

ADDRESS: 2313 GREEN ST

Proposal: Demolish garage, construct three-story residential building

Review Requested: Final Approval

Owner: Laura and Anil Nanda

Applicant: Lea Litvin, LO Design

History: 1908; garage built 1954

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 demolishing a non-historic garage and constructing a three-story residential building at the open rear area of 2313 Green Street. The new construction would face Wallace Street and would not connect to the historic building. The proposed building is planned as three stories tall and would contain five residential units. The proposed cladding material is a mix of red brick and gray metal standing-seam siding. Windows are proposed as single-light openings. A garage with a roll down door would be located on the first level facing Wallace Street.

Views of the proposed new building are largely obscured by surrounding buildings, fencing, and landscaping. The most visible area of the building would be the north and west elevations. The north elevation would be visible from a driveway entry along Wallace Street. The west wall would be visible from Wallace Street during part of the year or if one or more trees were removed from the adjacent property.

SCOPE OF WORK:

- Demolish a non-historic two-story garage.
- Construct a three-story building with roof deck.

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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
 - The 1954 garage building was constructed outside of the historic district's period of significance (1901-1950) and is not physically connected to the historic building. Therefore, it is not considered contributing to the property and may be demolished, meeting Standard 9.
 - The size and scale of the proposed building is compatible with the historic building and district, meeting Standard 9.
 - The proportion and features of the window openings and single-light windows are not compatible with the overall historic district and do not meet Standard 9.
 - While the red brick is compatible with the historic district, the dark standing seam siding is not. Although much of the new building will not be seen from the public right-of-way, owing to the visibility of the standing seam metal on the north and west walls, 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.*
 - Since the new construction is separated from the historic building, the application satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

**THE MINUTES OF THE 737TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 JANUARY 2024, 9:00 A.M.
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair (Architectural Historian)	X		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)		X	
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Erin Kindt (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
John P. Lech (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	
Jessica Sánchez, Esq. (City Council President)		X*	*Arrived at 9:12 am
Matthew Treat (Department of Planning and Development)	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner III
Shannon Garrison, Historic Preservation Planner III
Heather Hendrickson, Historic Preservation Planner II
Ted Maust, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Dan Shachar-Krasnoff, Historic Preservation Planner II
Alex Till, Historic Preservation Planner II

The following persons attended the online meeting:

Alex Aberle
Alina Herzberg
Allison Weiss, SoLo/Germantown Civic Association
Amber N. Wiley

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Applicant: Lea Litvin, LO Design

History: 1908; garage built 1954

Individual Designation: None

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

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

OVERVIEW: This application proposes demolishing a non-historic garage and constructing a three-story residential building at the open rear area of 2313 Green Street. The new construction would face Wallace Street and would not connect to the historic building. The proposed building is planned as three stories tall and would contain five residential units. The proposed cladding material is a mix of red brick and gray metal standing-seam siding. Windows are proposed as single-light openings. A garage with a roll down door would be located on the first level facing Wallace Street.

Views of the proposed new building are largely obscured by surrounding buildings, fencing, and landscaping. The most visible area of the building would be the north and west elevations. The north elevation would be visible from a driveway entry along Wallace Street. The west wall would be visible from Wallace Street during part of the year or if one or more trees were removed from the adjacent property.

SCOPE OF WORK:

- Demolish a non-historic two-story garage.
- Construct a three-story building with a roof deck.

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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
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- *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.*

- Since the new construction is separated from the historic building, the application satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided additional brick is added to the west elevation, with the staff to review details, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:59:45

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Evan Litvin represented the application.

PUBLIC COMMENT:

- Justino Navarro, representing the Spring Garden Civic Association and Spring Garden Community Development Corporation, stated the organizations oppose the application. He said they are requesting a continuance because the application failed to provide site line views of the proposed new construction from Wallace Street. He said the application as proposed does not meet Standard 9 in their opinion. Mr. Navarro concluded that neighbors impacted by the project have not had sufficient time to comment.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The application was not revised based on the Architectural Committee's comments at the 19 December 2023 meeting.
- Additional visual materials such as photographs and renderings that show the view from Wallace Street toward the project's west elevation should be provided.
- Tabling the review for one month would allow applicant time to provide additional materials for review and complete revisions.

ACTION: Mr. McCoubrey moved to table the review of the application for one month to the February 2024 meeting of the Historical Commission. Mr. Mattioni seconded the motion, which was adopted by unanimous consent.

ITEM: 2313 GREEN ST MOTION: Table for one month MOVED BY: McCoubrey SECONDED BY: Mattioni					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	X				
Washington, Vice Chair					X
Carney (PCPC)	X				
Cooperman	X				
Kindt (DPP)	X				
Lepori (Commerce)	X				
Lech (L&I)	X				
Mattioni	X				
McCoubrey	X				
Michel					X
Sánchez (Council)	X				
Treat (DPD)	X				
Total	10				2

ADDRESS: 6915 GERMANTOWN AVE

Proposal: Construct four-story residential building on subdivided parcel

Review Requested: Final Approval

Owner: Tier View Development

Applicant: Zach Jones, CANNO Design

History: 1798; Joseph Gorgas House

Individual Designation: 5/28/1957

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: The property at 6901 Germantown Avenue includes a late-eighteenth-century stone structure, the Joseph Gorgas House, located at the corner of Germantown Avenue and Gorgas Lane, and a large parking lot at the side and rear. The property's large open space historically functioned as a side and rear yard. Aside from a wood-frame shed or stable building at the rear of the stone house, historic maps show that no other structures existed on the site. The property has been subdivided along the western edge of the Joseph Gorgas House to create 6903 Germantown Avenue, which has subsequently been consolidated with the neighboring property at 6915 Germantown Avenue. This application proposes to construct a four-story, multi-unit building on this newly-consolidated lot with frontages on Germantown Avenue and Gorgas Lane. While the corner closest to the Gorgas House maintains the setback of the historic structure from Germantown Avenue, the façade bends toward the street before arcing back at the northern end of the elevation.

At the December meeting of the Architectural Committee, members recommended denial, citing the building's scale and proximity to the Joseph Gorgas House. They expressed the opinion that the proposed building would interrupt the existing relationship of the Gorgas House to its surroundings.

**REPORT OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 19 DECEMBER 2023
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA		X	
Allison Lukachik	X		
Amy Stein, AIA, LEED AP		X	

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Laura DiPasquale, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons were present:

- Brandon Lutz, Harman Deutsch Ohler Architecture
- Jake Blumgart
- Max Polichuk
- Rustin Ohler, Harman Deutsch Ohler Architecture
- Stephanie Boggs Magagna, Esq.
- Alexander Fidrych
- Brett Feldman, Esq., Klehr Harrison
- Carey Jackson Yonce, CANNO design
- Tim Lux, Tierview Development
- Dennis Carlisle
- Lea Litvin, LO Design
- Sherman Aronson
- Mike Stanton
- Nancy Pontone

ITEM: 500 N CHRISTOPHER COLUMBUS BLVD MOTION: Approval in-concept MOVED BY: Lukachik SECONDED BY: Cluver					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman					X
Allison Lukachik	X				
Amy Stein					X
Total	5				2

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Individual Designation: None

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

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Views of the proposed new building are largely obscured by surrounding buildings, fencing, and landscaping. The most visible area of the building would be the north and west elevations. The north elevation would be visible from a driveway entry along Wallace Street. The west wall would be visible from Wallace Street during part of the year or if one or more trees were removed from the adjacent property.

SCOPE OF WORK:

- Demolish a non-historic two-story garage.
- Construct a three-story building with a roof deck.

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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible*

with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.

- The 1954 garage building was constructed outside of the historic district's period of significance (1901-1950) and is not physically connected to the historic building. Therefore, it is not considered contributing to the property and may be demolished, meeting Standard 9.
- The size and scale of the proposed building is compatible with the historic building and district, meeting Standard 9.
- The proportion and features of the window openings and single-light windows are not compatible with the overall historic district and do not meet Standard 9.
- While the red brick is compatible with the historic district, the dark standing seam siding is not. Although much of the new building will not be seen from the public right-of-way, owing to the visibility of the standing seam metal on the north and west walls. 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.*
 - Since the new construction is separated from the historic building, the application satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:25:46

PRESENTERS:

- Ms. Mehley presented the application to the Architectural Committee.
- Architects Lea Litvin and Evan Litvin represented the application.

DISCUSSION:

- Mr. McCoubrey commented on the vast expanse of metal panels on the west elevation. He noted that the facade would not be highly visible to the general public but could be improved if brick were to come up at least to the two-story height with the metal panels above it. He noted that the highest visibility would be the view down Wallace Street. He commented that he appreciates that they are not trying to maximize the volume of the new building on the site. He stated that the proposed building has a nice scale to it, but the openings on the front façade facing Wallace Street are rather large and unbroken. He noted that the third-floor metal panel comes right to the front and is not set back. He indicated that a full brick front may be preferable but at a minimum the metal should be set back from the brick façade. He inquired if the new façade would line up with the façade on the adjacent building or if it would be set forward similar to the existing garage in place.
 - Mr. Litvin responded that the new front façade will sit slightly in front of the adjacent façade.
- Mr. Cluver stated that the large plate glass window on the front facade is out of scale and will be visible from Wallace Street.
- Mr. Detwiler pointed out the proximity of the rear wall of the new building to the rear wall of the historic building.
 - Ms. Litvin responded that the distance between the buildings is 19 feet, but that the rendering makes it appear a shorter distance. She added that the lot is not

- being subdivided and will remain one parcel with the area in between the buildings functioning as a courtyard and shared outdoor space.
- Mr. Detwiler suggested additional space between the buildings.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, spoke in support of the project.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The size and scale of the proposed new construction is compatible with the historic building and district. The proposal does not seek the maximum height and square footage allowed by zoning.
- The majority of the building will not be visible from the public right-of-way. The visible areas of the building will be the front façade and the west elevation.
- The oversized windows on the front façade appear out of scale with the building and district.
- The west elevation is mostly clad in dark metal panel.

