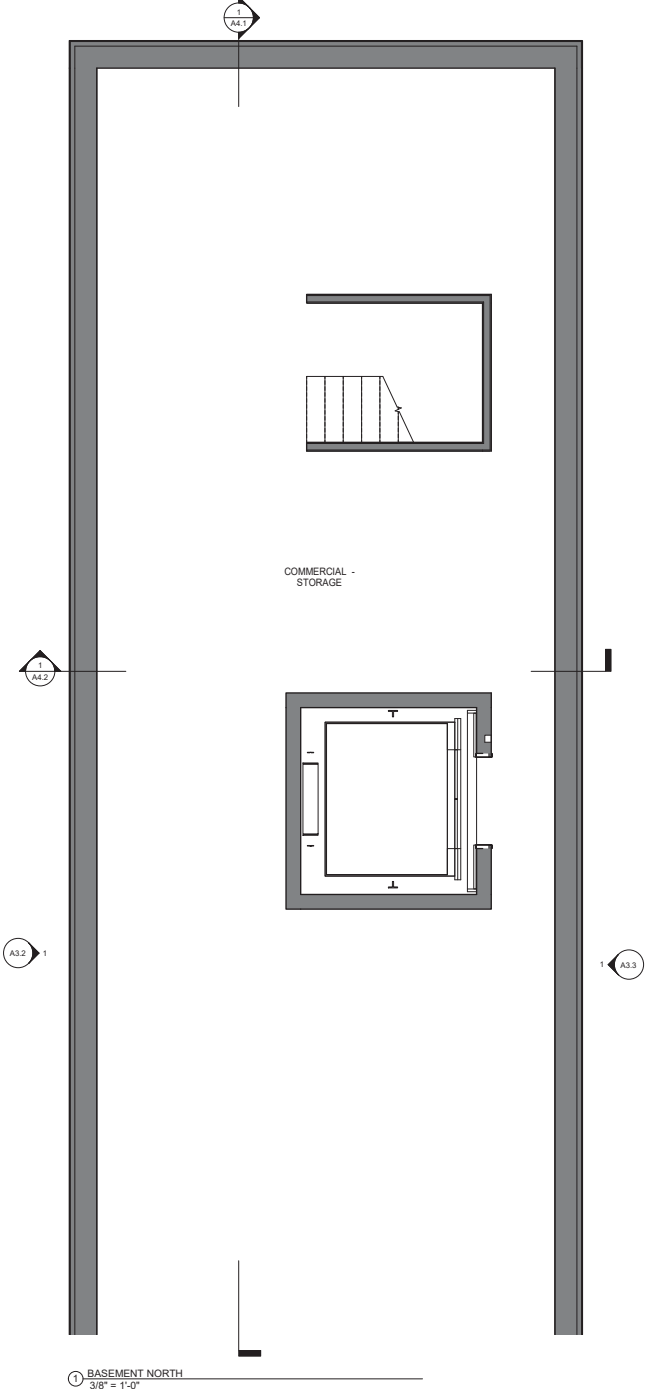
Project Number #0082  
Date Sept 2nd 2023  
Drawn By Author  
Checked By Checker

**A1.1**

Scale 3/16" = 1'-0"



② BASEMENT SOUTH  
3/8" = 1'-0"



① BASEMENT NORTH  
3/8" = 1'-0"

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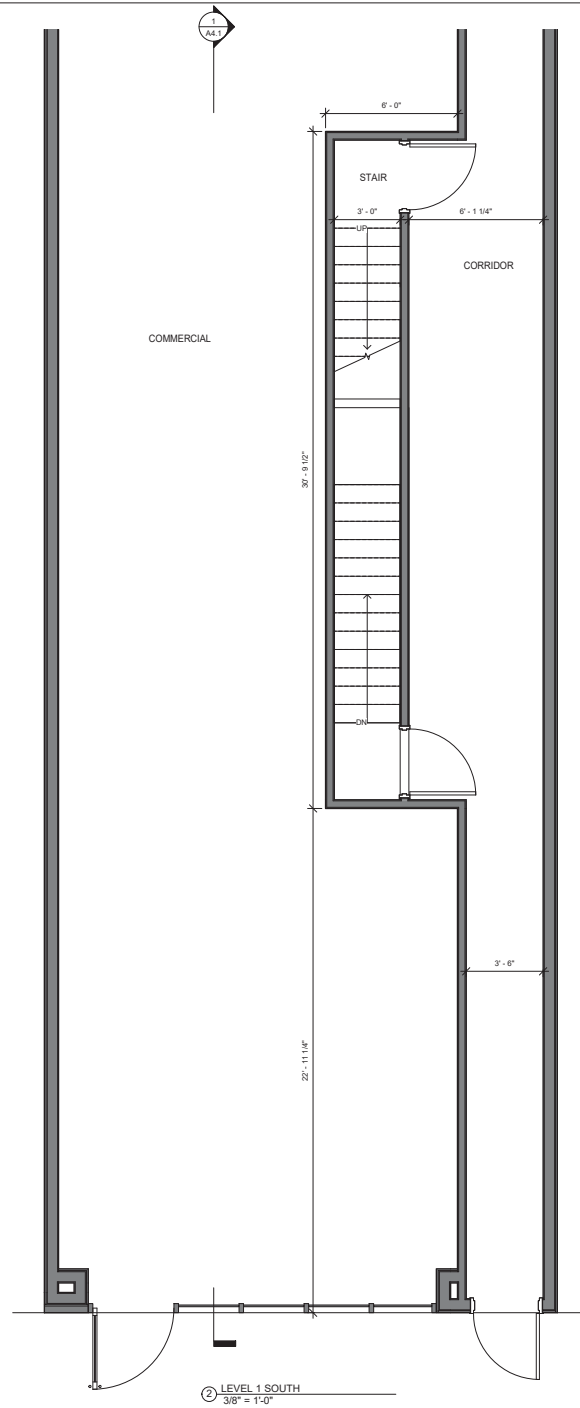
NO.	DATE	DESCRIPTION

