

ADDRESS: 1923 MANNING ST

Proposal: Construct addition

Review Requested: Final Approval

Owner: 1923 Manning Street LP

Applicant: Brett Feldman, Klehr Herrison Harvey Branzburg LLP

History: 1850; front windows altered in the 1920s

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, 2/8/1995

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

BACKGROUND:

This application proposes to construct a rear addition at 1923 Manning Street. The three-story rowhouse at the property is contributing to the Rittenhouse Fidler Historic District. The proposal shows a three-story addition that would primarily be constructed on the existing two-story rear ell but would also connect to the roof of the historic building's main block. When complete, the rear of the building would be five stories in height.

SCOPE OF WORK:

- Demolish the rear slope of gable and rear walls of second and third floors.
- Extend second floor at rear.
- Add three new stories to the existing rear ell and main block.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall 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 application proposes demolishing the rear of the gable roof and third-floor rear wall of the main block. This demolition does not meet Standard 9.
 - The proposed features, size, scale, and proportion, and massing of the rear addition do not meet Standard 9.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - Demolition of the main block's rear wall and rear gable roof permanently alters the historic integrity of the property; therefore, these elements of the project do not meet Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The alteration of the main block's gable roof with extensive height added at the ridge line, does not meet the Roofs Guideline.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9, 10, and the Roofs Guideline.

IMAGES:



Figure 1: Aerial view looking northwest at the 1923 Manning Street roof.



Figure 2: Aerial view looking northeast at 1923 Manning Street roof.



**KLEHR HARRISON
HARVEY BRANZBURG LLP**

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Philadelphia, PA 19103
www.klehr.com

April 9, 2024

VIA EMAIL ONLY

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
Jon.Farnham@phila.gov

**Re: 1923 MANNING STREET
APPLICATION FOR PLACEMENT ON ARCHITECTURAL
COMMITTEE'S APRIL 26TH MEETING AGENDA**

Dear Dr. Farnham:

This firm represents 1923 Manning Street LP and its principal Ben Weinraub (the "Applicant"), the owner of the real property located at 1923 Manning Street, Philadelphia, PA (the "Property"). The Property is currently used as a single-family residence and in need of significant upgrades due to years of deferred maintenance by a prior owner. As per the attached application materials, we respectfully request that this matter be placed on the agenda of the upcoming Architectural Committee's April 26th meeting agenda.

As part of its comprehensive single-family renovation plan, the addition of an elevator and outdoor space are proposed so that residents can age in place as suggested by the City's Rowhouse Manual. To return the Property to its historical residential appearance, more appropriate and compatible replacement residential style windows and door are proposed for the front façade. The current application is fully zoning code compliant and has already received its zoning permit.

Most importantly, much needed living space is being proposed for the existing upper floors (2nd thru 4th) and a new 5th floor that have all been designed with great care being taken so that all the additions aren't believed to be visible from any of the public rights of way. The proposed 5th floor addition is set back significantly from both the front façade (22' 3") and the rear property line (16') and the resulting height of the Property is compatible with the heights of other existing buildings to the east and west on Manning and Rittenhouse Square Streets. The modification of the existing 4th floor roof occurs after the assumed peak of the original roof at the halfway point of the front block of the house. Finally, we look forward to working with the Commission on the identity of the proposed materials.

April 9, 2024
Page 2

Thank you in advance for your consideration and please do not hesitate to contact me should you have any questions or require additional information.

Respectfully yours,

Brett D. Feldman

Brett D. Feldman

Attachments

cc: Philadelphia Historical Commission (preservation@phila.gov)

Zoning Permit

Permit Number ZP-2024-002613

LOCATION OF WORK 1923 MANNING ST, Philadelphia, PA 19103-5728	PERMIT FEE \$1,205.00	DATE ISSUED 3/18/2024
	ZBA CALENDAR	ZBA DECISION DATE
ZONING DISTRICTS RM4		

PERMIT HOLDER 1923 MANNING ST LLC	234 S 20th Street #3 Philadelphia, Pennsylvania 19103
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OWNER CONTACT 1 Benjamin Weinraub	234 S 20TH ST #3 PHILADELPHIA, PA 19103
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OWNER CONTACT 2	
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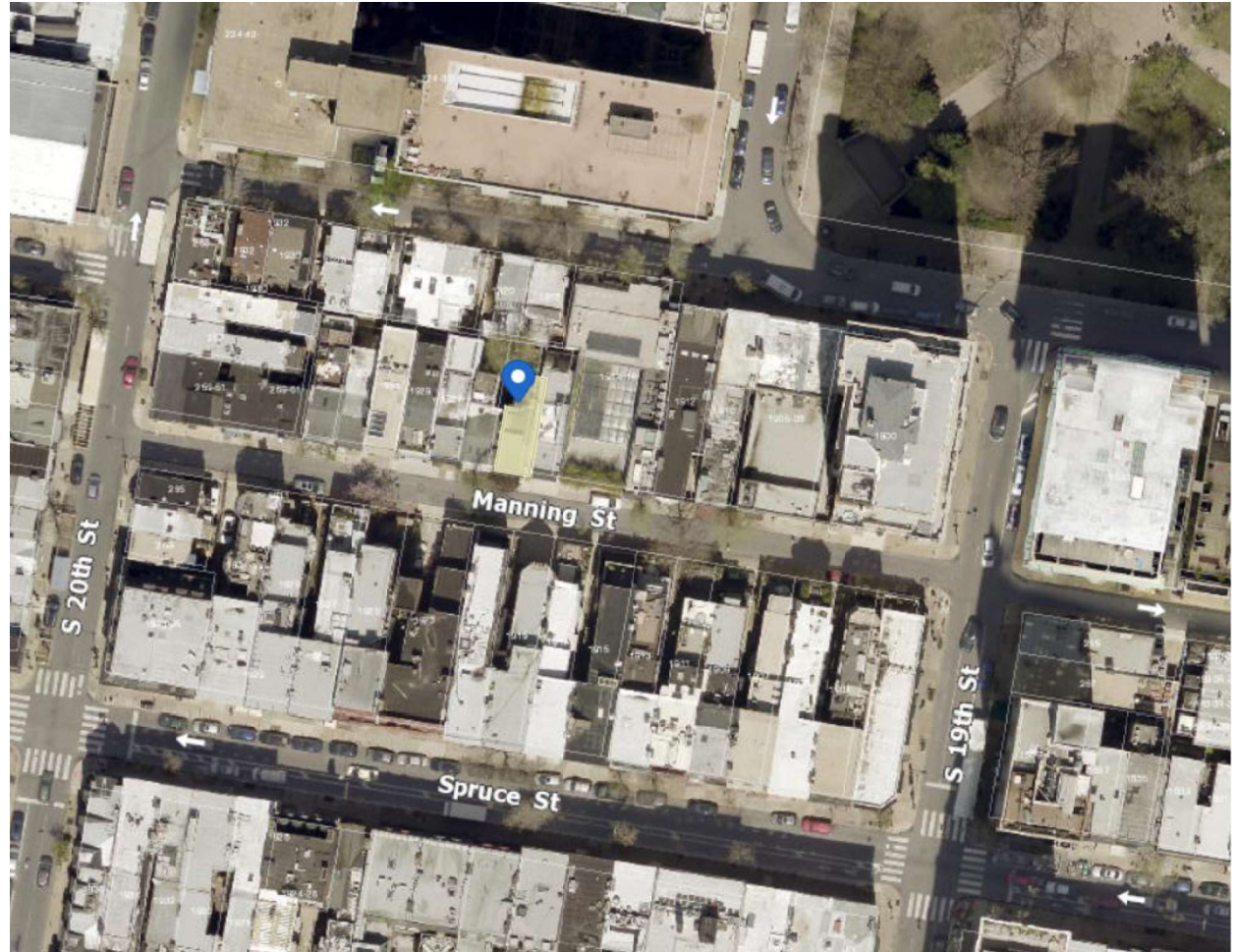
TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF ADDITIONS AND DECKS ABOVE AND TO THE REAR OF AN EXISTING ATTACHED STRUCTURE FOR CONTINUED SINGLE-FAMILY USE. SIZE AND LOCATON AS SHOWN ON PLANS.
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APPROVED USE(S) Residential - Household Living - Single-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