The Architectural Committee concluded that:

- The application mostly satisfies Standard 9, as the features, size, scale, and proportions meet Standard 9. To fully satisfy Standard 9, additional brick should be added to west elevation. The demolition of the garage meets Standard 9 because it was constructed outside of the period of significance for the historic district.
- The application satisfies Standard 10, with the new construction separated from the historic building.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval, provided additional brick is added to the west elevation, with the staff to review details, pursuant to Standards 9 and 10.

ITEM: 2313 GREEN ST MOTION: Approval MOVED BY: Detwiler SECONDED BY: Cluver					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman					X
Allison Lukachik	X				
Amy Stein					X
Total	5				2



2313 GREEN STREET

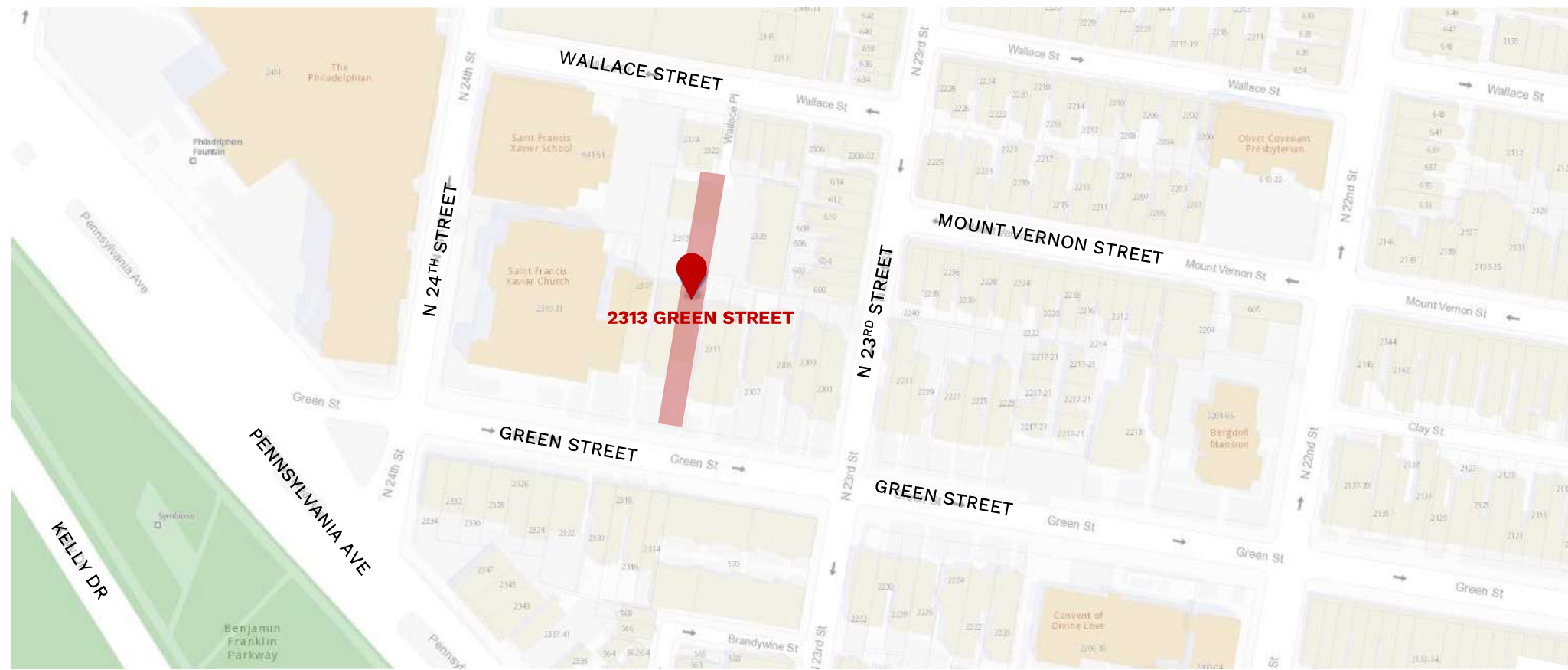
05 DECEMBER 2023

|

SUBMISSION TO THE PHILADELPHIA HISTORICAL COMMISSION

(REVISED 09 FEBRUARY 2024)