FLOOR PLAN -  
BASEMENT

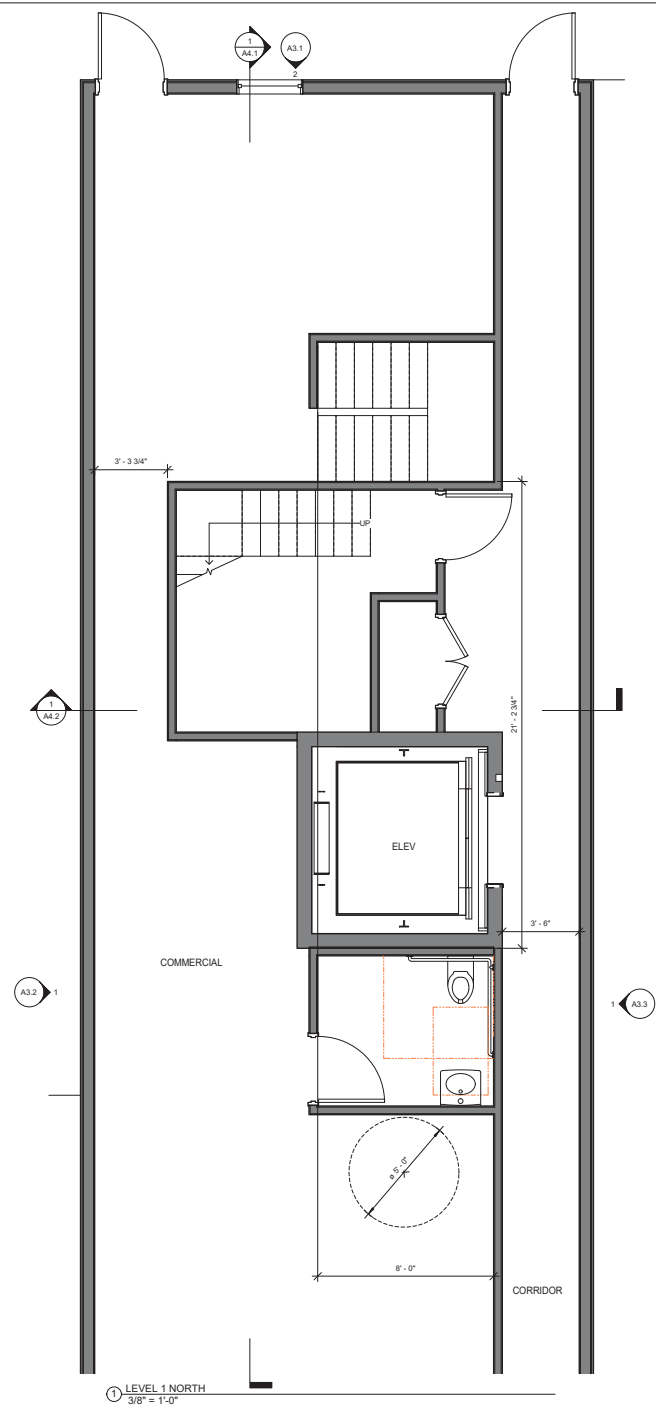
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**A1.2**

Scale 3/8" = 1'-0"



② LEVEL 1 SOUTH  
3/8" = 1'-0"



① LEVEL 1 NORTH  
3/8" = 1'-0"

