

**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 Fitler 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 two to seven. The existing two-story building was constructed in 1980 and is non-contributing to the Rittenhouse Fitler 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 recommended denial of similar proposals at the September, October, and December 2023 meetings. The applicant withdrew consideration of the September and October proposals prior to Historical Commission's review. The Historical Commission heard the December proposal at its January 2024 meeting. The Historical Commission concluded that a seven-story height was appropriate with sufficient setbacks. The proposed eight-foot setback was deemed insufficient.

The revised proposal calls for a 75-foot-tall building, plus a parapet and pilot house, in the middle of the 1400 block of Spruce Street, the primary elevation, and the 1400 block of Bach Place, the secondary elevation. A nine-foot setback is proposed at the fourth story and an eleven-foot setback is proposed at the sixth story. A cornice at the fourth story relates to those of adjacent contributing buildings. The ground floor commercial storefront is mostly glass, surrounded by red brick. Floors Two to Seven of the Spruce Street façade feature three bays and windows are one-over-one of unspecified material. The windows have been adjusted to better conform to the pattern on adjacent structures. Floors Four to Seven on the east and west elevations will be clad in metal panels while the north elevation will be clad with cementitious panels.

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-Fitler Historic District and all but one is contributing. These buildings are three-and-one-half stories tall, except for the western-most structure, which is 19 stories tall. At the east end of the block, the 20-story Atlantic Building is not within the historic district. The contemporary Kimmel Center on the south side of Spruce Street is also 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.*

- Although the setback design endeavors to minimize height differences with the three-and-a-half story buildings extending along the 1400 block of Spruce Street, the proposed building remains noticeably taller. 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.



Figure 1. Location of subject property at the east end of Rittenhouse-Fitler 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. Bach Place west of proposed building*



*Figure 7. Bach Place east of proposed building*



ZUODA HE AIA

March 11, 2024

Philadelphia Historical Commission

1315 Walnut Street, Suite 809

Philadelphia, PA 19107

**Subject: Explanations for 1423 Spruce St, Philadelphia, PA, 19102 revised design proposal**

Dear Members of the Philadelphia Historical Commission,

I am writing to provide background information on the proposal submitted for architectural modifications at 1423 Spruce St, Philadelphia, PA, 19102. The proposed changes aim to enhance aesthetic harmony between the new development and the surrounding neighborhood.

The proposal includes the following key design alterations:

**Upper Floor Setbacks:** The setbacks for the fourth to fifth floors have been designed to be 9 feet from the property line, and for the sixth to seventh floors, 11 feet from the property line. These adjustments are significant for a property with approximately 92% of its unit buildable area consisting of studio units, each with a minimum area that complies with building codes of 220 square feet per unit. These setbacks are intended to create a visually pleasing transition, mitigating the impact on the neighborhood's overall aesthetics.

**Upper Floors Material Change:** To further minimize the visual impact of the upper floors, we propose a change in materials. Levels 4-7 will utilize light gray color metal panels at the front and light gray stucco to match the metal panel color at the party wall. Light gray Hardie panels, designed to match the party wall color, will be used for the rear elevation, and a new dynamic pattern will be introduced for the party wall. These design changes are meant to diminish the upper portion of the building's presence visually.

We believe these modifications will foster a harmonious aesthetic relationship between the proposed building and the existing neighborhood, respectively contributing positively to the area's architectural character.

We trust that these adjustments align with the values and guidelines set forth by the Philadelphia Historical Commission. We appreciate your careful consideration of this proposal and are available for any additional information or clarification you may require. Please do not hesitate to contact us at [davidoffice@ymail.com](mailto:davidoffice@ymail.com) or phone number 267-281-9931.

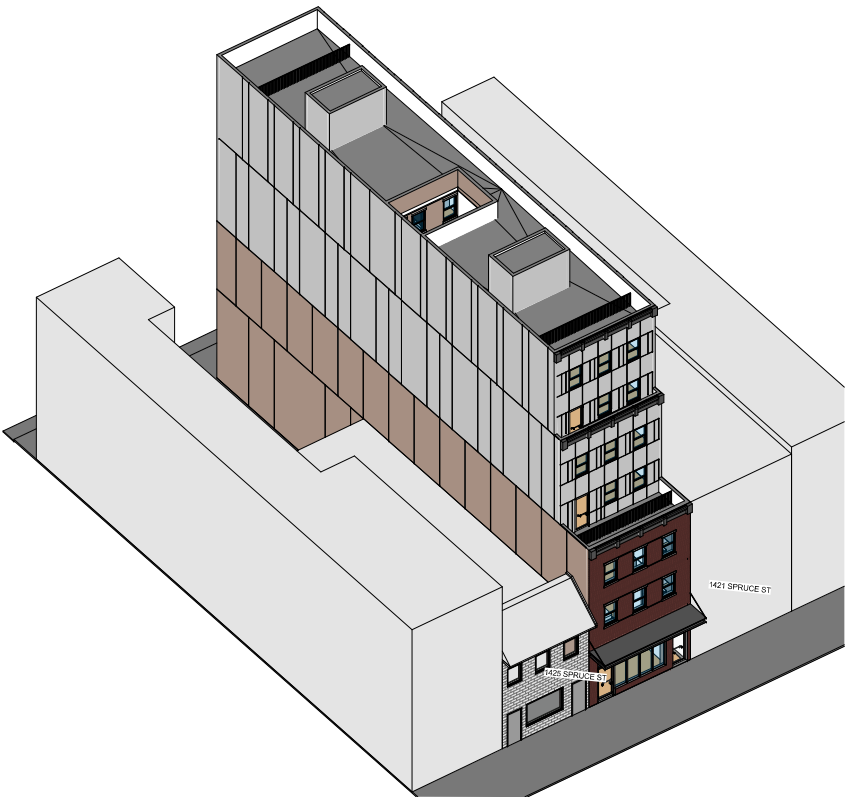
Thank you for your time and consideration.