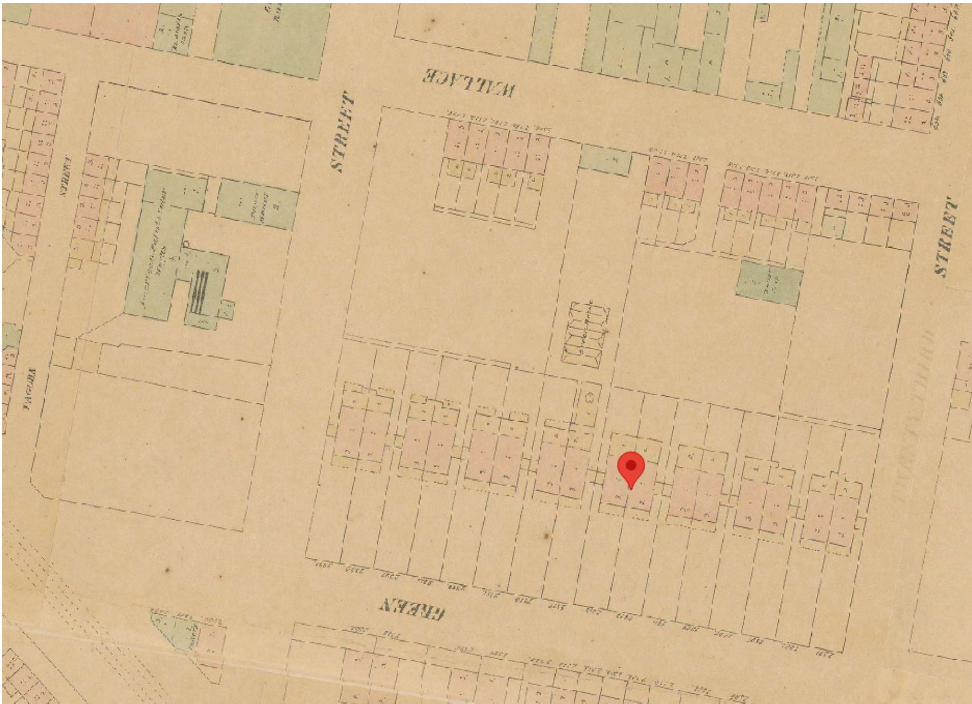
SITE LOCATION



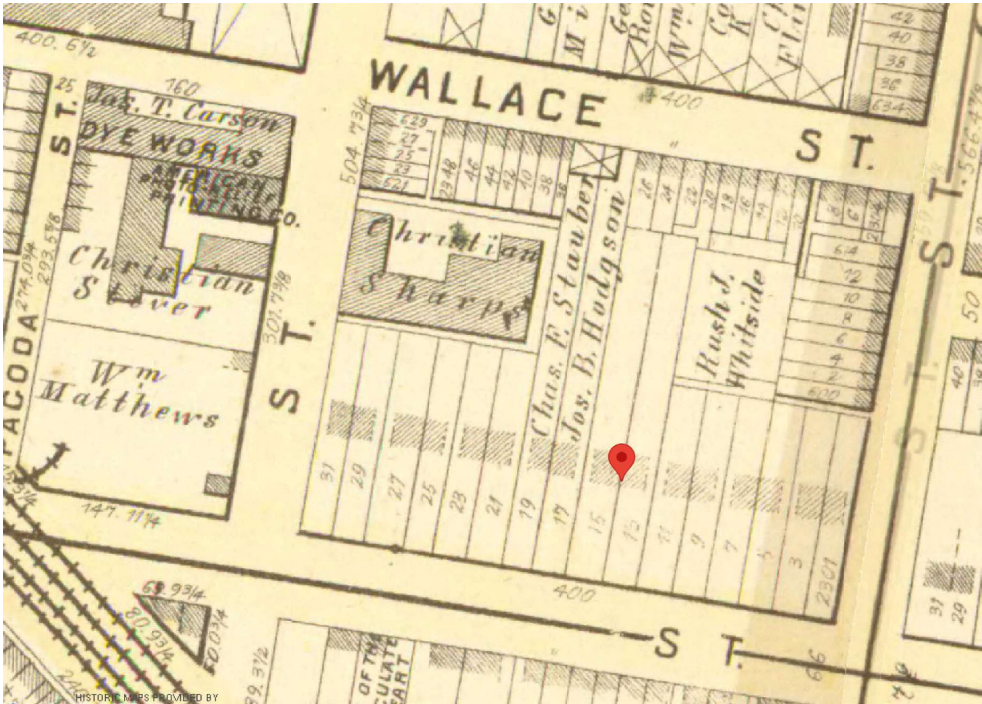
CURRENT STREET MAP, PHILADELPHIA ATLAS



HISTORIC MAPS



1858- 1860 PHILADELPHIA ATLAS

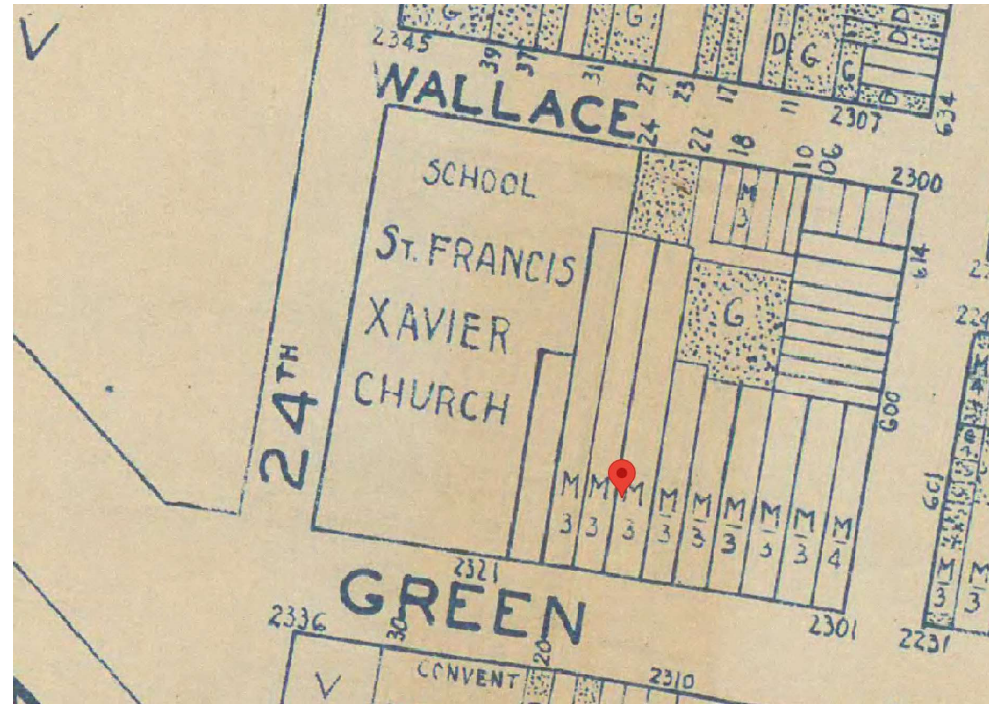


1875 PHILADELPHIA ATLAS

HISTORIC MAPS



1895 PHILADELPHIA ATLAS



1942 LAND USE MAP



HISTORIC VIEWS

1959



HISTORIC 1959 PHOTOS OF WALLACE PLACE CARRIAGE HOUSES



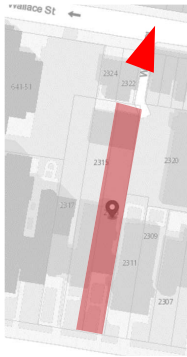
REAR CARRIAGE HOUSE @ 2313 GREEN ST

MAIN HOUSE @ 2313 GREEN ST BEYOND

REAR CARRIAGE HOUSE
@ 2313 GREEN ST

2322-24 WALLACE ST

WALLACE PLACE

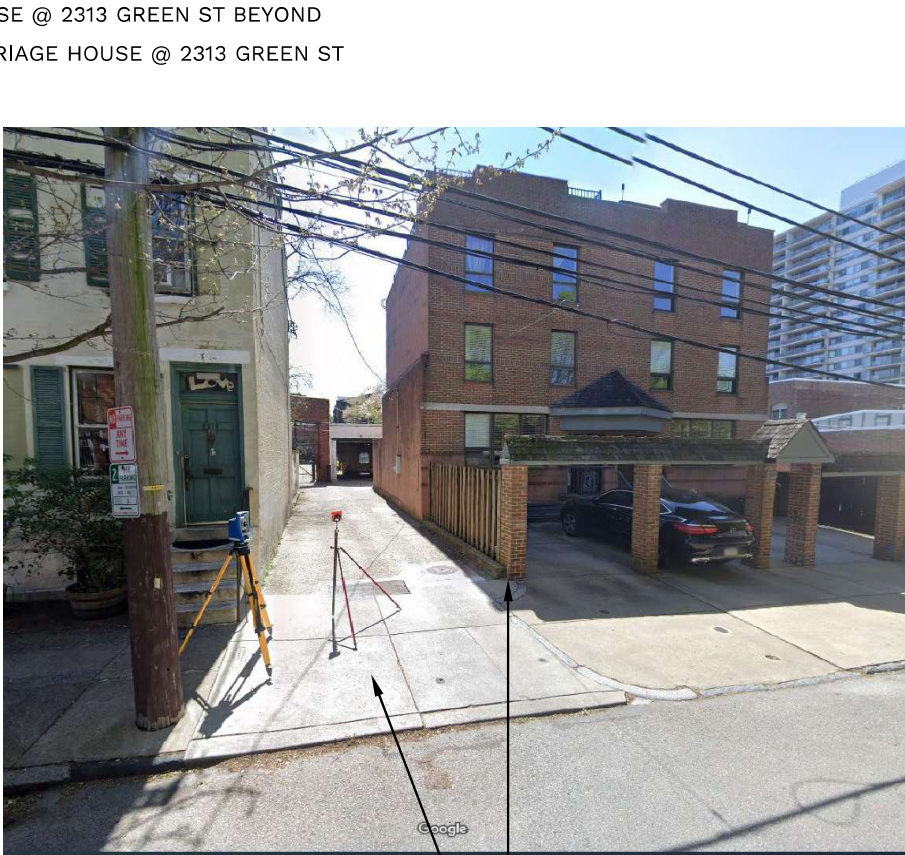


EXISTING CONDITIONS

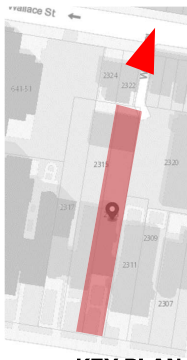
2023



2023 GOOGLE STREET VIEW



**2322-24 WALLACE ST
WALLACE PLACE**



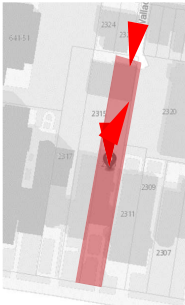
KEY PLAN

EXISTING CONDITIONS

2023



SITE PHOTOS, APPROACH TO AND FROM EXISTING CARRIAGE HOUSE



KEY PLAN

EXISTING CONDITIONS

2023



SITE PHOTOS, EXISTING CARRIAGE HOUSE WITH ADJACENT CONTEXT



KEY PLAN

EXISTING CONDITIONS

2024



SITE PHOTOS, CONTEXT AT WALLACE PL



SITE PHOTOS, ADJACENT CONTEXT FROM WALLACE ST



SITE PHOTOS, ADJACENT CONTEXT FROM WALLACE ST



SITE PHOTOS, ADJACENT CONTEXT FROM 24TH ST



KEY PLAN

VIEW FROM PUBLIC WAY



CONTEXT AT WALLACE PL

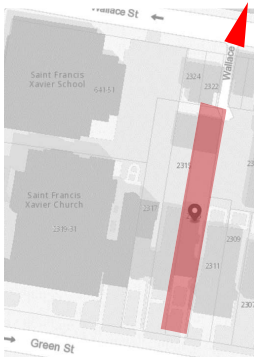


KEY PLAN

VIEW FROM PUBLIC WAY



CONTEXT AT WALLACE PL

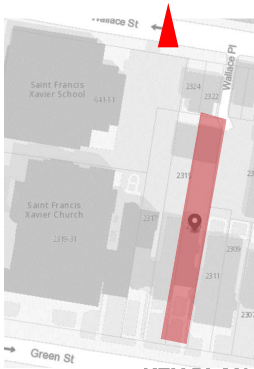


KEY PLAN

VIEW FROM PUBLIC WAY

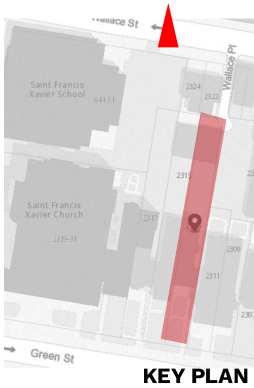


ADJACENT CONTEXT FROM WALLACE ST



KEY PLAN

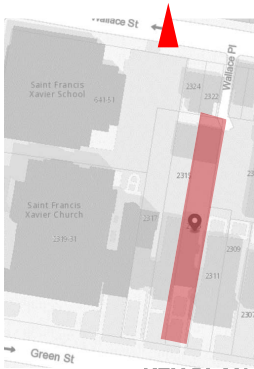
VIEW FROM PUBLIC WAY



KEY PLAN

ADJACENT CONTEXT FROM WALLACE ST

VIEW FROM PUBLIC WAY (TREES REMOVED FOR CLARITY)

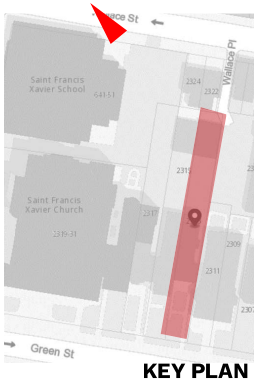


ADJACENT CONTEXT FROM WALLACE ST

VIEW FROM PUBLIC WAY



ADJACENT CONTEXT FROM WALLACE ST



KEY PLAN

VIEW FROM PUBLIC WAY



ADJACENT CONTEXT FROM WALLACE ST



VIEW FROM PUBLIC WAY (TREES REMOVED FOR CLARITY)



ADJACENT CONTEXT FROM WALLACE ST



VIEW FROM PUBLIC WAY



ADJACENT CONTEXT FROM 24TH ST



KEY PLAN

VIEW FROM PUBLIC WAY



ADJACENT CONTEXT FROM 24TH ST

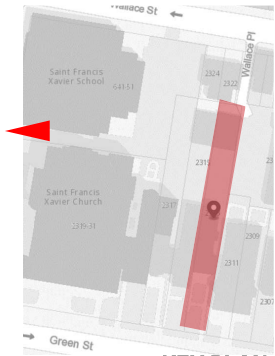


KEY PLAN

VIEW FROM PUBLIC WAY (TREES REMOVED FOR CLARITY)