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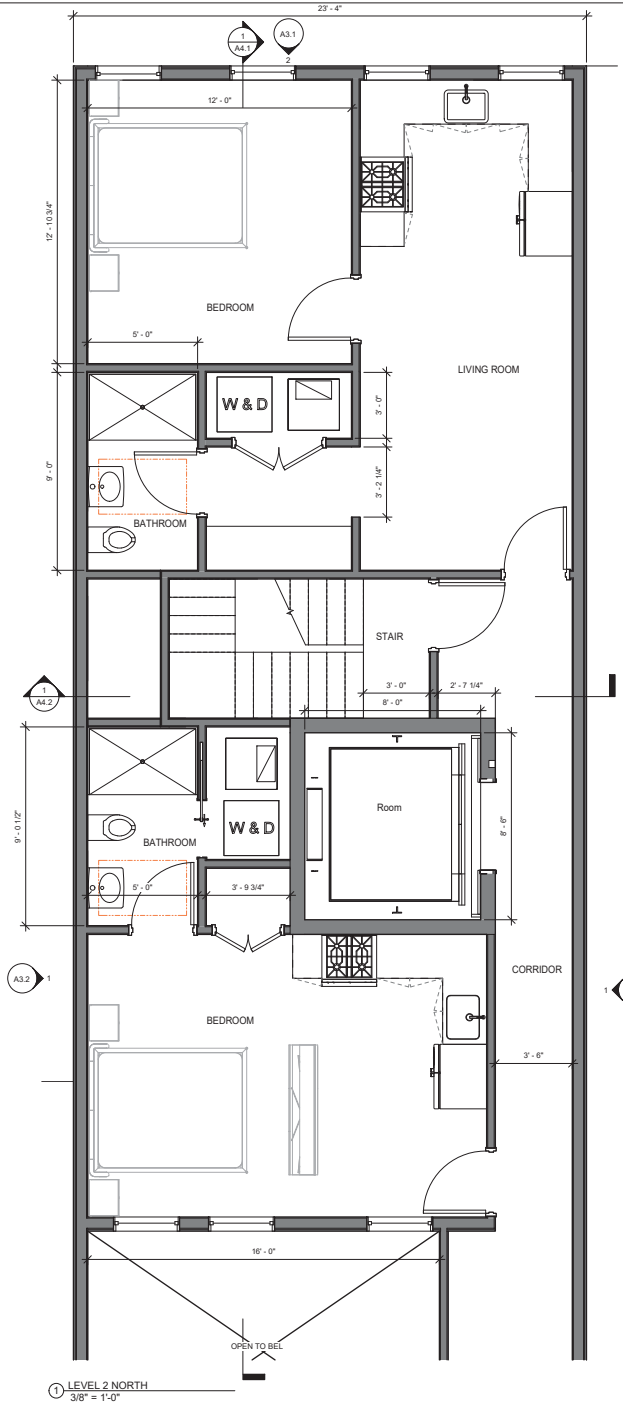
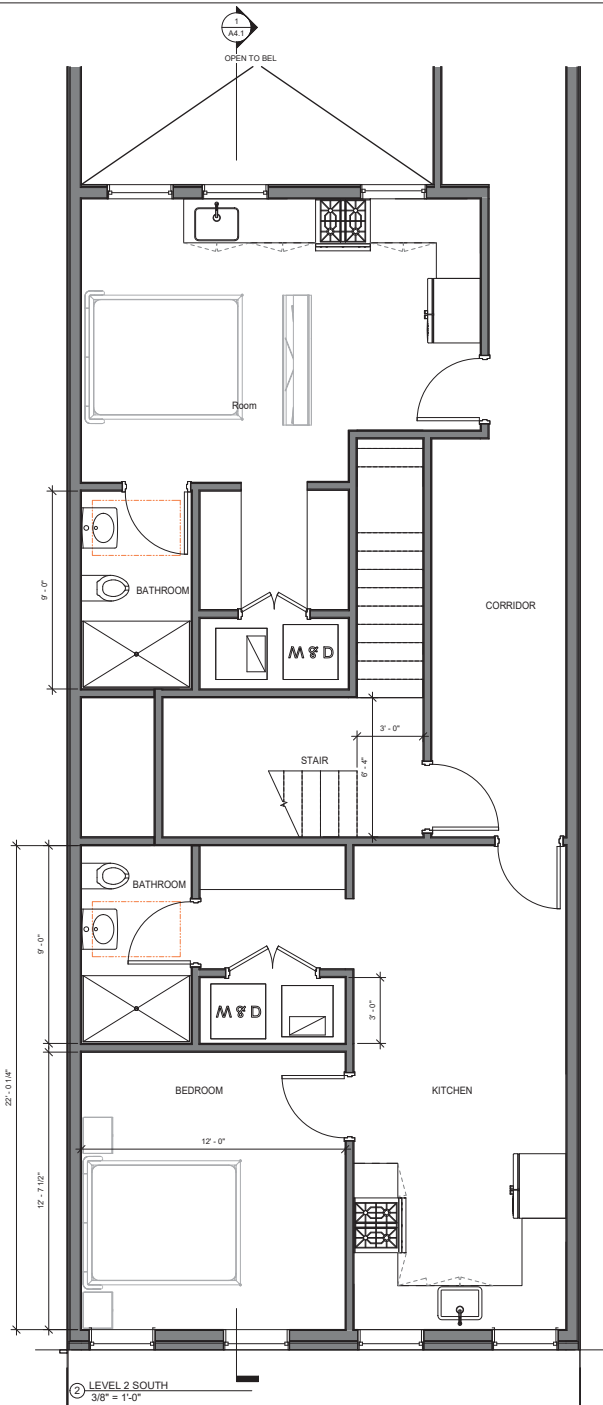
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FLOOR PLAN -  
LEVEL 1