Sincerely,

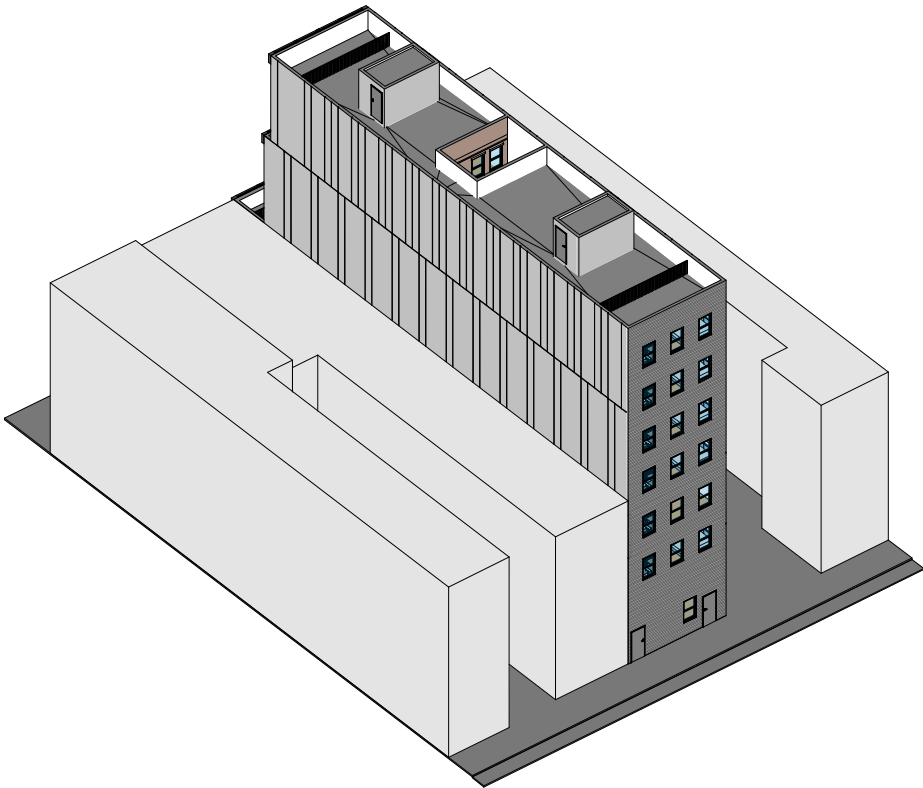
Zuoda He.

Project Architect

# 1423 Spruce St, Philadelphia, PA, 19102



① 3D - SW



② 3D - NE

PROJECT TITLE

1423 SPRUCE ST, PHILADELPHIA, PA, 19102

OWNER: DAVID LO

**HETA**

HETA DESIGNS LLC  
1726 S 13TH ST, PHILADELPHIA, PA, 19146  
TEL: 856-751-2299  
EMAIL: CONTACT@HETADESIGNS.COM

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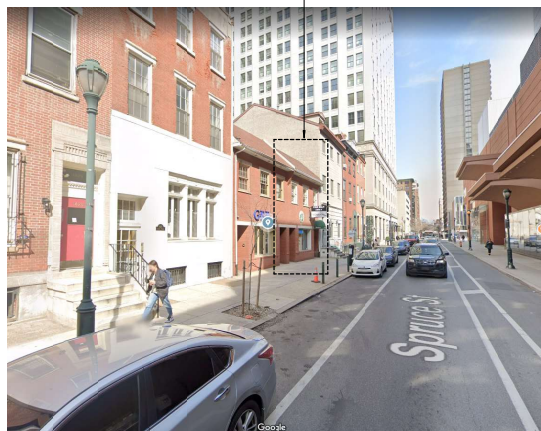
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COVER SHEET