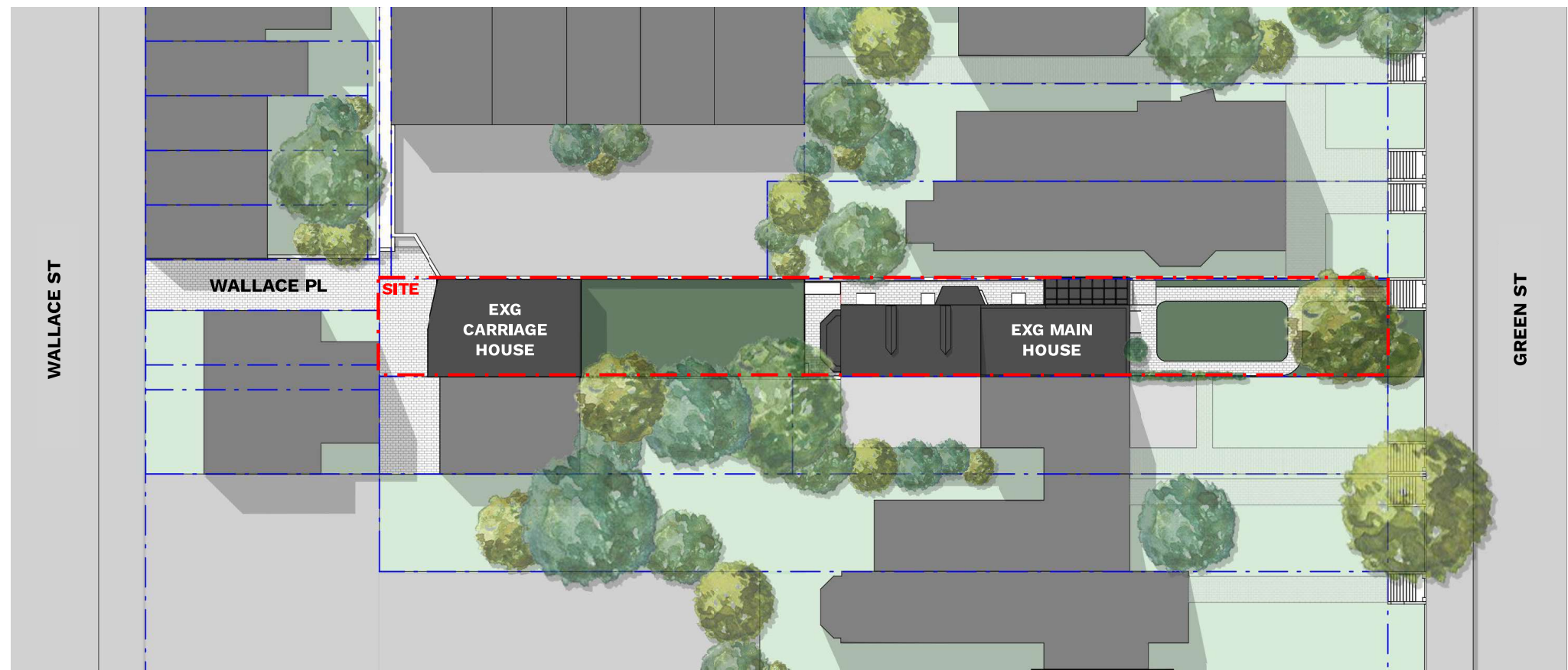


ADJACENT CONTEXT FROM 24TH ST

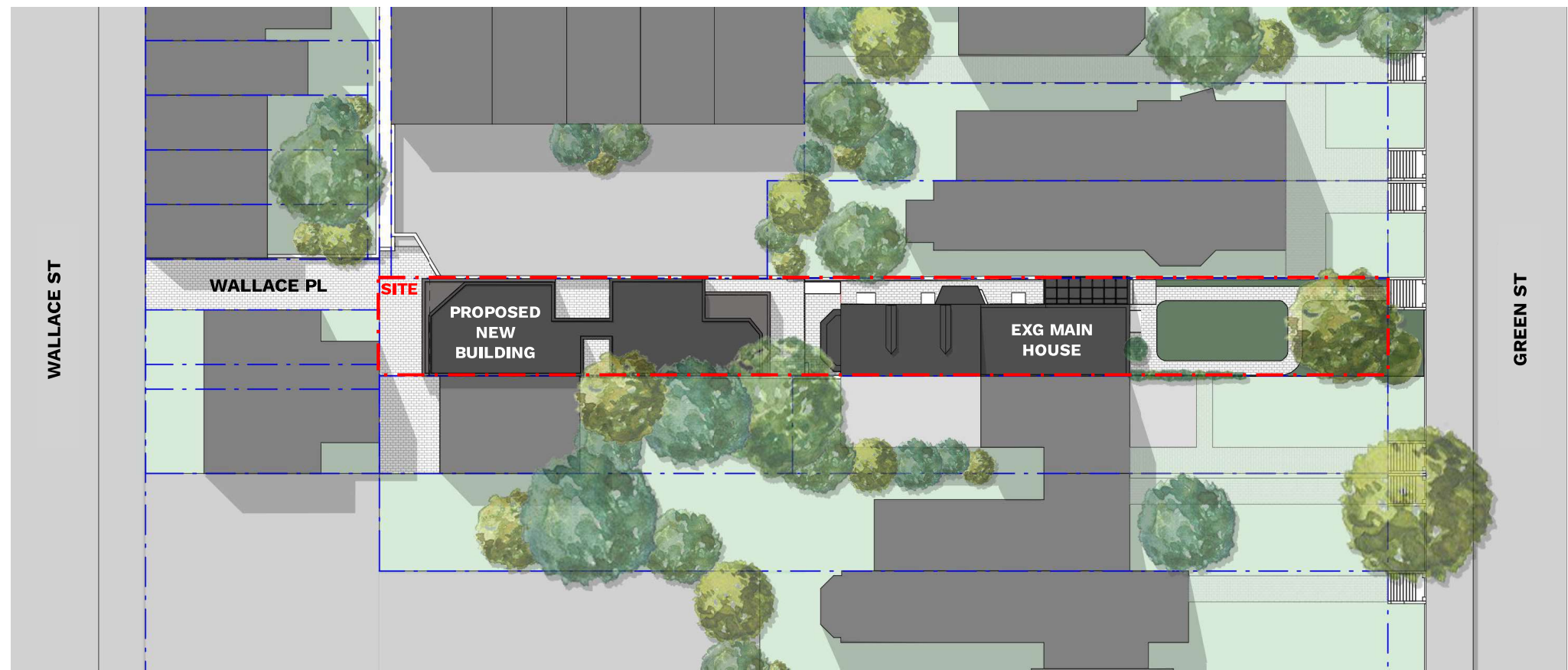


KEY PLAN

SITE PLAN
EXISTING

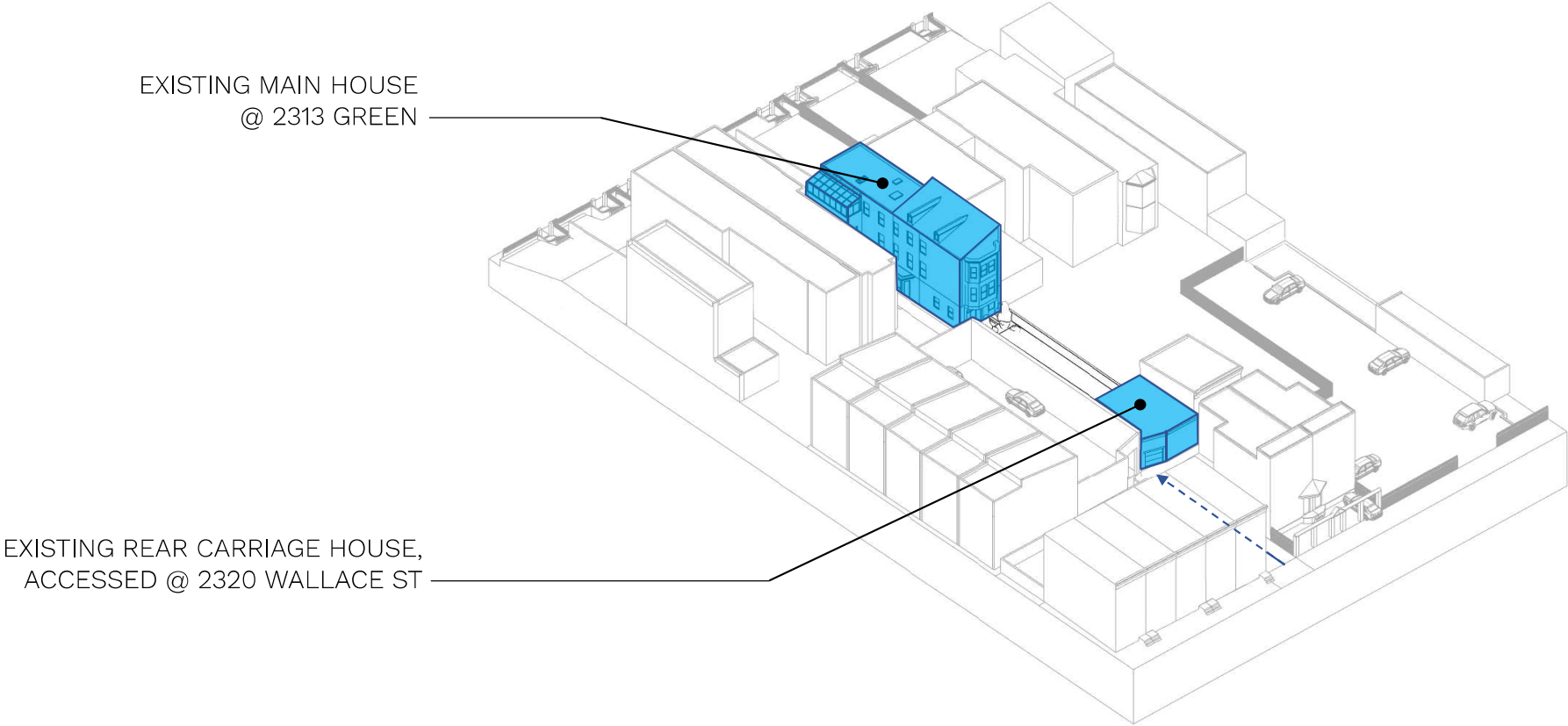


SITE PLAN
PROPOSED



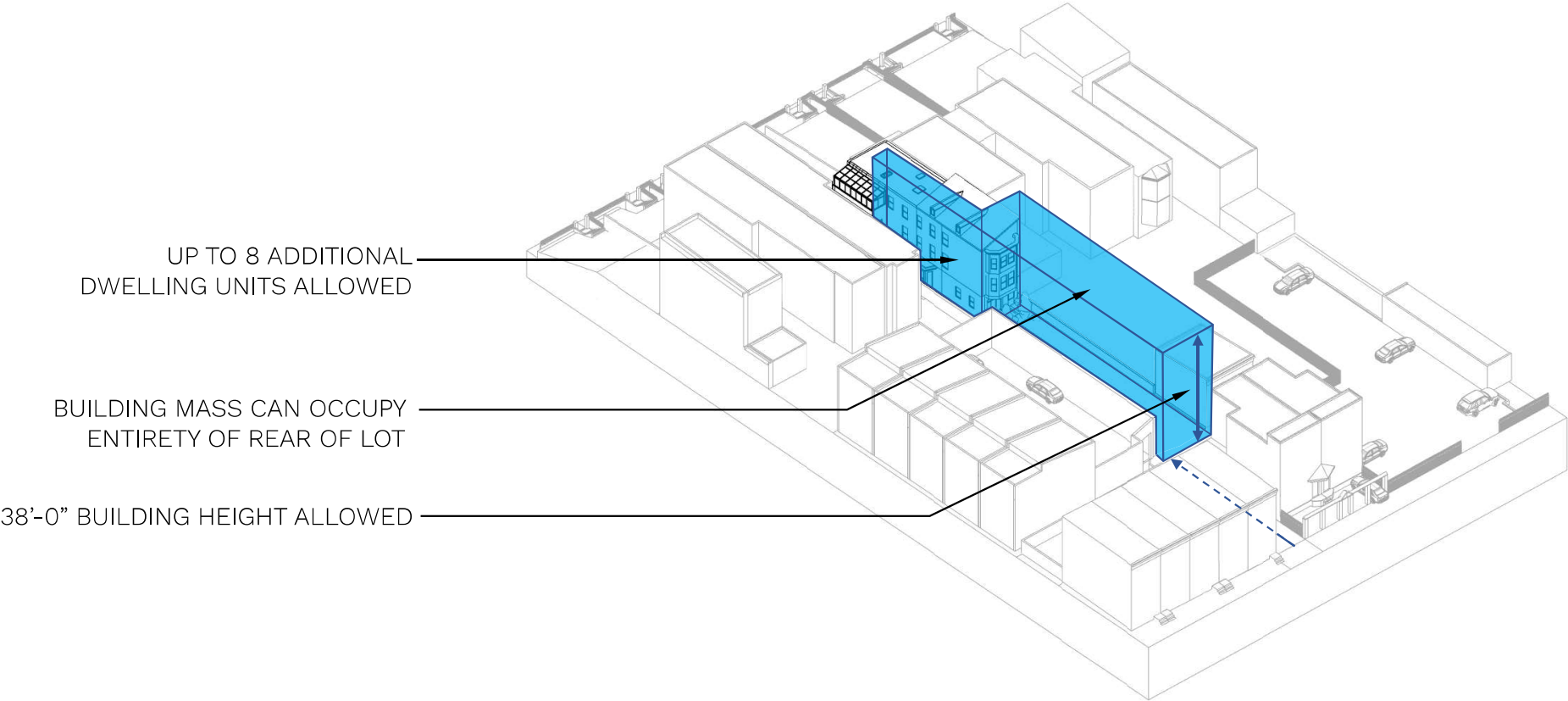
MASSING

EXISTING CONDITIONS



MASSING

“BY RIGHT” ZONING SCENARIO



UP TO 8 ADDITIONAL
DWELLING UNITS ALLOWED

BUILDING MASS CAN OCCUPY
ENTIRETY OF REAR OF LOT

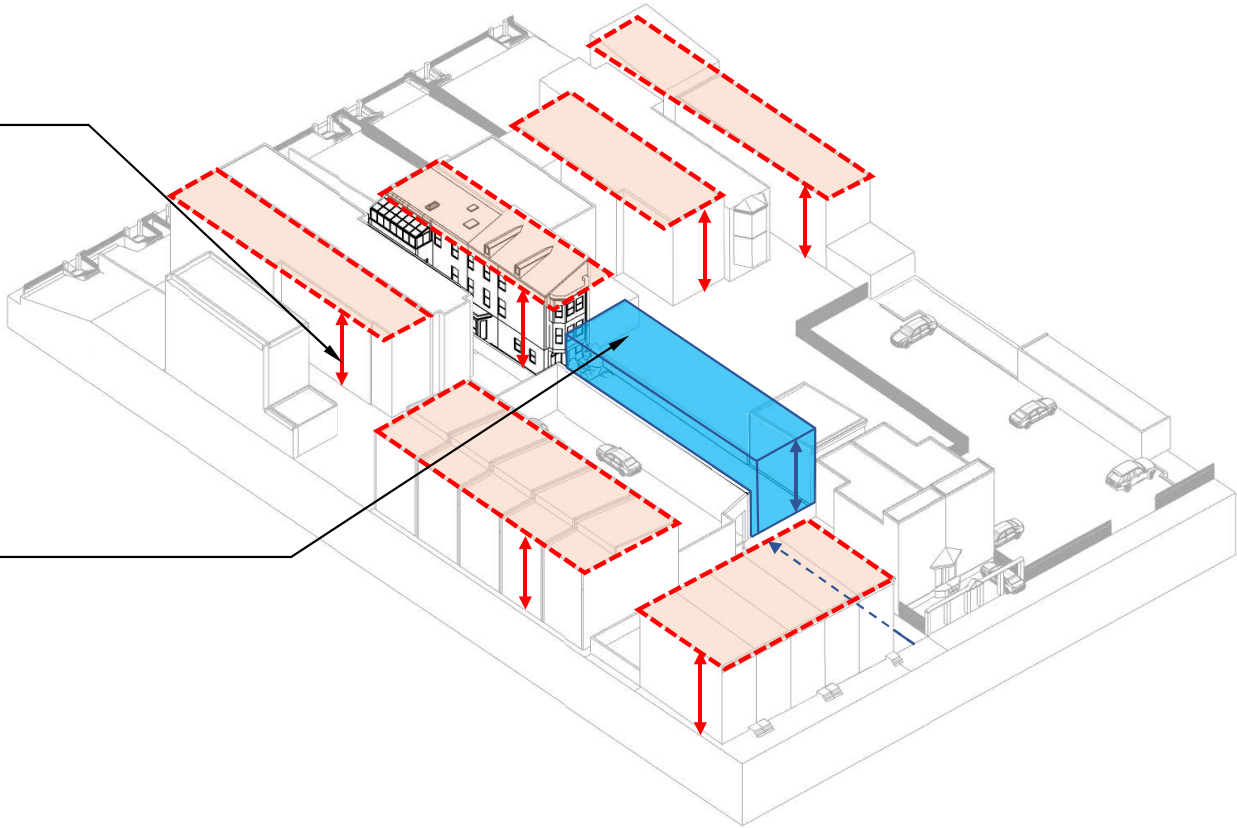
38'-0" BUILDING HEIGHT ALLOWED

MASSING

SCALE IN RELATION TO CONTEXT