Project Number	#0082
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**A1.3**

Scale 3/8" = 1'-0"



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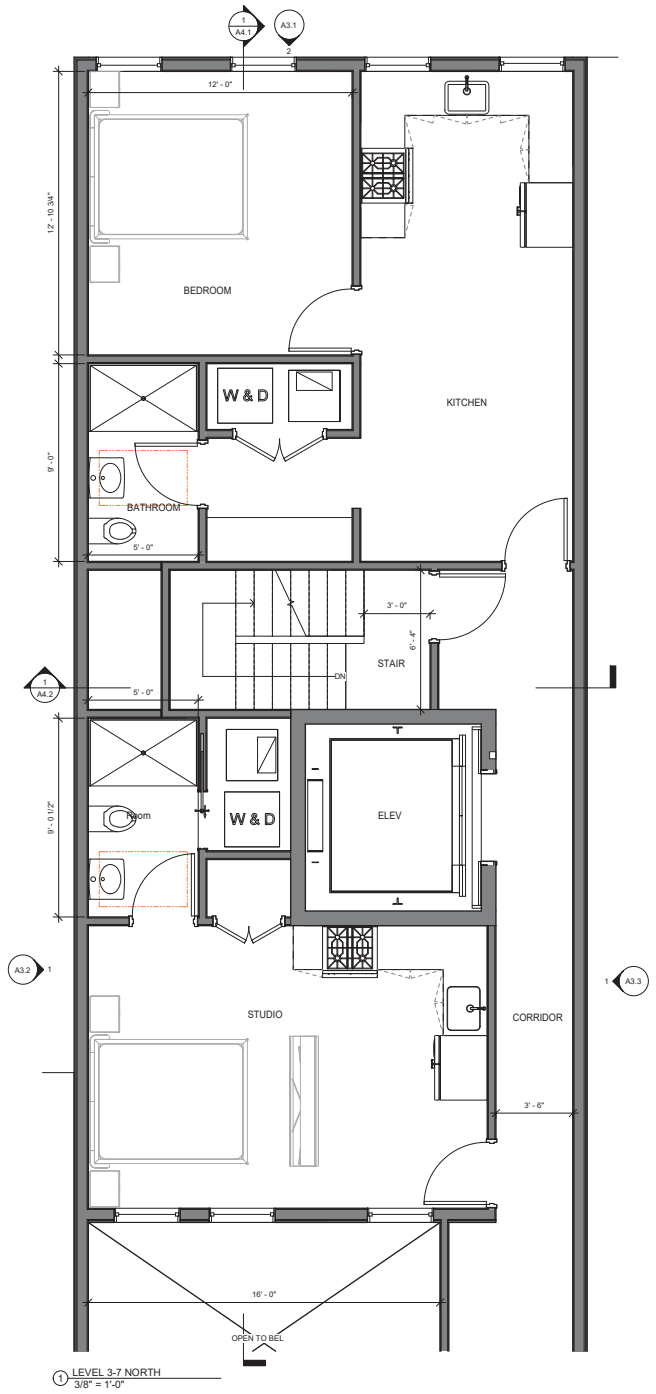
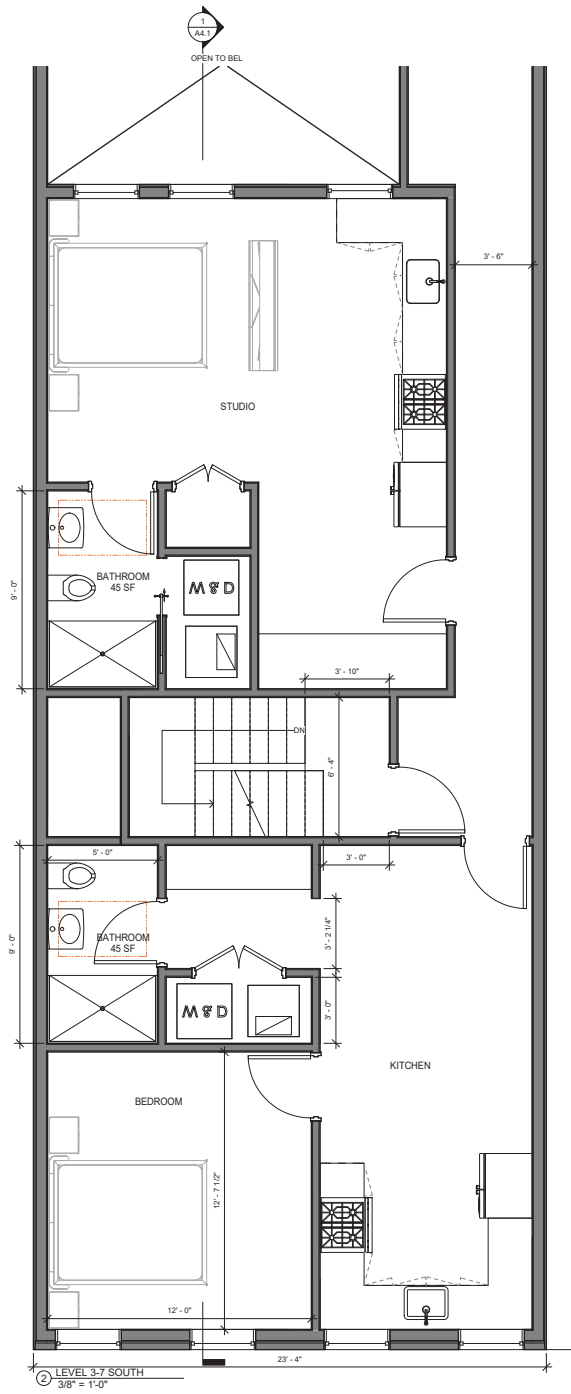
NO.	DATE	DESCRIPTION