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

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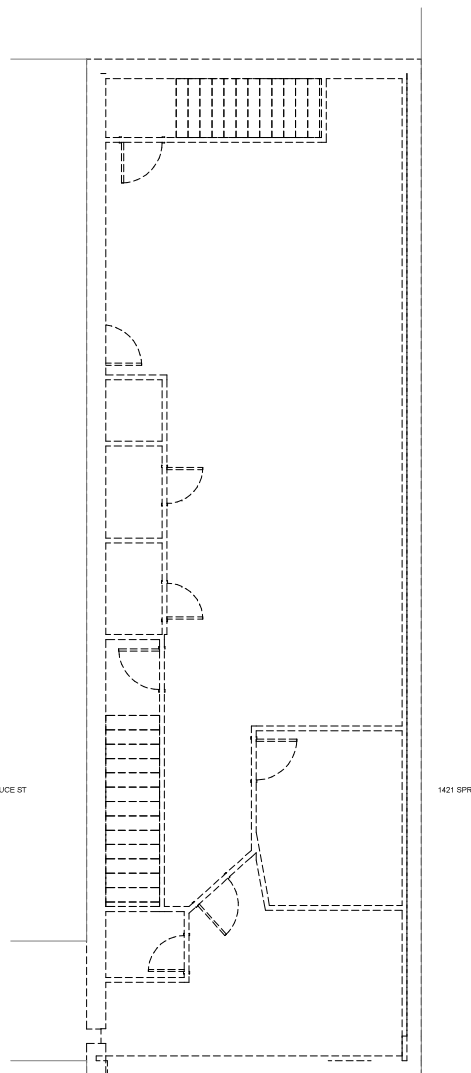
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③ 1432 SPRUCE ST - STREET VIEW  
3/16" = 1'-0"

EXISTING CONDITION OF SITE

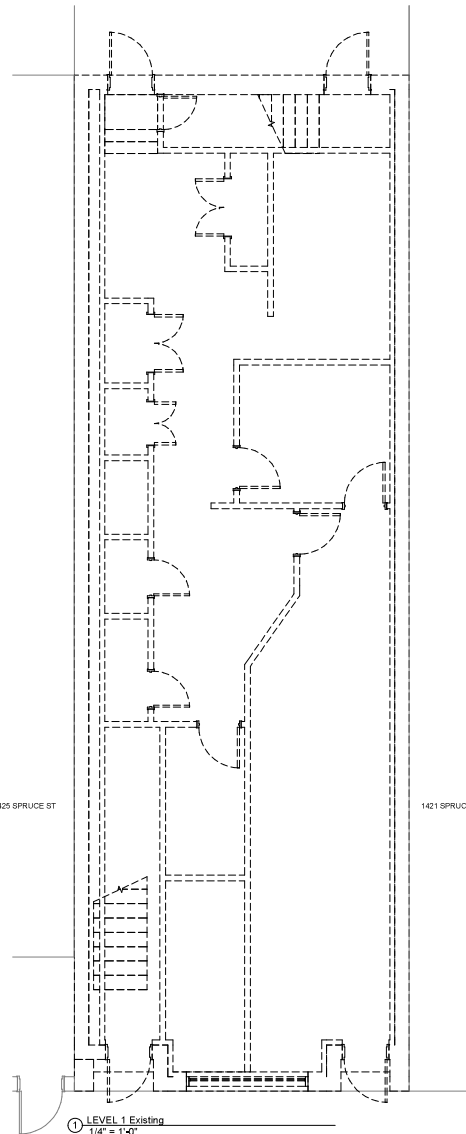
1425 SPRUCE ST



② LEVEL 2 Existing  
1/4" = 1'-0"

1421 SPRUCE ST

1425 SPRUCE ST



① LEVEL 1 Existing  
1/4" = 1'-0"

PROPOSED COMPLETE DEMOLITION OF EXISTING 2-STORY BUILDING

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#### EXISTING & DEMOLITION PLAN