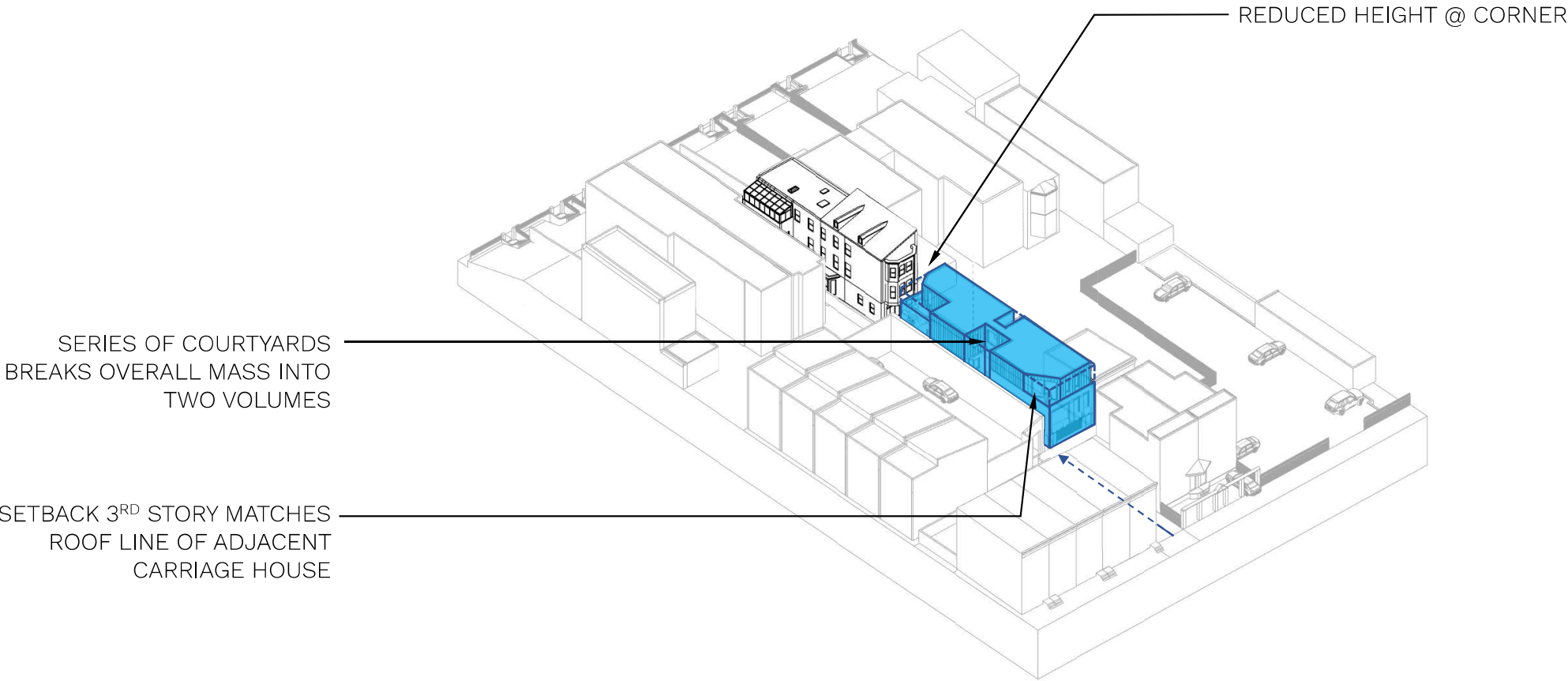
COMPARABLE FOOTPRINT
PROPORTIONS AND HEIGHTS
TO SURROUNDING BUILDINGS

COMPARABLE FOOTPRINT
PROPORTIONS AND HEIGHTS
TO SURROUNDING BUILDINGS

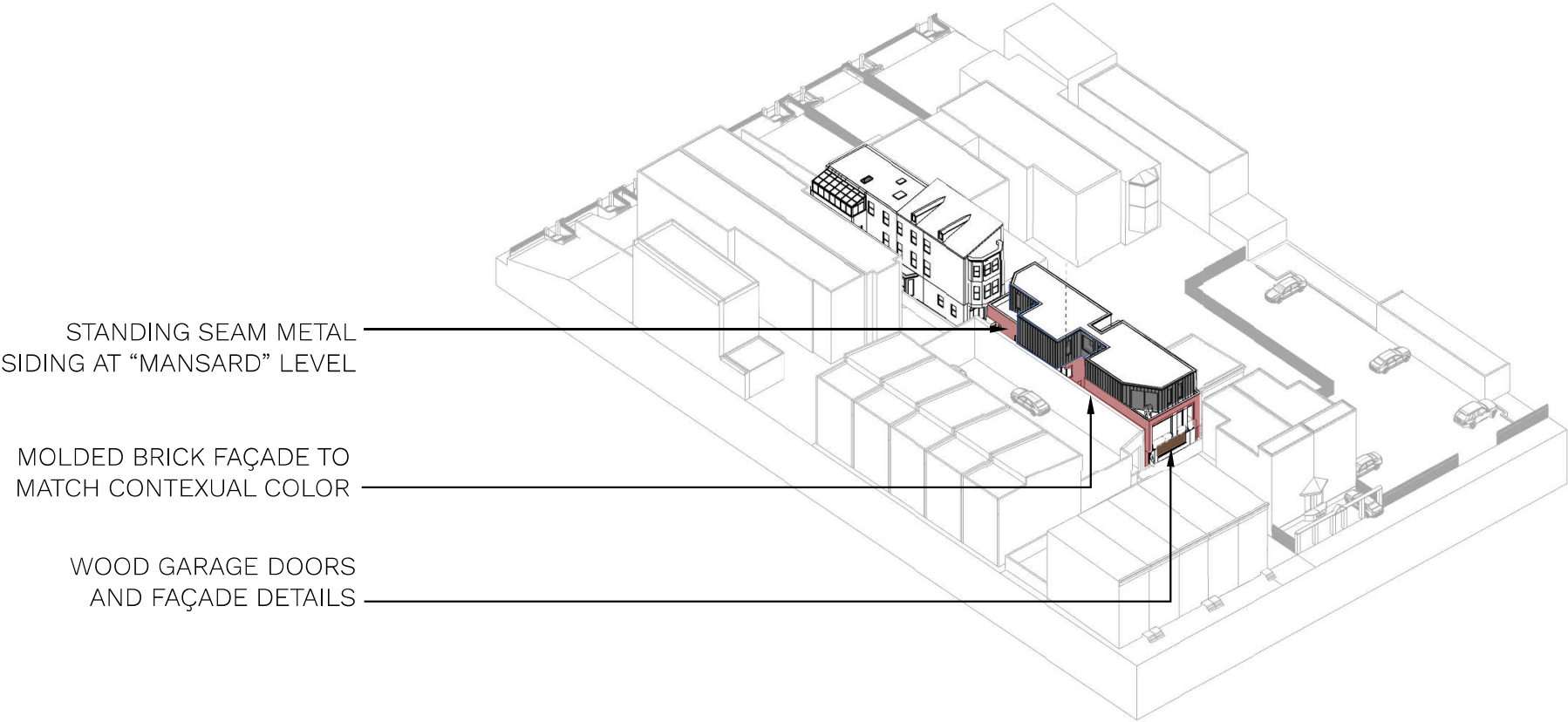


MASSING

BREAKDOWN OF VOLUME + OPEN SPACE



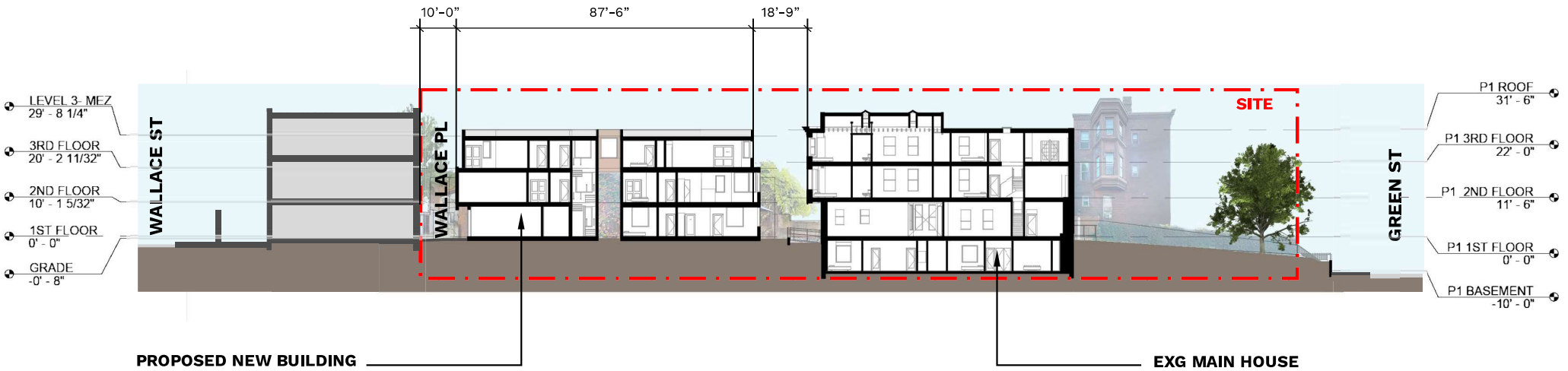
MASSING
MATERIALITY



SITE SECTION

PROPOSED

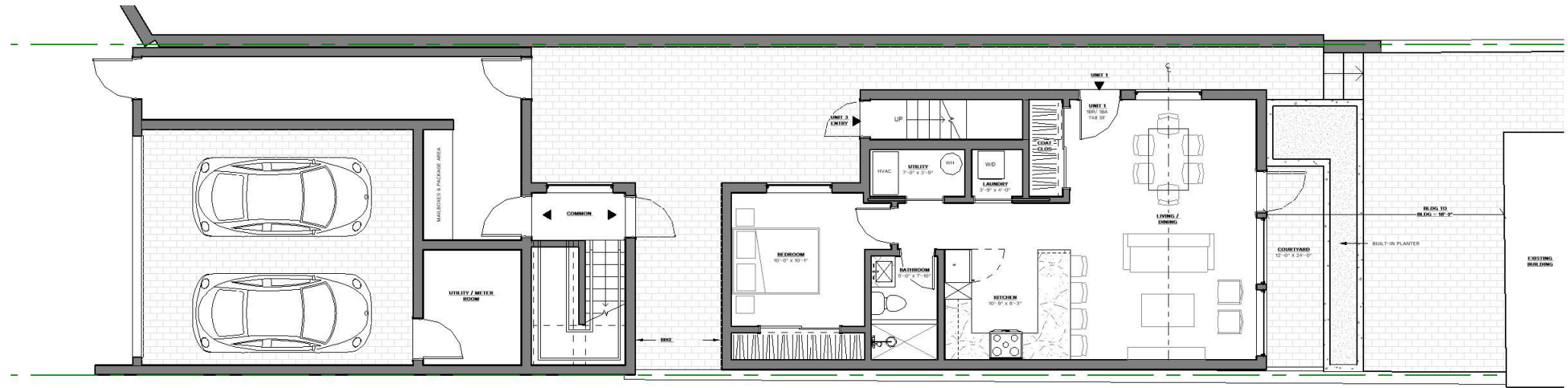
UNIT MIX		
LEVEL 1		
UNIT 1	748 SF	1BR/ 1BA
LEVEL 2		
UNIT 2	850 SF	1BR/ 1BA
UNIT 3	850 SF	2BR/ 1BA
LEVEL 3		
UNIT 4	730 SF	1BR/ 1BA