FLOOR PLAN - LEVEL 2

Project Number #0082  
Date Sept 2nd 2023  
Drawn By Author  
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**A1.4**

Scale 3/8" = 1'-0"



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FLOOR PLAN -  
LEVEL 3-7

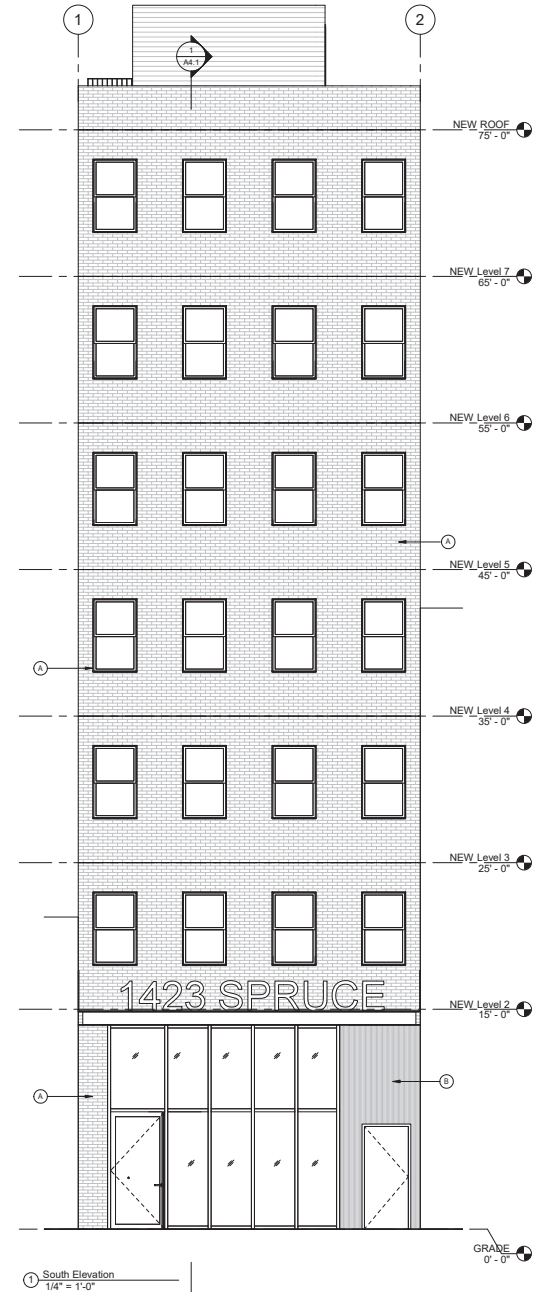
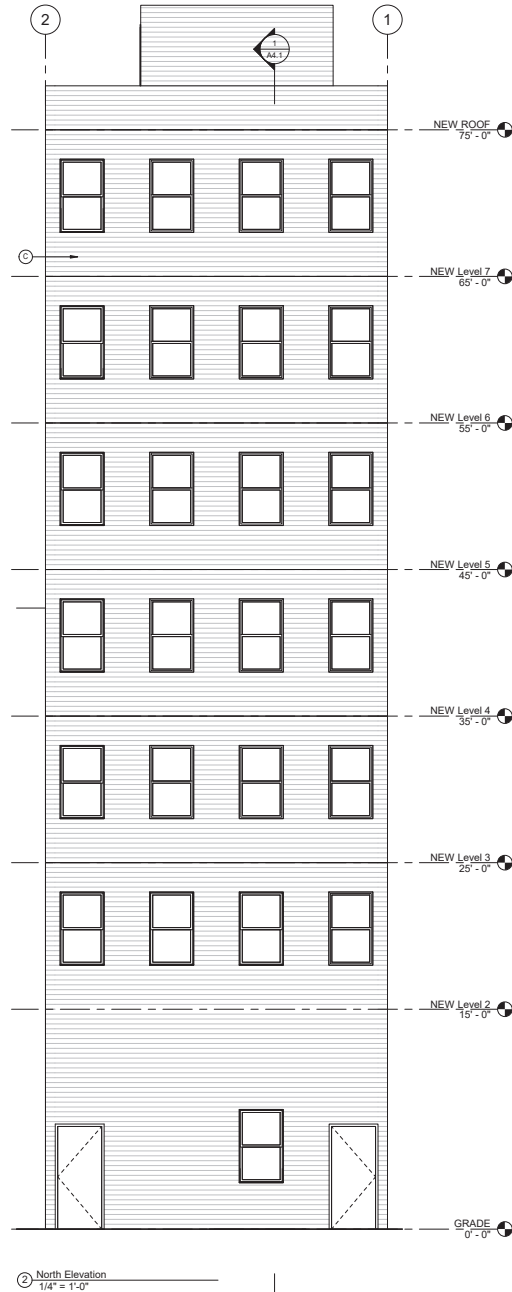
Project Number #0082  
Date Sept 2nd 2023  
Drawn By Author  
Checked By Checker