- CONDITIONS AND LIMITATIONS:**
- Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions:
 - 30 days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60 days for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than five (5) years.
 - All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
 - The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.



1923 MANNING ST SINGLE-FAMILY

1923 MANNING ST
PHILADELPHIA, PA 19103

1923 MANNING ST LLC
234 S 20TH ST #3
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PROJECT:

OWNER:

ASSIMILATION DESIGN LAB LLC

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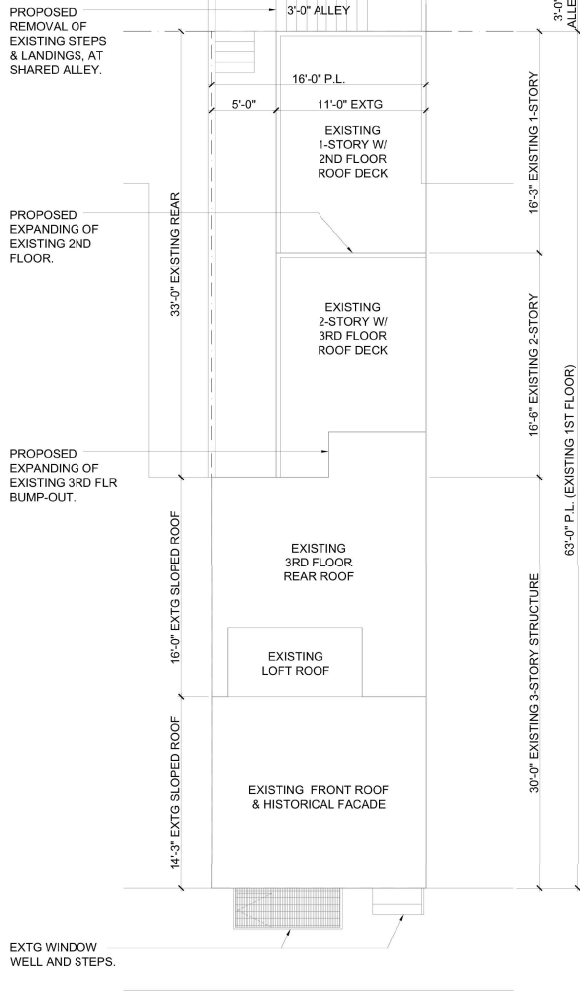
PROJECT ARCHITECT:

HISTORICAL COMMISSION REVIEW

REVISION:
DATE: 04/05/24
SCALE: NTS
DRAWN BY: FJR

SHEET No.

H-001



1 EXISTING SITE PLAN
2-100 1/8"=1'-0"



2 PHOTO OF EXISTING STREET CONDITIONS
2-100 NTS

3 PHOTO OF EXISTING STREET CONDITIONS
2-100 NTS

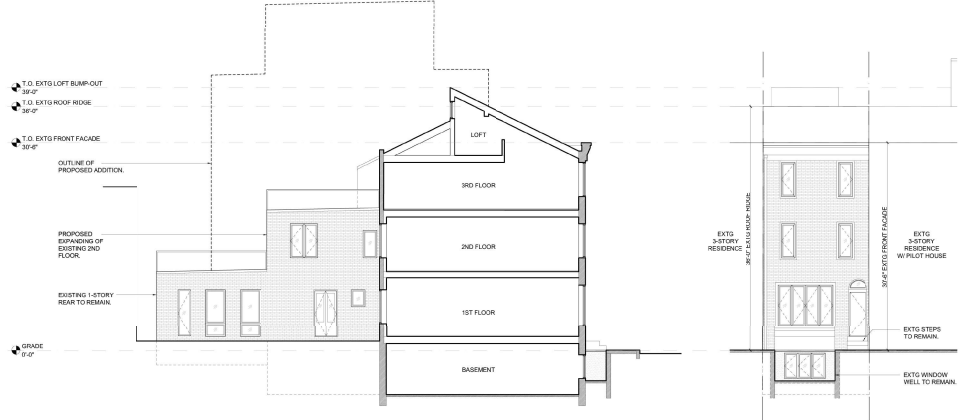
1923 MANNING ST.