UNIT 5	860 SF	2BR/ 1BA
TOTAL BUILDING GSF		5,194 SF



FLOOR PLAN

GROUND FLOOR / LEVEL 1

UNIT MIX		
LEVEL 1		
UNIT 1	748 SF	1BR/ 1BA
LEVEL 2		
UNIT 2	850 SF	1BR/ 1BA
UNIT 3	850 SF	2BR/ 1BA
LEVEL 3		
UNIT 4	730 SF	1BR/ 1BA
UNIT 5	860 SF	2BR/ 1BA
TOTAL BUILDING GSF		5,194 SF



FLOOR PLAN

GROUND FLOOR / LEVEL 2

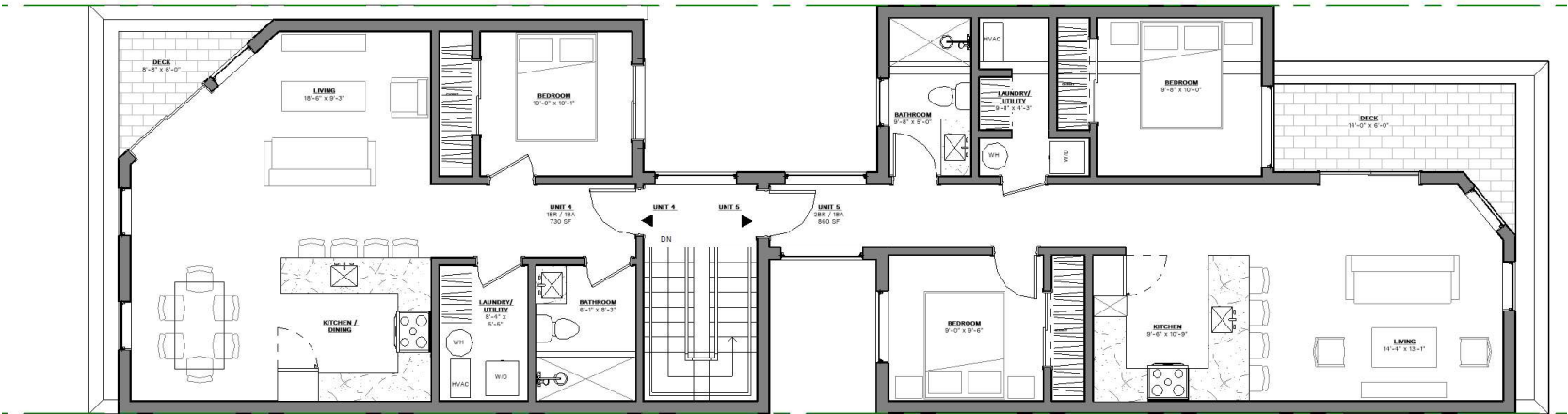
UNIT MIX		
LEVEL 1		
UNIT 1	748 SF	1BR/ 1BA
LEVEL 2		
UNIT 2	850 SF	1BR/ 1BA
UNIT 3	850 SF	2BR/ 1BA
LEVEL 3		
UNIT 4	730 SF	1BR/ 1BA
UNIT 5	860 SF	2BR/ 1BA
TOTAL BUILDING GSF		5,194 SF