**A1.5**

Scale 3/8" = 1'-0"

**EXTERIOR FINISH SCHEDULE**  
NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
A	BRICK	BELDEN OR EQ	Red Clear Coarse Velour	HORIZONTAL MODULAR 7 RUNNING BOND 5/8" LENGTH
				
B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	2 1/2 CORRUGATED, 24 GAUGE 1/2" THICK
				
C	CEMENT BOARD - 4" PNL JAMES HARDIE OR EQ			HARDIE ARCHITETURAL COLLECTION FINE SAND, PRIMED FOR PAINT, TO MATCH BRICK COLOR
				



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**BUILDING ELEVATION**

Project Number #0082  
Date Sept 2nd 2023  
Drawn By ZH  
Checked By ZH

**A3.1**

Scale 1/4" = 1'-0"



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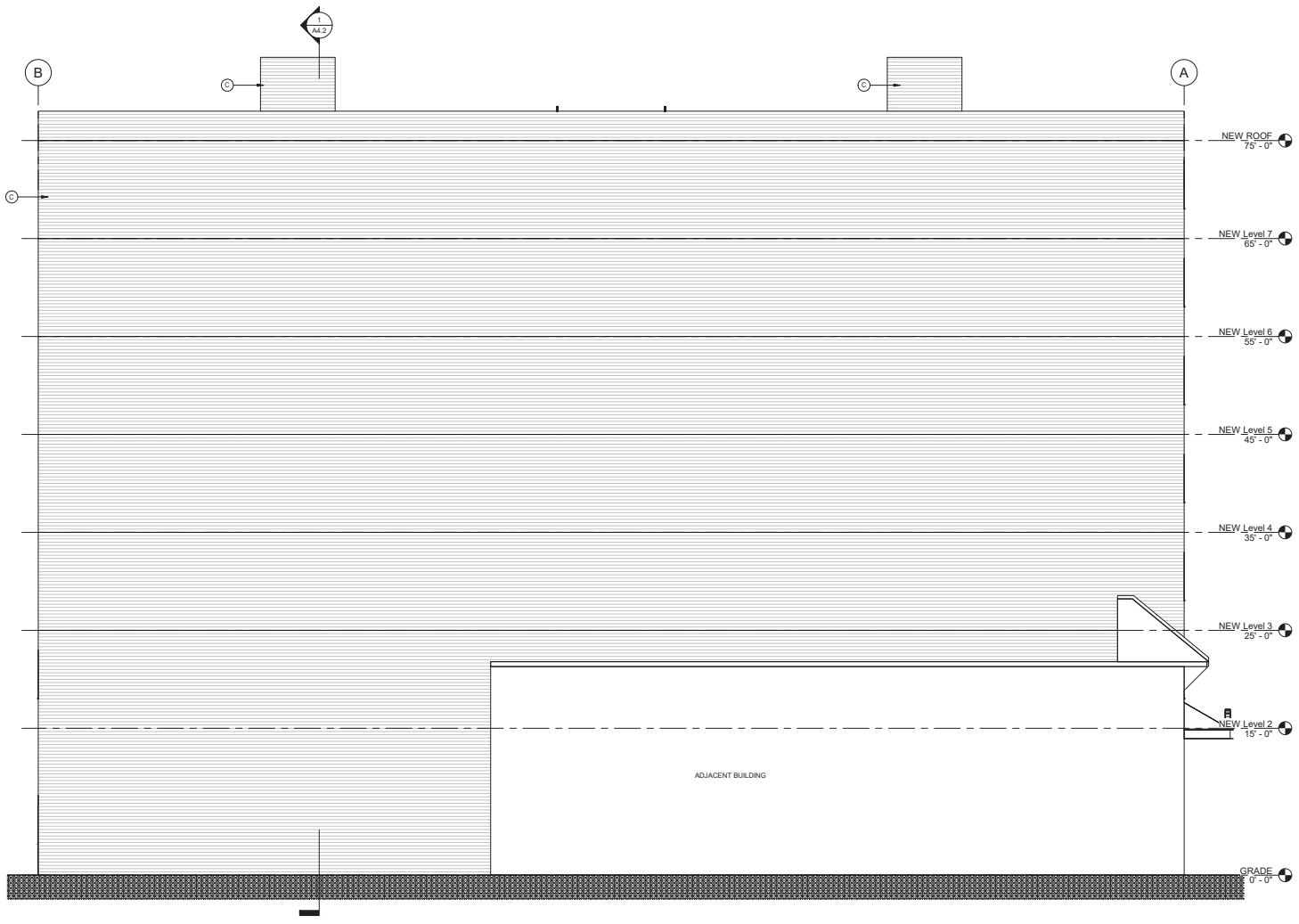
NO.	DATE	DESCRIPTION

**BUILDING ELEVATION**

Project Number	#0082
Date	Sept 2nd 2023
Drawn By	Author
Checked By	Checker




**A3.2**

Scale: As indicated






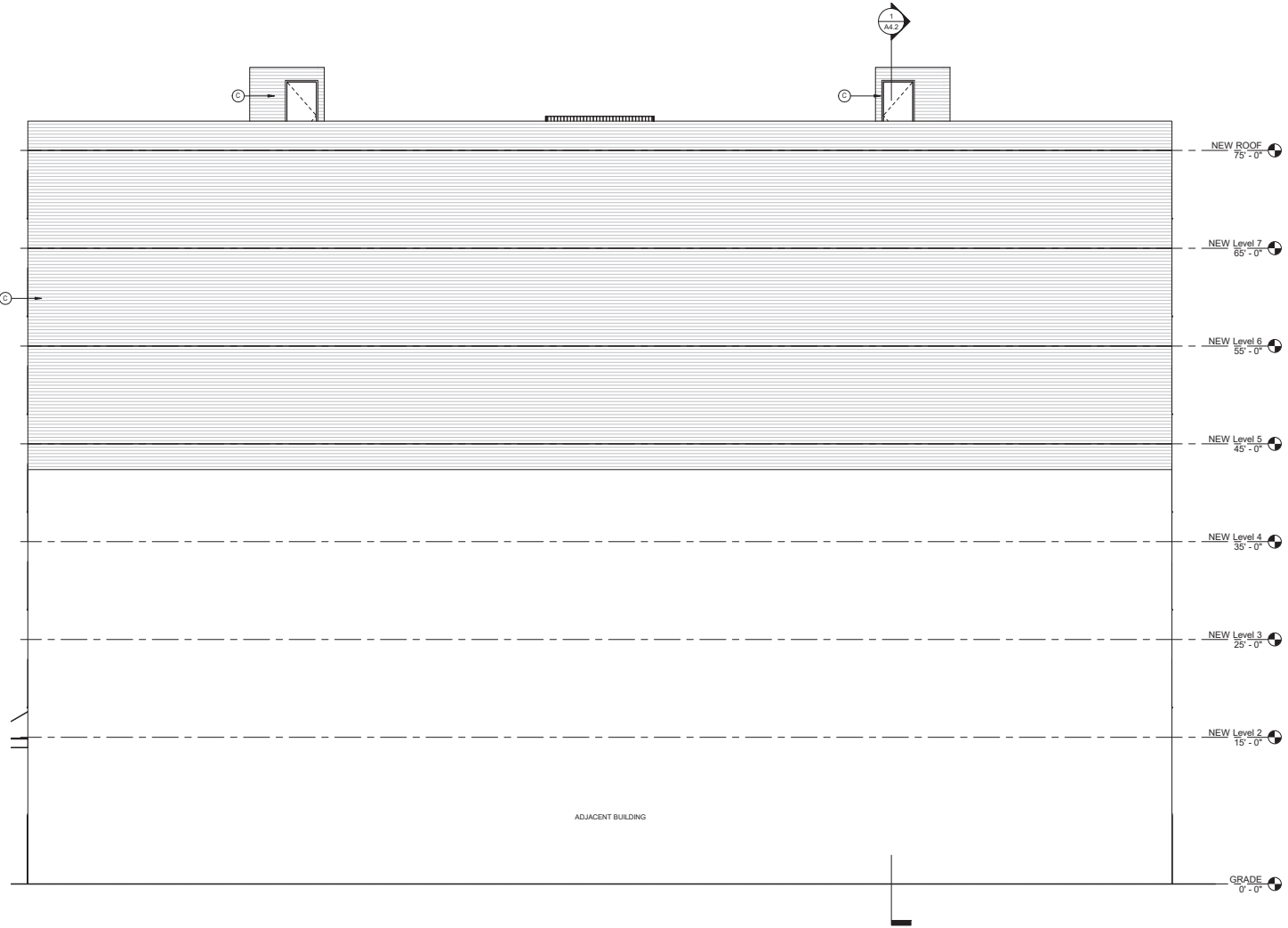
1 BUILDING WEST ELEVATION  
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE  
NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
A	BRICK	BELDEN OR EQ	Red Clear Coarse Velour	HORIZONTAL MODULAR 7 RUNNING BOND 5/8" LENGTH
				