PROJECT SCOPE:
PROPOSED INTERIOR RENOVATION AND PARTIAL DEMOLITION OF AN EXISTING 3-STORY STRUCTURE TO INCLUDE REAR ADDITIONS AT THE 2ND & 3RD FLOOR LEVELS, AND 4TH & 5TH FLOOR ADDITIONS, WITH REAR ROOF DECKS, FOR A PROPOSED SINGLE-FAMILY PROPERTY.

PROPOSED EXPANSION OF 2ND FLOOR REAR, 3RD FLOOR REAR BUMP-OUT, 3RD FLOOR ROOF AND LOFT AREA.

EXISTING 3-STORY FRONT FACADE SHALL REMAIN UNMODIFIED, REPLACEMENT FRONT WINDOWS AND DOOR TO BE APPROVED BY HISTORICAL DEPARTMENT.

RS-4 LOT AREA	ALLOWED	PROPOSED
1,006 SF	232 SF (23%)	232 SF (23%)
	736 SF	756 SF
	330%	345%
	3,628 G.F.	3,432 G.F.



4 EXISTING SECTIONAL ELEVATION - FACED EAST
2-100 1/8"=1'-0"

5 EXISTING FRONT ELEVATION
2-100 1/8"=1'-0"



APPROVED ZONING PLANS - EXISTING

1923 MANNING ST SINGLE-FAMILY

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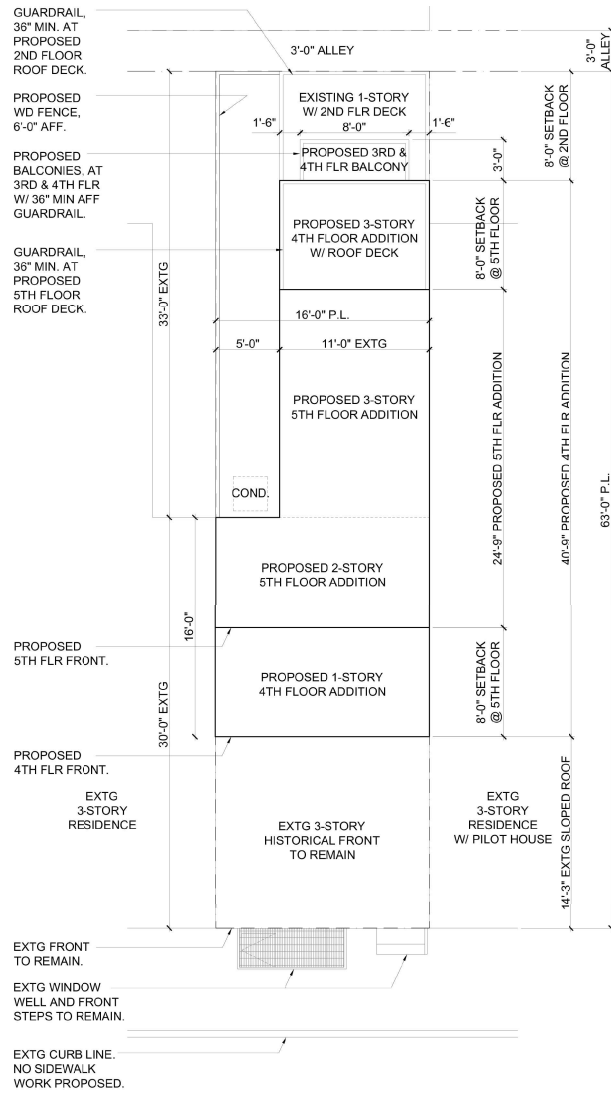
PROJECT: OWNER:

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PROJECT ARCHITECT:

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REVISION:	SHEET No.
DATE: 04/05/24	
SCALE: NTS	H-002
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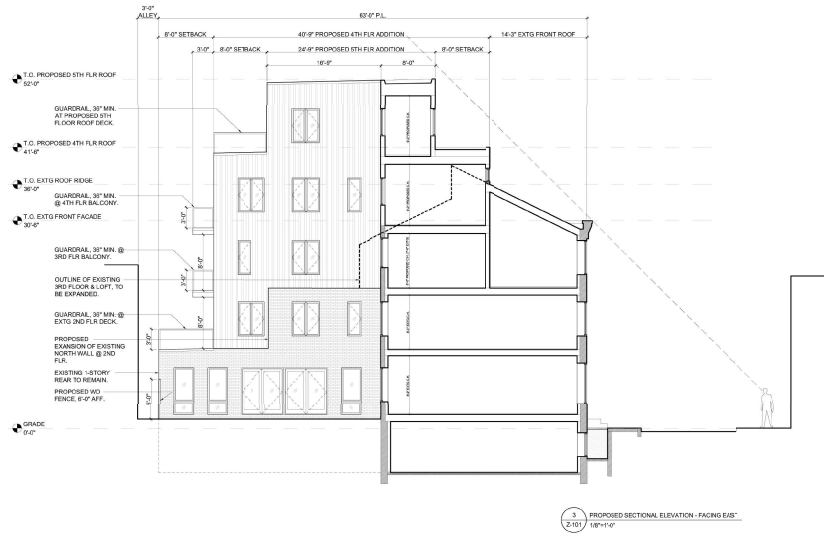
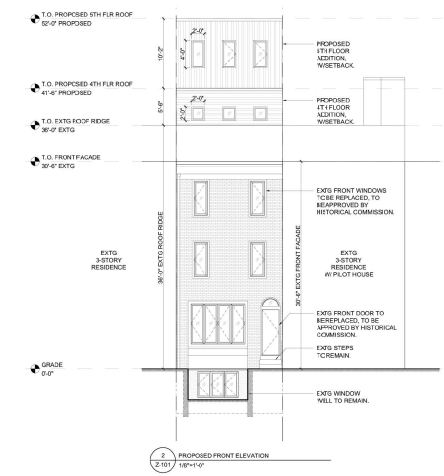


1923 MANNING ST.
PROJECT SCOPE:
PROPOSED INTERIOR RENOVATION AND PARTIAL DEMOLITION OF AN EXISTING 3-STORY STRUCTURE. TO INCLUDE REAR ADDITION AT THE 2ND & 3RD FLOOR LEVELS, AND 4TH & 5TH FLOOR ADDITIONAL WITH REAR ROOF DECK. FOR A PROPOSED SINGLE-FAMILY RESIDENCE.