FLOOR PLAN

GROUND FLOOR / LEVEL 3

UNIT MIX		
LEVEL 1		
UNIT 1	748 SF	1BR/ 1BA
LEVEL 2		
UNIT 2	850 SF	1BR/ 1BA
UNIT 3	850 SF	2BR/ 1BA
LEVEL 3		
UNIT 4	730 SF	1BR/ 1BA
UNIT 5	860 SF	2BR/ 1BA
TOTAL BUILDING GSF		5,194 SF



ELEVATION

NORTH

- STANDING SEAM METAL SIDING AT "MANSARD" LEVEL
- EXPOSED PAINTED STEEL LINTEL DETAILS
- MOLDED BRICK FAÇADE TO MATCH CONTEXTUAL COLOR
- WOOD GARAGE DOORS AND FAÇADE DETAILS



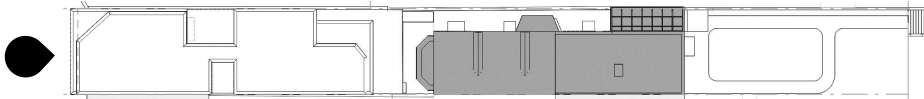
ROOF
29' - 8 1/4"

3RD FLOOR
20' - 2 11/32"

2ND FLOOR
10' - 1 5/32"

1ST FLOOR
0' - 0"

GRADE
-0' - 8"



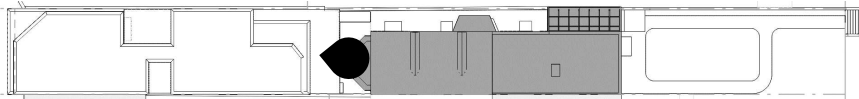
ELEVATION

EAST



ELEVATION

SOUTH



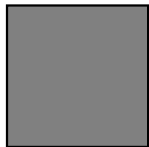
ELEVATION

WEST



ELEVATION

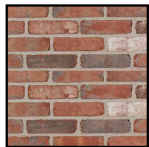
WEST – 1ST FLOOR MATERIAL ALTERNATES
(APPLICANT SEEKING APPROVAL OF ALL OPTIONS)



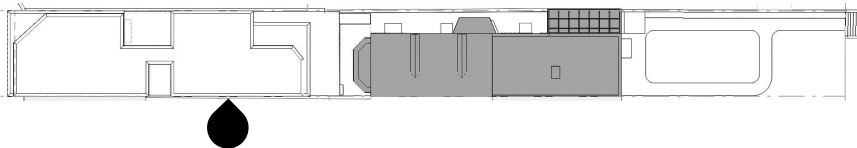
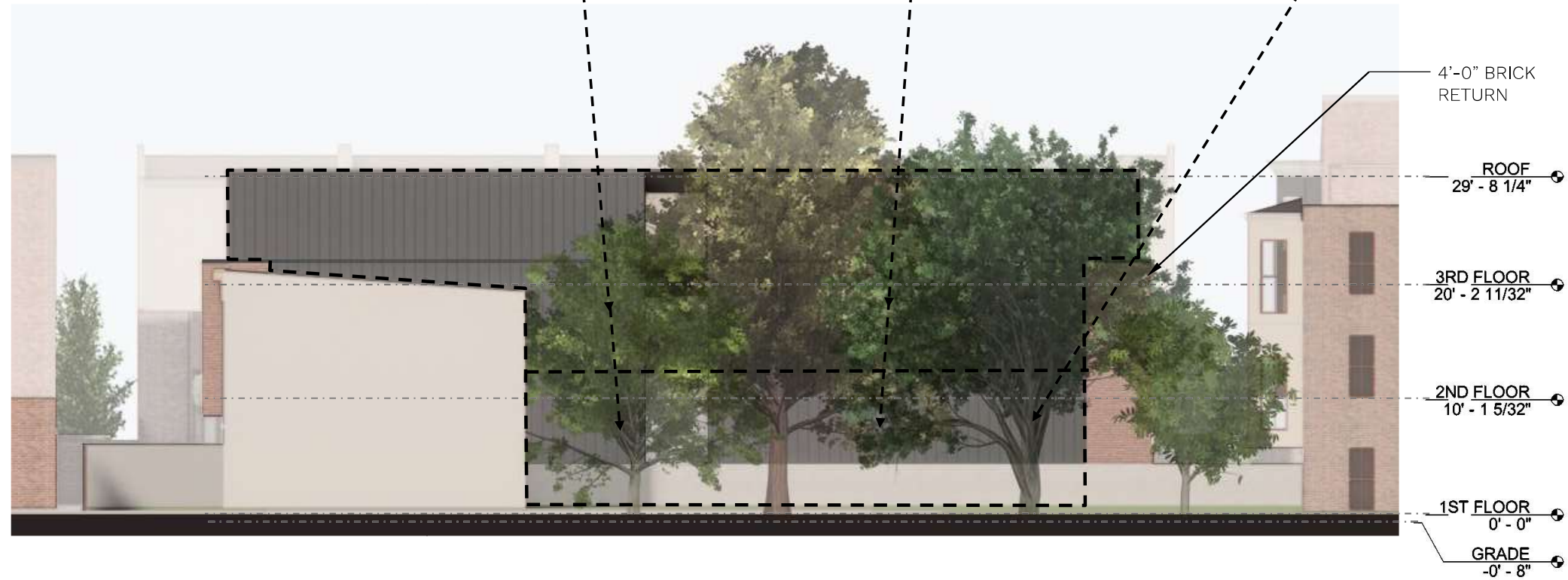
FIBER CEMENT
PANEL
(ALL LEVELS)



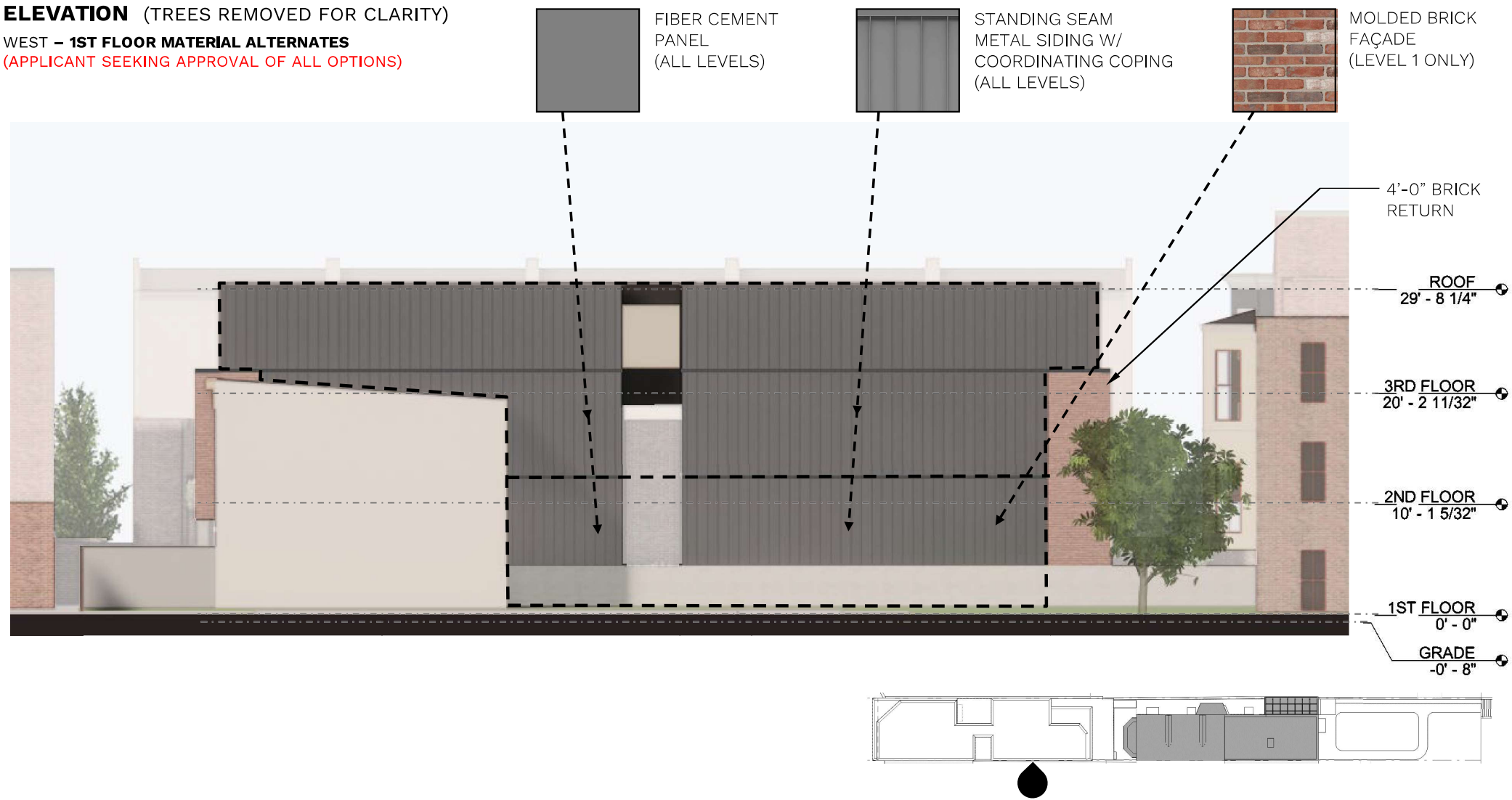
STANDING SEAM
METAL SIDING W/
COORDINATING COPING
(ALL LEVELS)