B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	2.5 CORRUGATED, 24 GAUGE 12" THICK
				
C	CEMENT BOARD - 4" PNL	JAMES HARDIE OR EQ	HARDE ARCHITETURAL COLLECTION FINE SAND, PRIMED FOR PAINT, TO MATCH BRICK COLOR	
				

**EXTERIOR FINISH SCHEDULE**  
NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
A	BRICK	BELDEN OR EQ	Red Clear Coarse Velour	HORIZONTAL RUNNING BOND MODULAR 7 5/8" LENGTH
				
B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	2.5 CORRUGATED, 24 GAUGE 1/2" THICK
				
C	CEMENT BOARD - 4" PNL	JAMES HARDIE OR EQ	HARDIE ARCHITETURAL COLLECTION, FINE SAND, PRIMED FOR PAINT, TO MATCH BRICK COLOR	
				



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**BUILDING ELEVATION**

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**A3.3**

Scale As indicated

ARCHITECTURE - EXTERIOR SIDING SCHEDULE  
1/4" = 1'-0"

BUILDING EAST ELEVATION  
3/16" = 1'-0"



1 NS Section 1  
3/16" = 1'-0"

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**BUILDING SECTION**

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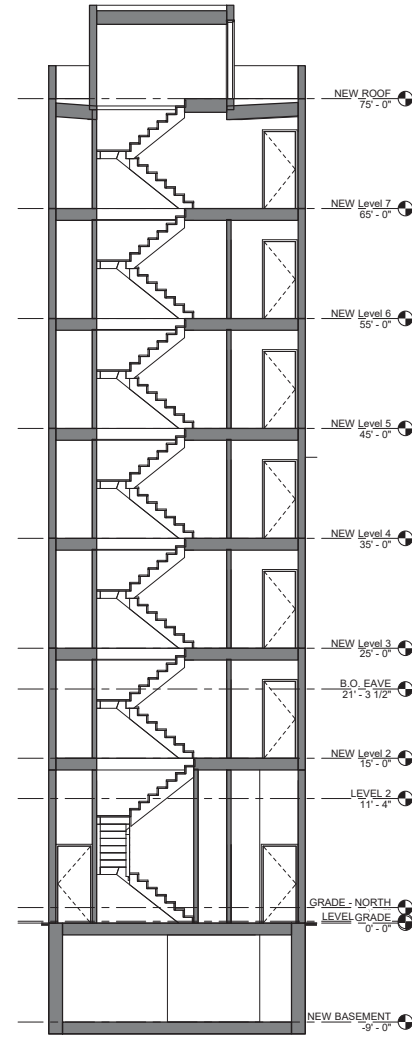
Date Sept 2nd 2023

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**A4.1**

Scale 3/16" = 1'-0"



EW-1  
3/16" = 1'-0"

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**A4.2**

Scale 3/16" = 1'-0"