PROPOSED EXPANSION OF 2ND FLOOR REAR, 3RD FLOOR REAR BLUMP-OUT, 3RD FLOOR ROOF AND LOFT AREA.

EXISTING 3-STORY FRONT FACADE SHALL REMAIN UNMODIFIED. REPLACEMENT FRONT WINDOWS AND DOORS TO BE APPROVED BY HISTORICAL COMMISSION.

PERMITS	ALLOWED	PROPOSED
MIN OPEN AREA	253 SF (25%)	252 SF (25%)
MAX BUILDING AREA	756 SF	756 SF
MAX FLOOR AREA RATIO	30%	34%
MAX FLOOR AREA	3,528 S.F.	3,422 S.F.



1 PROPOSED SITE PLAN
2/15/24 1/4\"/>

APPROVED ZONING PLANS - PROPOSED

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PROJECT ARCHITECT:

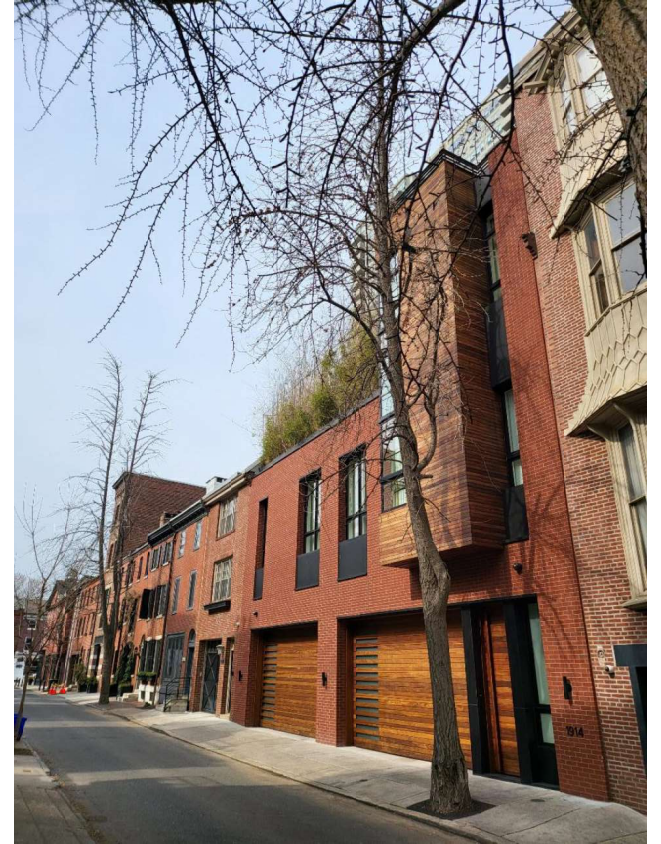
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SCALE: NTS	H-003
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EXISTING CONDITIONS - FACING EASTWARD



EXISTING CONDITIONS - ACROSS MANNING ST



EXISTING CONDITIONS - FACING WESTWARD

1923 MANNING ST SINGLE-FAMILY
 1923 MANNING ST
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 PROJECT ARCHITECT:

HISTORICAL COMMISSION REVIEW	
REVISION:	SHEET No.
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SCALE: NTS	
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EXISTING CONDITIONS - SIDE YARD SETBACK