Project Number #0082

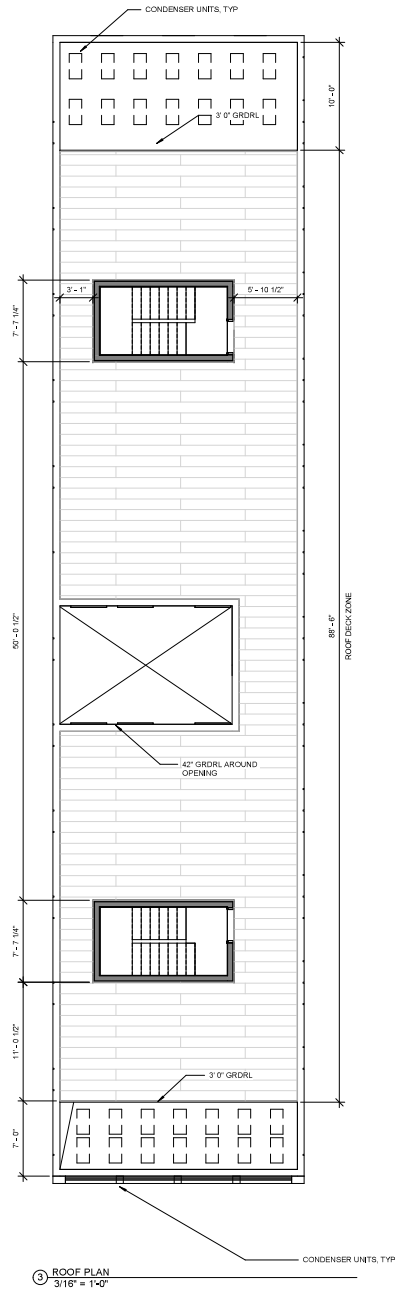
Date Sept 2nd 2023

Drawn By Author

Checked By Checker

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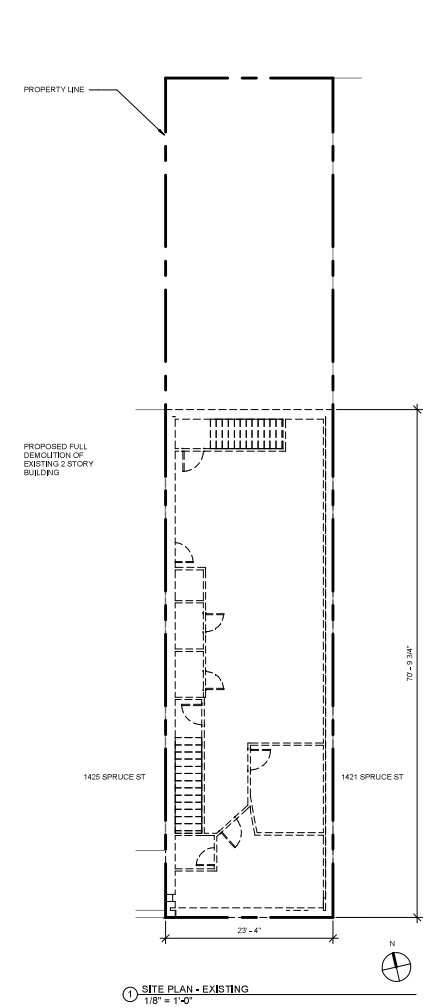
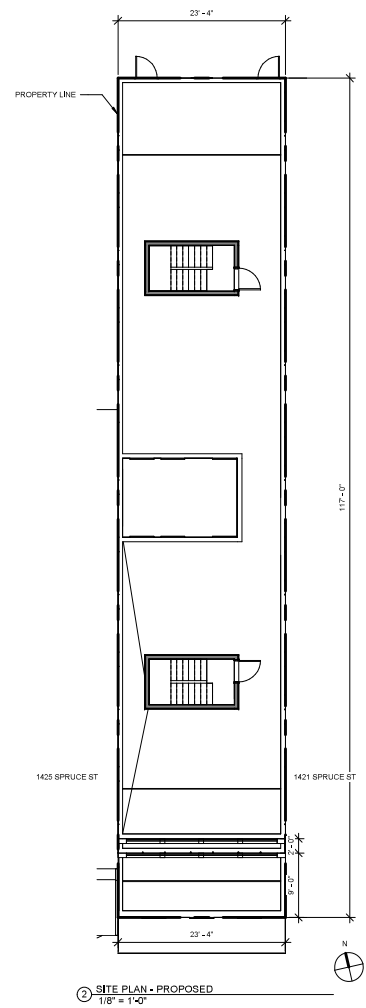
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SITE STATISTICS

	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 1,200 FT OF THE PROPERTY.)	MIN 8 PARKING LOT

1/4" = 1'-0"



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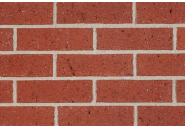
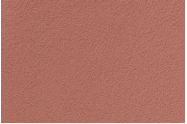