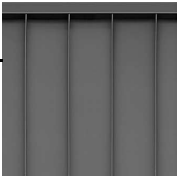
MOLDED BRICK
FAÇADE
(LEVEL 1 ONLY)



ELEVATION (TREES REMOVED FOR CLARITY)
WEST – 1ST FLOOR MATERIAL ALTERNATES
(APPLICANT SEEKING APPROVAL OF ALL OPTIONS)



PROPOSED MATERIAL PALETTE



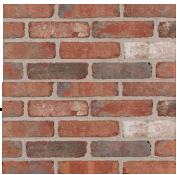
STANDING SEAM METAL SIDING W/ COORDINATING COPING



EXPOSED PAINTED STEEL DETAILS



PAINTED METAL PLANTER BOXES



MOLDED BRICK FAÇADE



VERTICAL WOOD DOORS AND ACCENTS

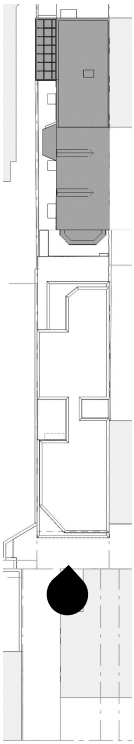
REFERENCES TO ADJACENT CONTEXT



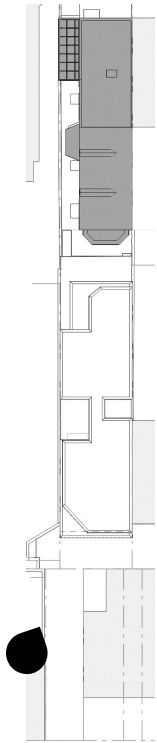
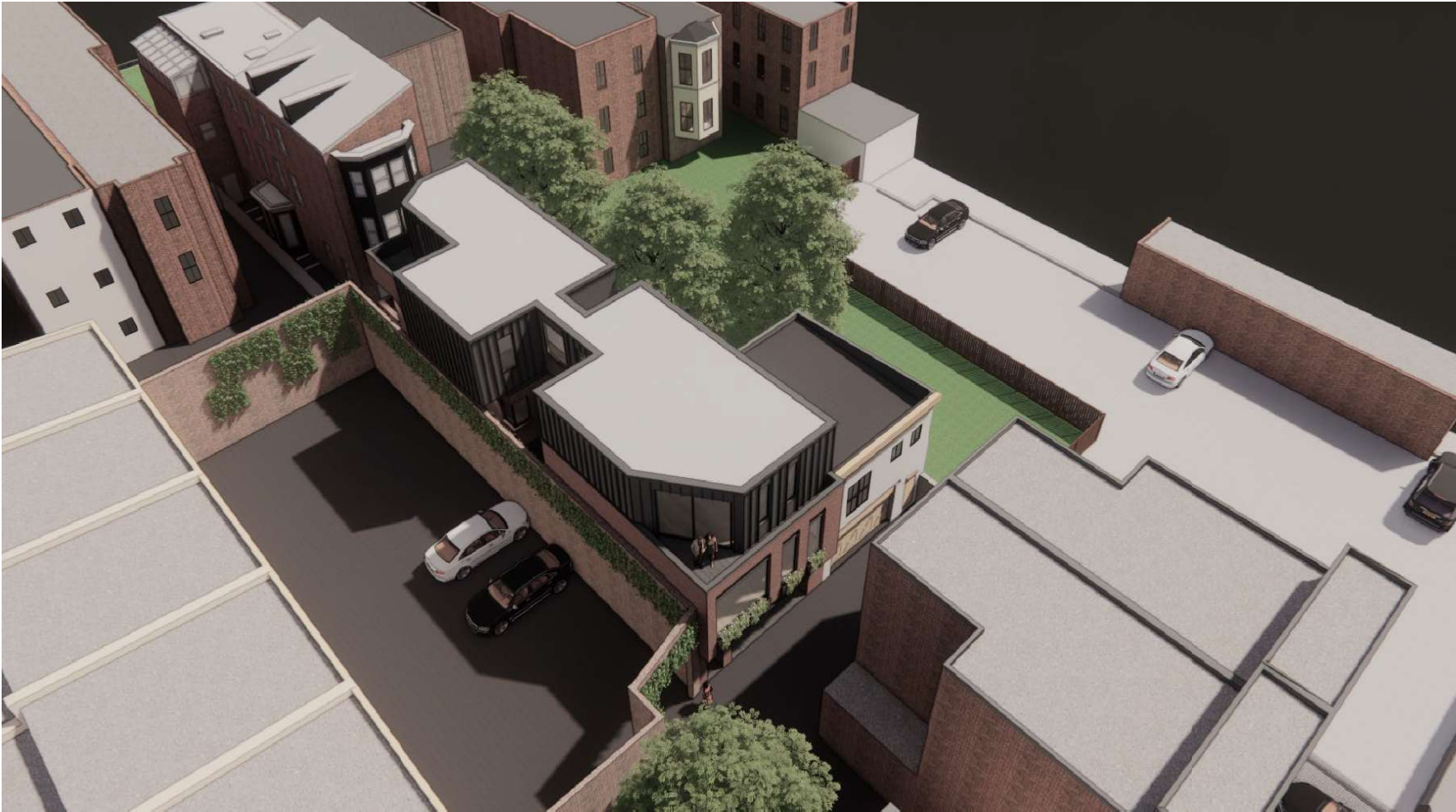
CONTEXTUAL DESIGN REFERENCES

- PROMINENT 2-STORY MASSING
- WINDOW PATTERNING (ONE LARGE, TWO SMALL)
- MIRROR OF DOOR CONFIGURATION @ GRADE
- EXPOSED & PAINTED STEEL HEADERS
- WOOD DOORS OF HISTORIC CARRIAGE HOUSE
- AGED BRICK TEXTURES

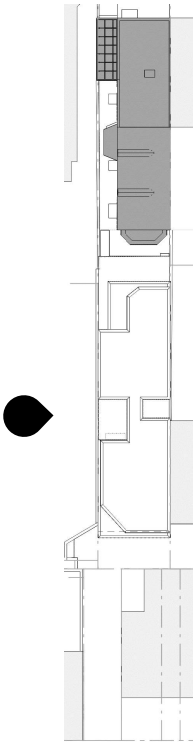
RENDERING



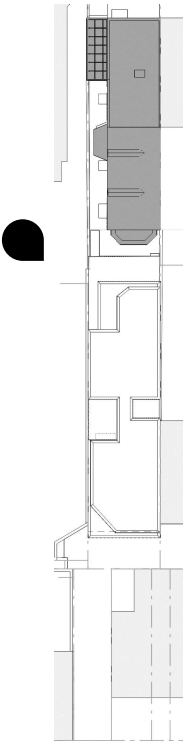
RENDERING



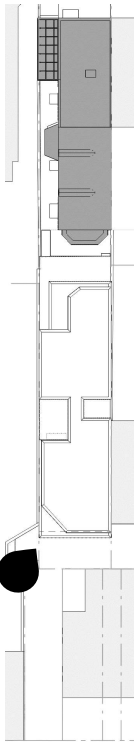
RENDERING



RENDERING



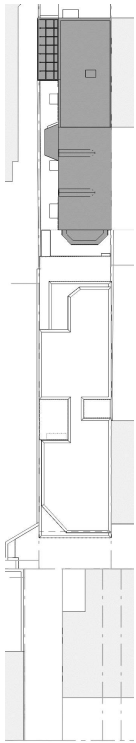
RENDERING



RENDERING

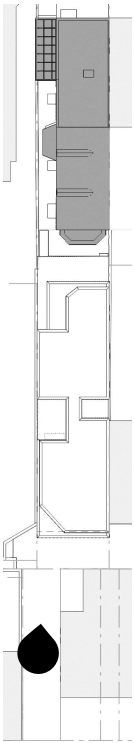


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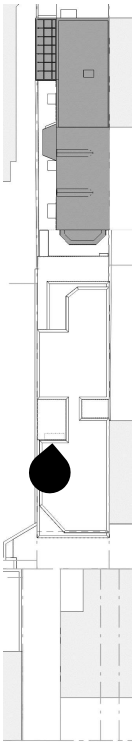


LO DESIGN

RENDERING



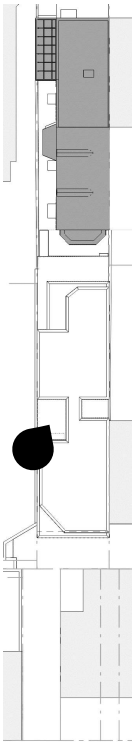
RENDERING



RENDERING

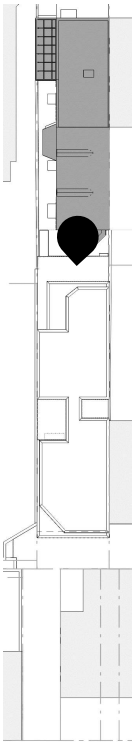


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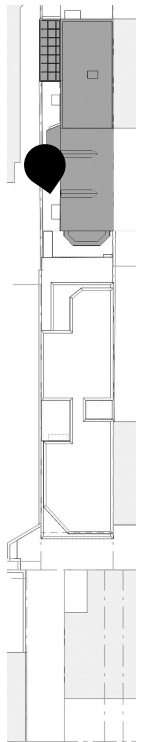


LO DESIGN

RENDERING



RENDERING



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LO DESIGN