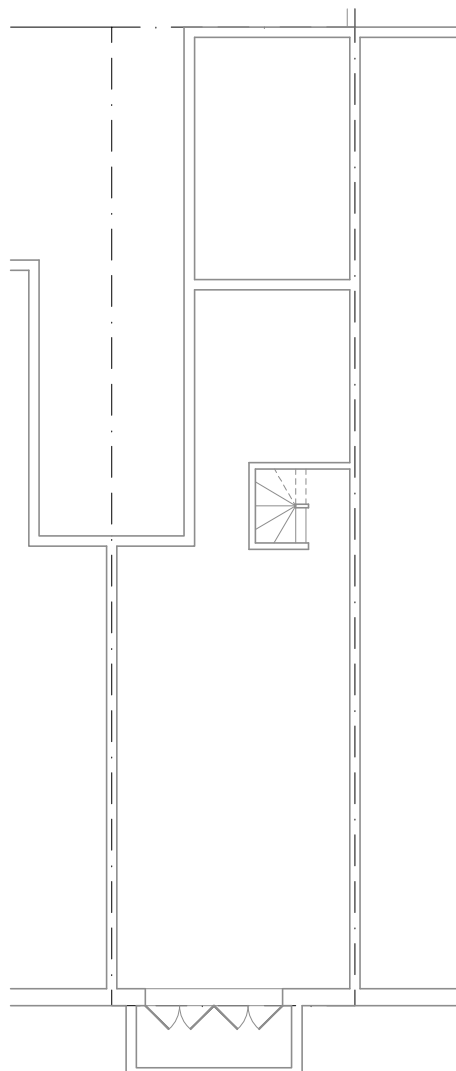


EXISTING CONDITIONS - VIEW EASTWARD FROM 2ND FLOOR REAR

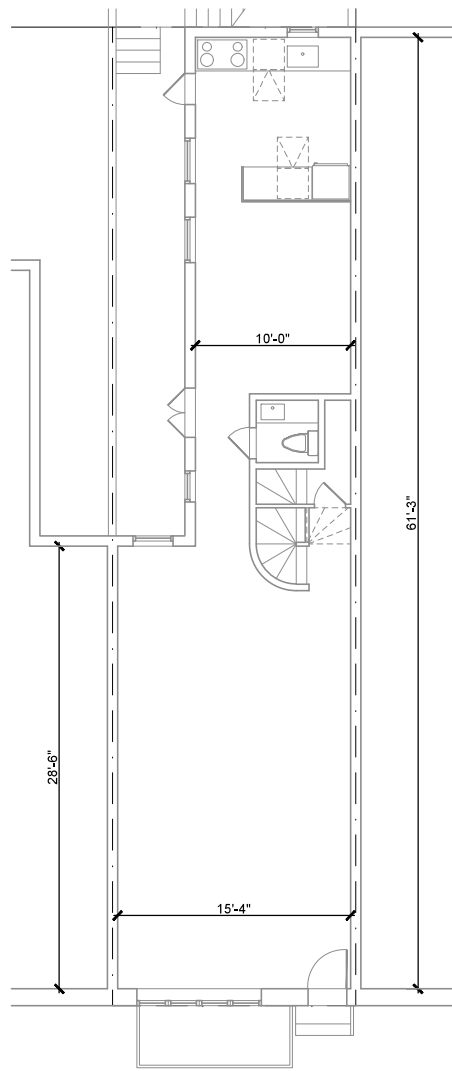


EXISTING CONDITIONS - VIEW WESTWARD FROM 2ND FLOOR REAR

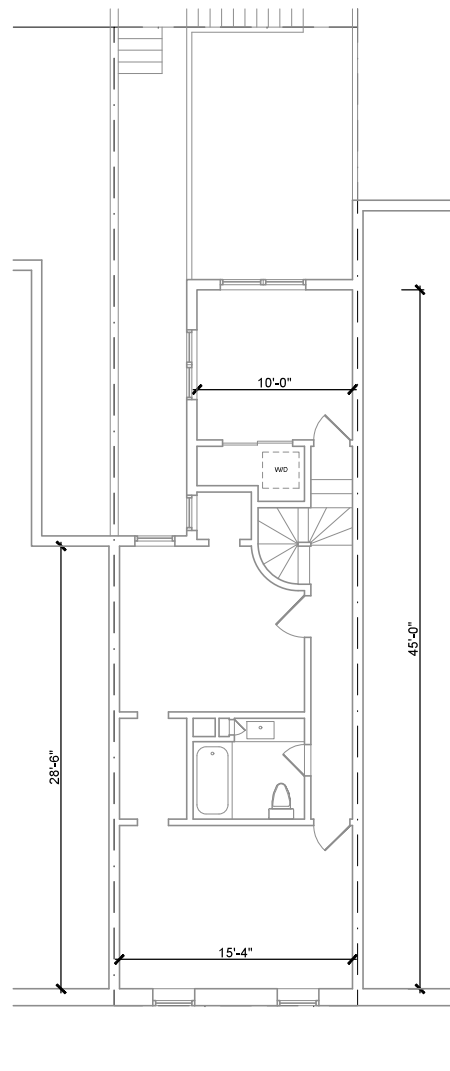
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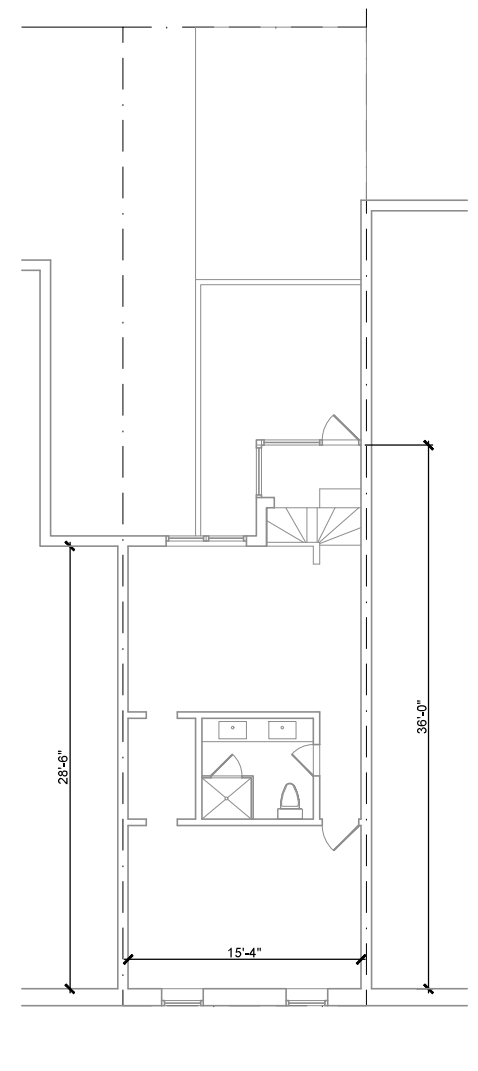
EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN