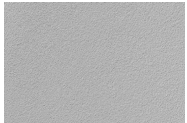

SITE PLAN

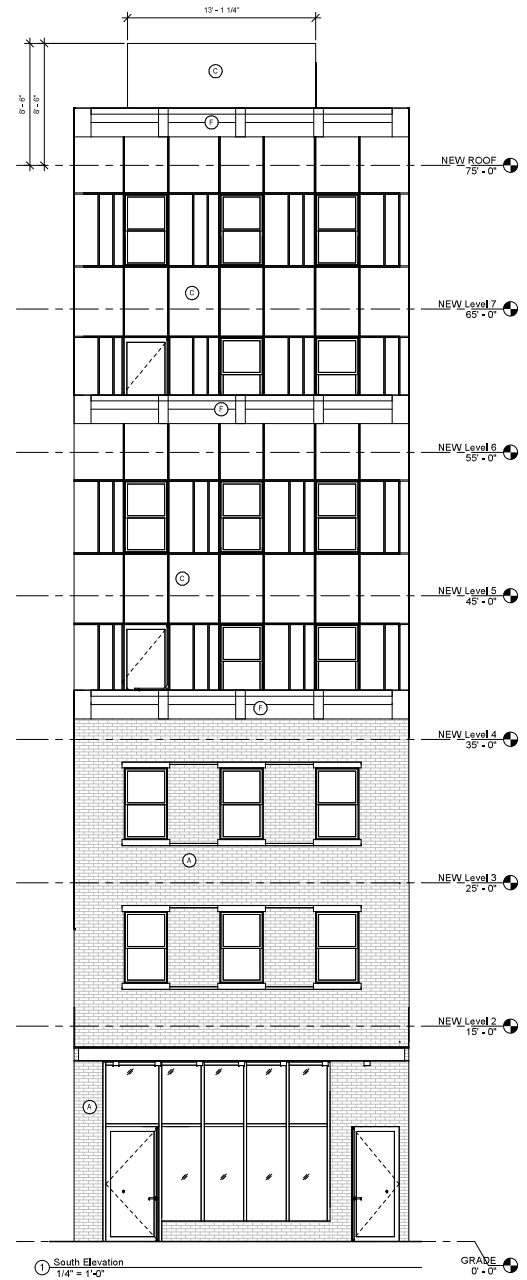
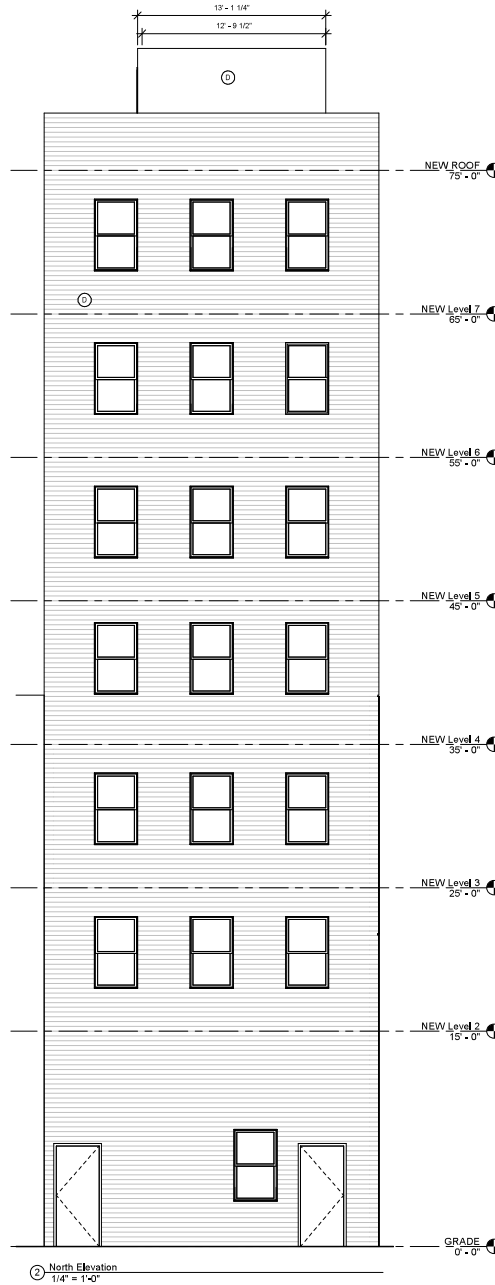
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Date Sept 2nd 2023  
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Checked By ZH

A1.0

Scale As indicated

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

①	BRICK,BELDEN OR EQ. Red Clear Coarse Vellour
HORIZONTAL RUNNING BOND, MODULAR 7 5/8"	
	
②	STUCCO, MATCH BRICK COLOR
	
③	METAL SIDING, METAL SALES OR EQ. CHARCOAL
	
④	VINYL SIDING, CHARCOAL
	
⑤	STUCCO, MATCH GREY METAL SIDING COLOR
	
⑥	METAL SIDING, METAL SALES OR EQ. CHARCOAL
	



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TEL: 856-751-2299  
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CONTACT@HETADESIGNS.COM