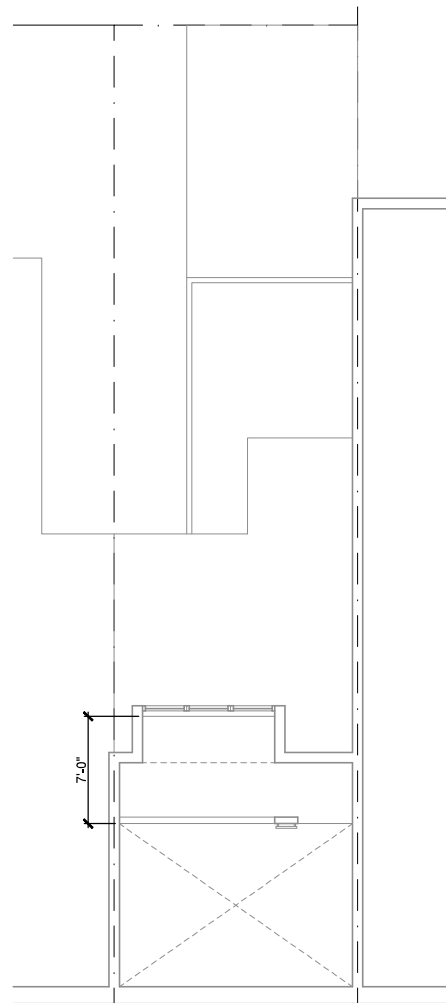


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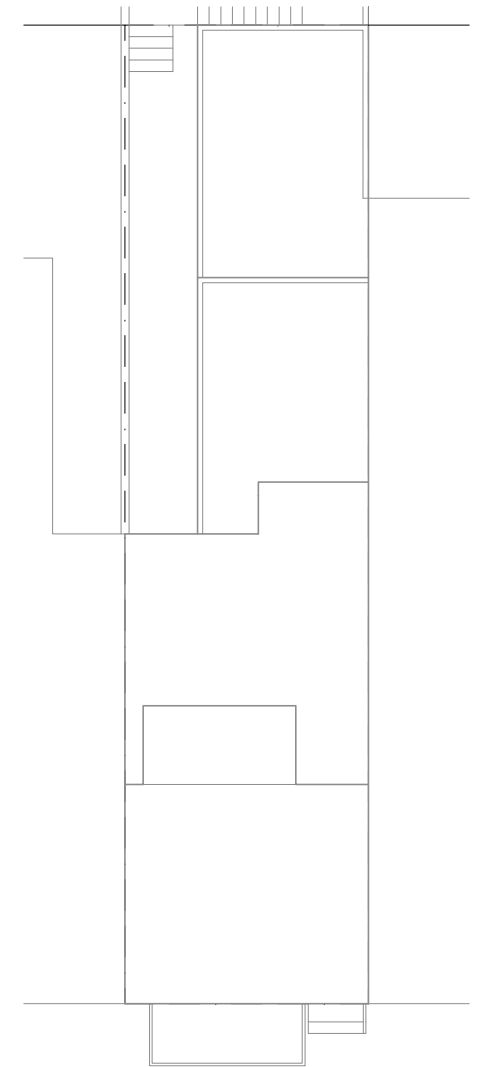


EXISTING THIRD FLOOR PLAN

<p>1923 MANNING ST SINGLE-FAMILY</p> <p>1923 MANNING ST PHILADELPHIA, PA 19103</p>		<p>ASSIMILATION DESIGN LAB LLC</p> <p>515 S 48TH ST PHILADELPHIA, PA 19143 C: 267.915.1354 E: dlw@assimilationdesignlab.com</p>		<p>HISTORICAL COMMISSION REVIEW</p>	
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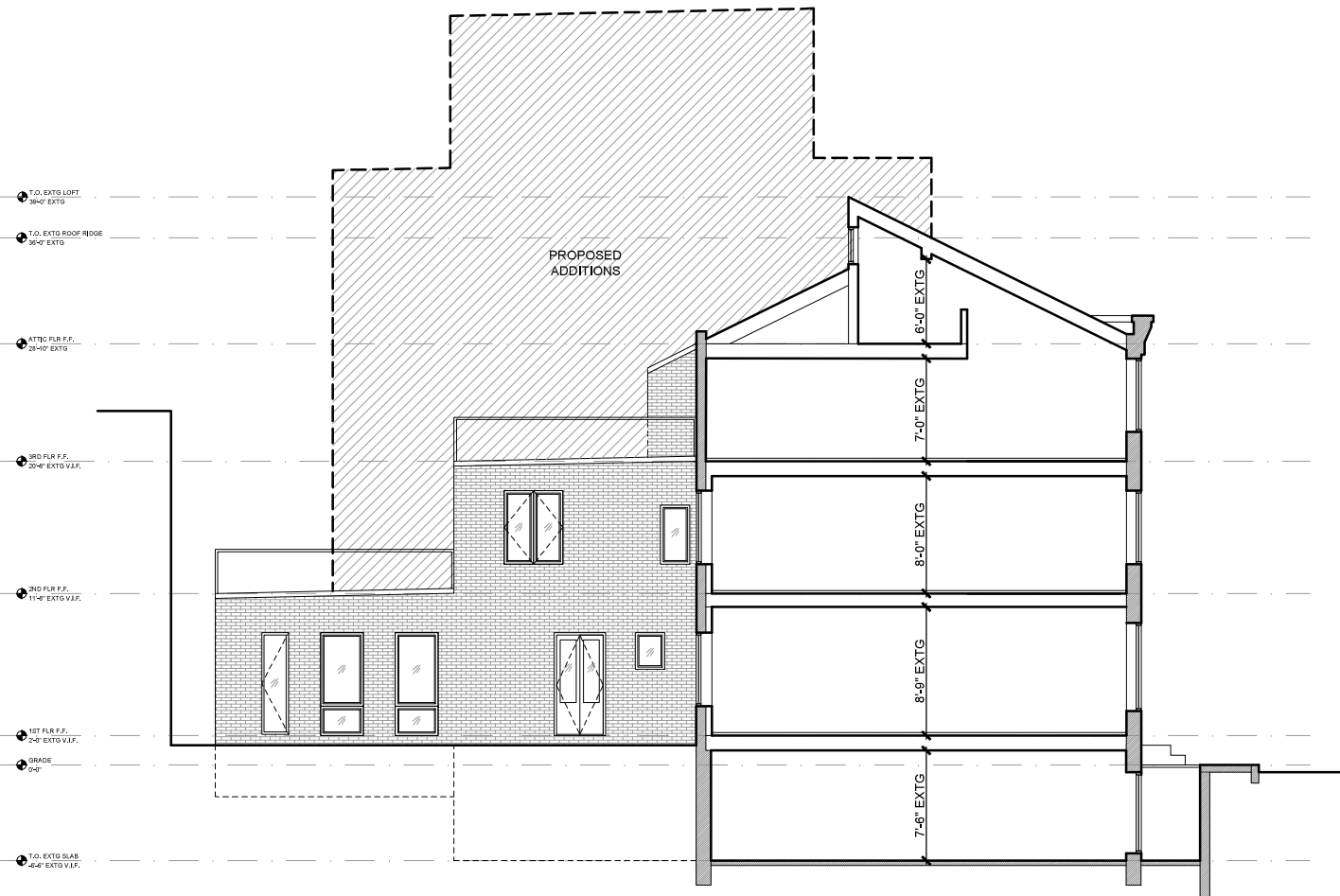


EXISTING FOURTH FLOOR PLAN

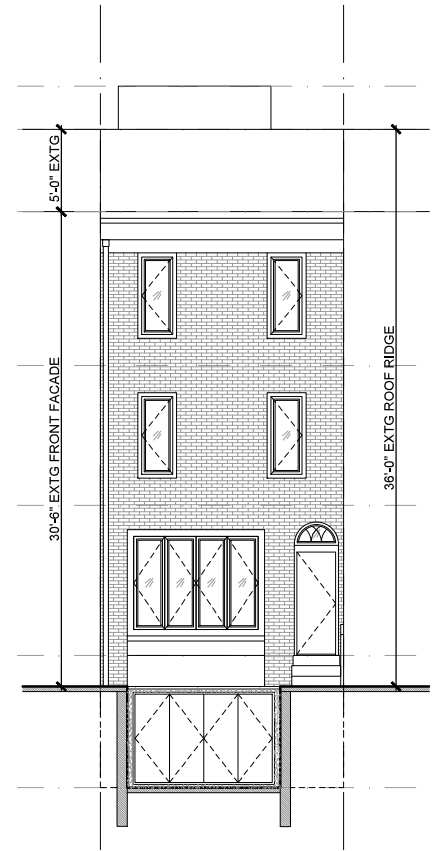


EXISTING ROOF PLAN

1923 MANNING ST SINGLE-FAMILY		ASSIMILATION DESIGN LAB LLC		HISTORICAL COMMISSION REVIEW	
1923 MANNING ST PHILADELPHIA, PA 19103	1923 MANNING ST LLC 234 S 20TH ST #3 PHILADELPHIA, PA 19103	515 S 48TH ST PHILADELPHIA, PA 19143 C: 267.915.1354 E: dlw@assimilationdesignlab.com			
	BEN WEIN C: 267.970.6518 E: benwein@aol.com				
PROJECT:	OWNER:	PROJECT ARCHITECT:			
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EXISTING SIDE ELEVATION & BUILDING SECTION



EXISTING FRONT ELEVATION

1923 MANNING ST SINGLE-FAMILY

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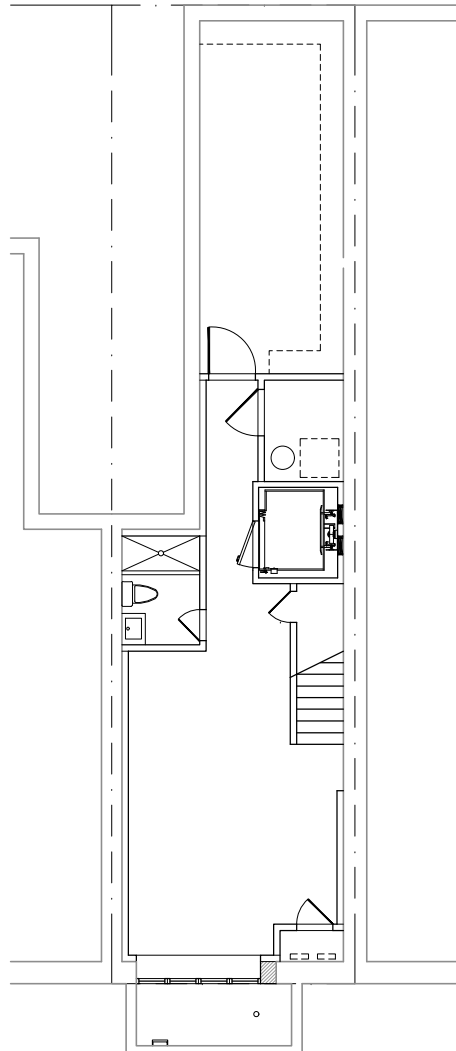
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ASSIMILATION DESIGN LAB LLC

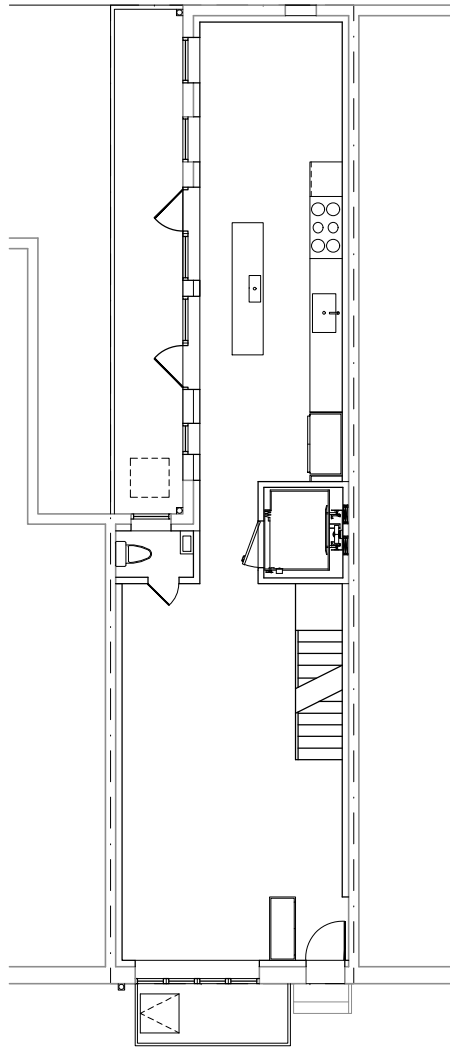
515 S 48TH ST
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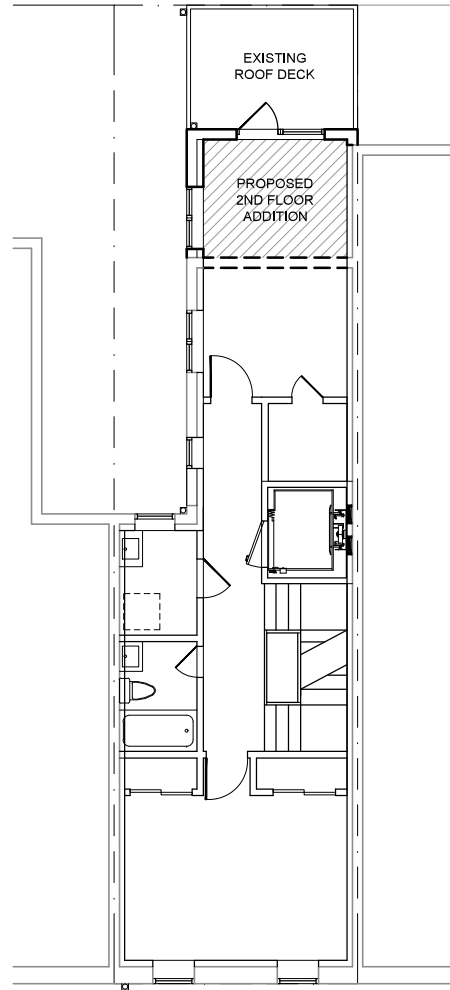
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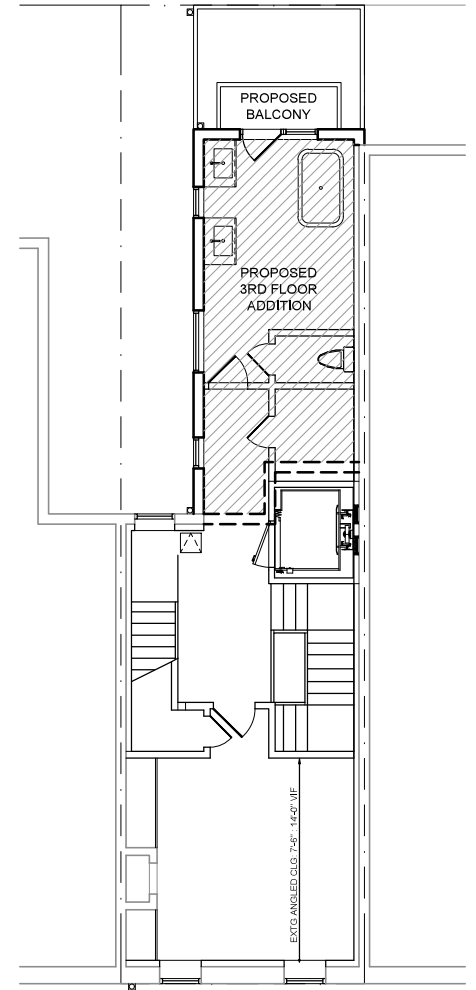
PROPOSED BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN