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BUILDING  
ELEVATION





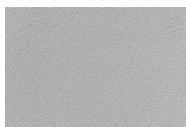

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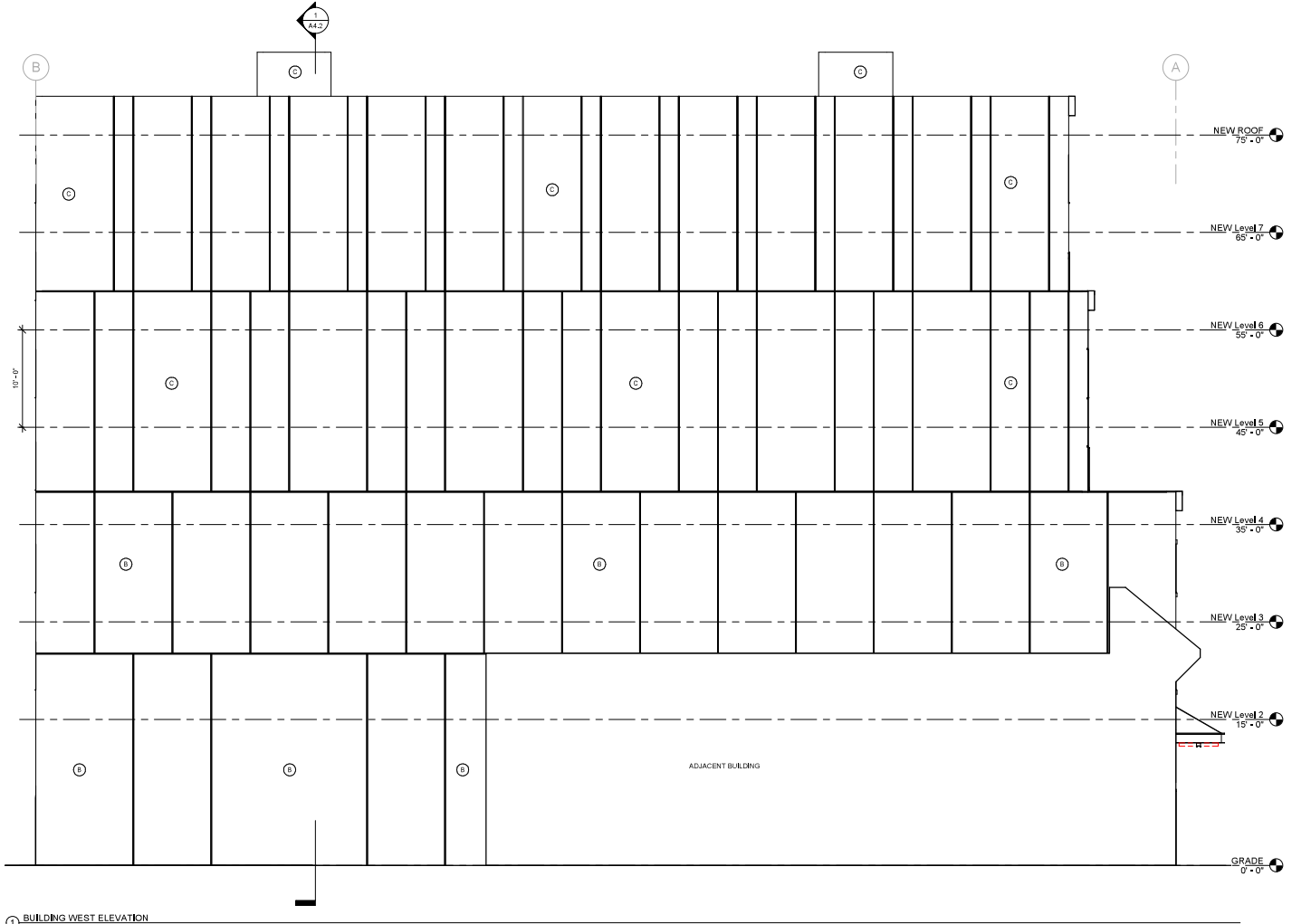
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Scale 1/4" = 1'-0"



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

1	BRICK,BELDEN OR EQ. Red Clear Coarse Veneer
HORIZONTAL RUNNING BOND, MODULAR 7 5/8"	
	
2	STUCCO, MATCH BRICK COLOR
	
3	METAL SIDING, METAL SALES OR EQ. CHARCOAL
	
4	VINYL SIDING, CHARCOAL
	
5	STUCCO, MATCH GREY METAL SIDING COLOR
	
6	METAL SIDING, METAL SALES OR EQ. CHARCOAL
	



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

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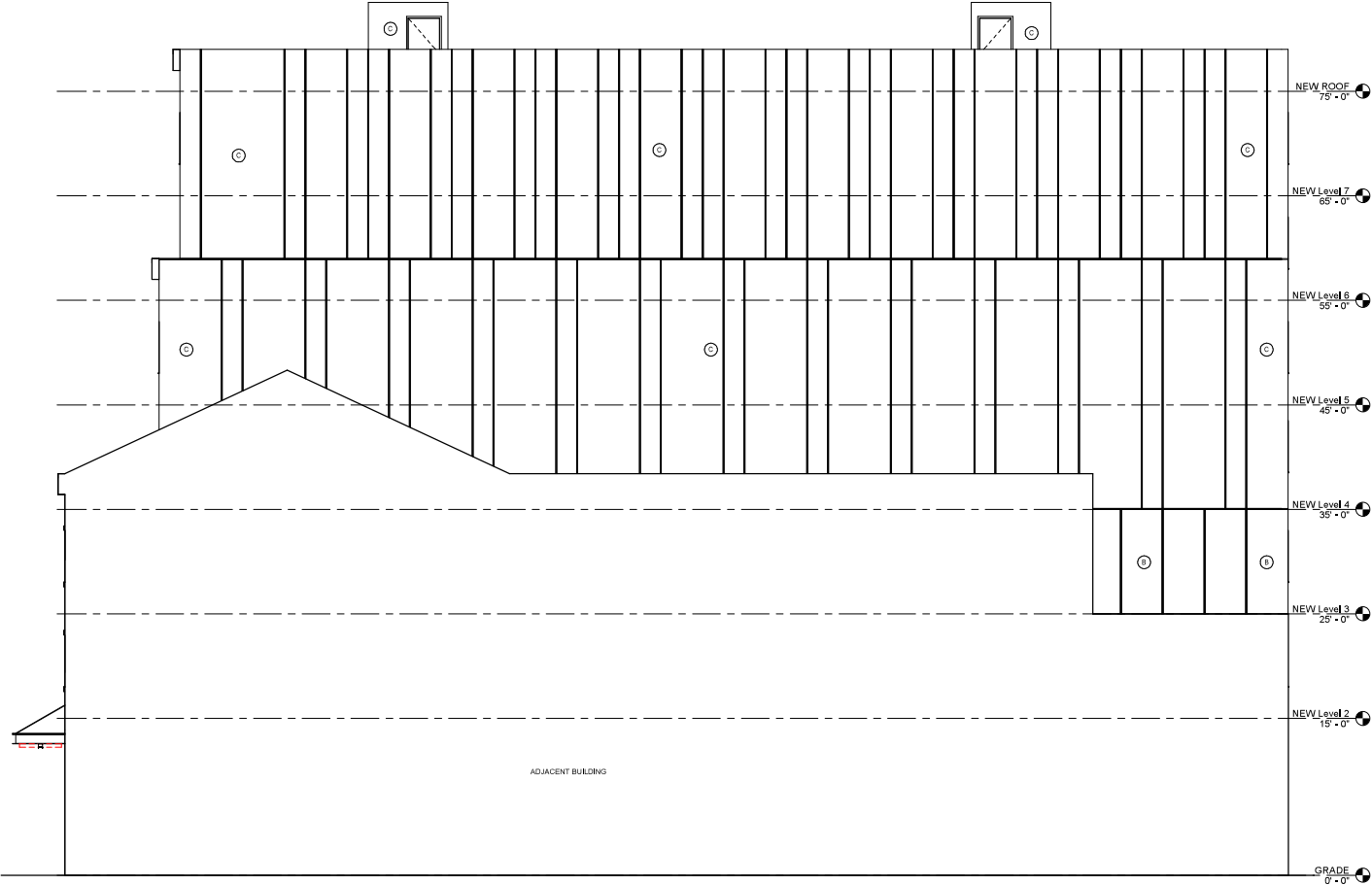
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**BUILDING ELEVATION**  
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Date Sept 2nd 2023  
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Checked By Checker  
**A3.2**  
Scale As indicated

EXTERIOR FINISH SCHEDULE

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

①	BRICK, BELDEN OR EQ. Red Clear Coarse Vellur
HORIZONTAL RUNNING BOND, MODULAR 7 5/8"	
	
②	STUCCO, MATCH BRICK COLOR
	
③	METAL SIDING, METAL SALES OR EQ. CHARCOAL
	
④	VINYL SIDING, CHARCOAL
	
⑤	STUCCO, MATCH GREY METAL SIDING COLOR
	
⑥	METAL SIDING, METAL SALES OR EQ. CHARCOAL
	



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

PROJECT TITLE  
1423 SPRUCE ST, PHILADELPHIA, PA, 19102

OWNER: DAVID LO

**HETA**

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BUILDING ELEVATION

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Checked By	zh

A3.3

Scale	As indicated
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1 NS Section 1  
3/16" = 1'-0"

PROJECT TITLE

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#### BUILDING SECTION

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Scale	3/16" = 1'-0"
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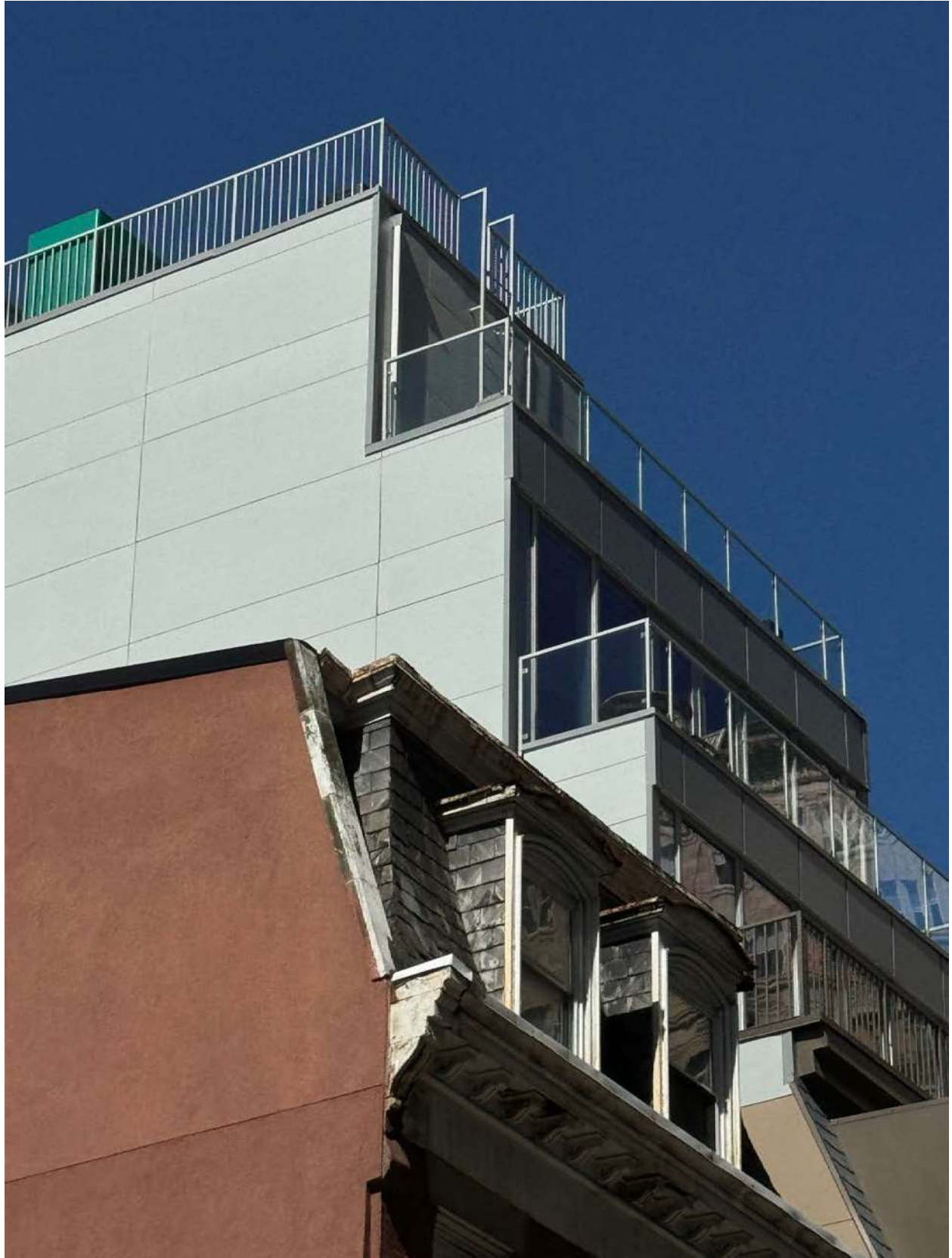
262 S 16 Street - 7 stories building plan near 1423 Spruce St.





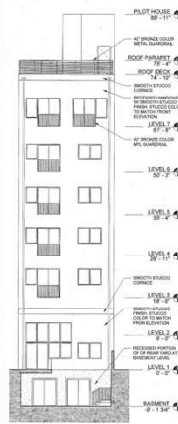
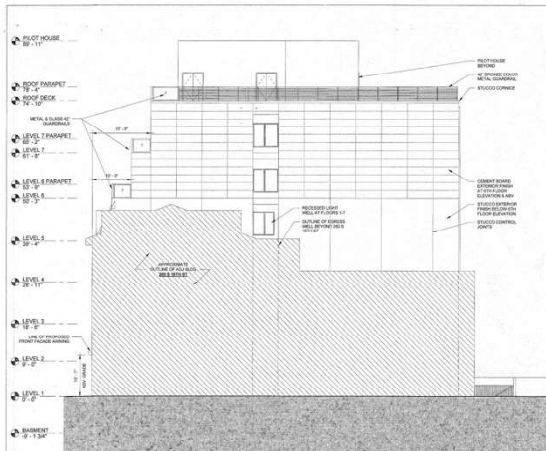









262 S 16 street - 7 stories building.



 <b>designshop</b> 121 Main St. Philadelphia, PA 19106 Tel: 215 528 2200 Fax: 215 528 2201 <a href="http://www.mcoindesignshop.com">www.mcoindesignshop.com</a>	
Project:	401 S. 10th St. Philadelphia, PA 19102 Date: 01/15/01 Drawn by: J. M. Stone (JMS) 200 Delaware Ave. Philadelphia, PA 19106 Tel: 215 528 2200
Client:	401 S. 10th Street LLC 200 Delaware Ave. Philadelphia, PA 19106 Tel: 215 528 2200
Designer:	
Architect:	
Contract:	

1995877  
 JMS  
 01/15/01

Submittals & Revisions	
DATE:	DESCRIPTION:

Date:	01/15/01
Drawn by:	JMS
Checked by:	
Designed by:	



**ZONING  
ELEVATIONS**

Z-101