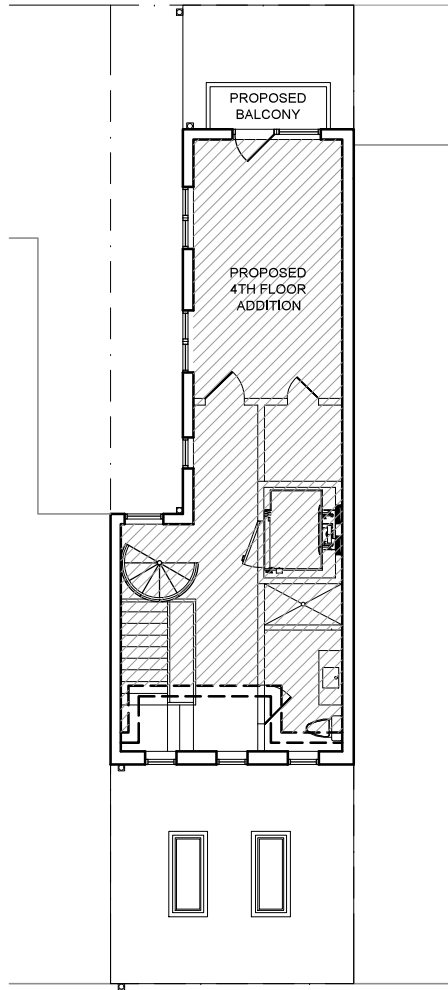


PROPOSED SECOND FLOOR PLAN

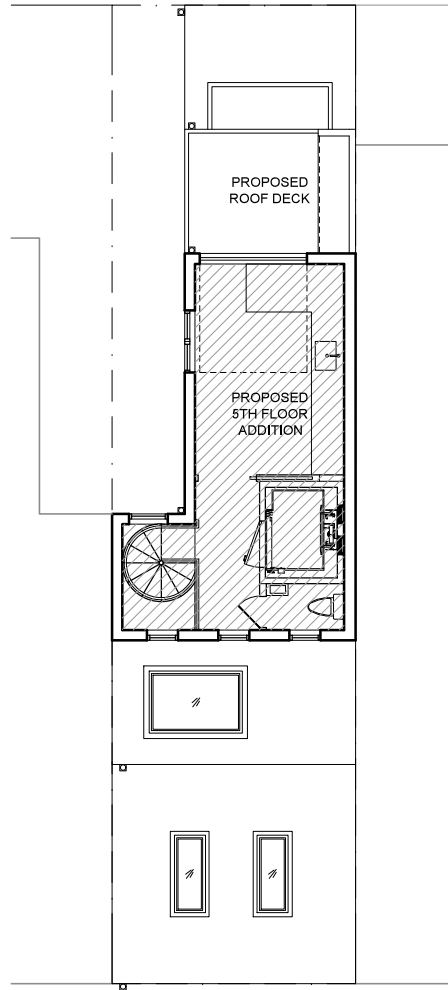


PROPOSED THIRD FLOOR PLAN

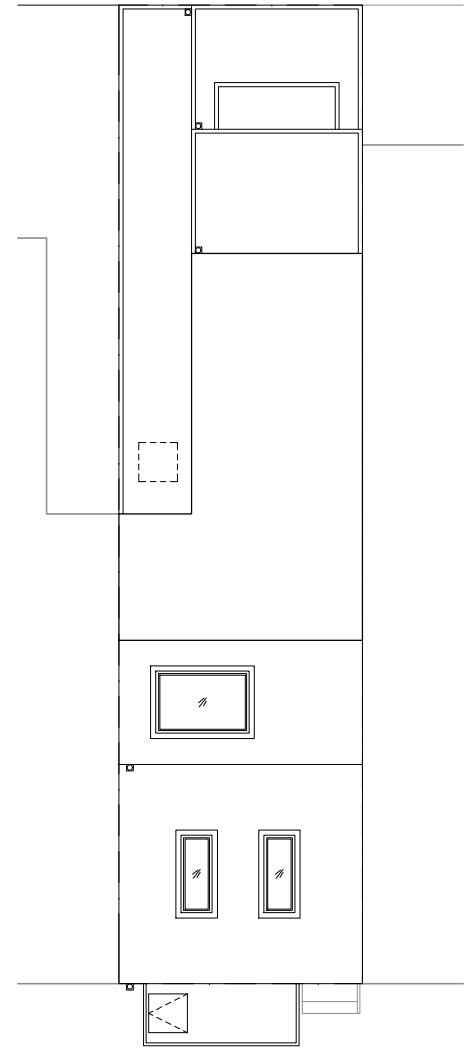
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PROJECT:		OWNER:		REVISION:	
PROJECT ARCHITECT:		DATE: 04/05/24		SHEET No.	
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PROPOSED FOURTH FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN



PROPOSED ROOF PLAN

1923 MANNING ST SINGLE-FAMILY

1923 MANNING ST
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PROJECT ARCHITECT:

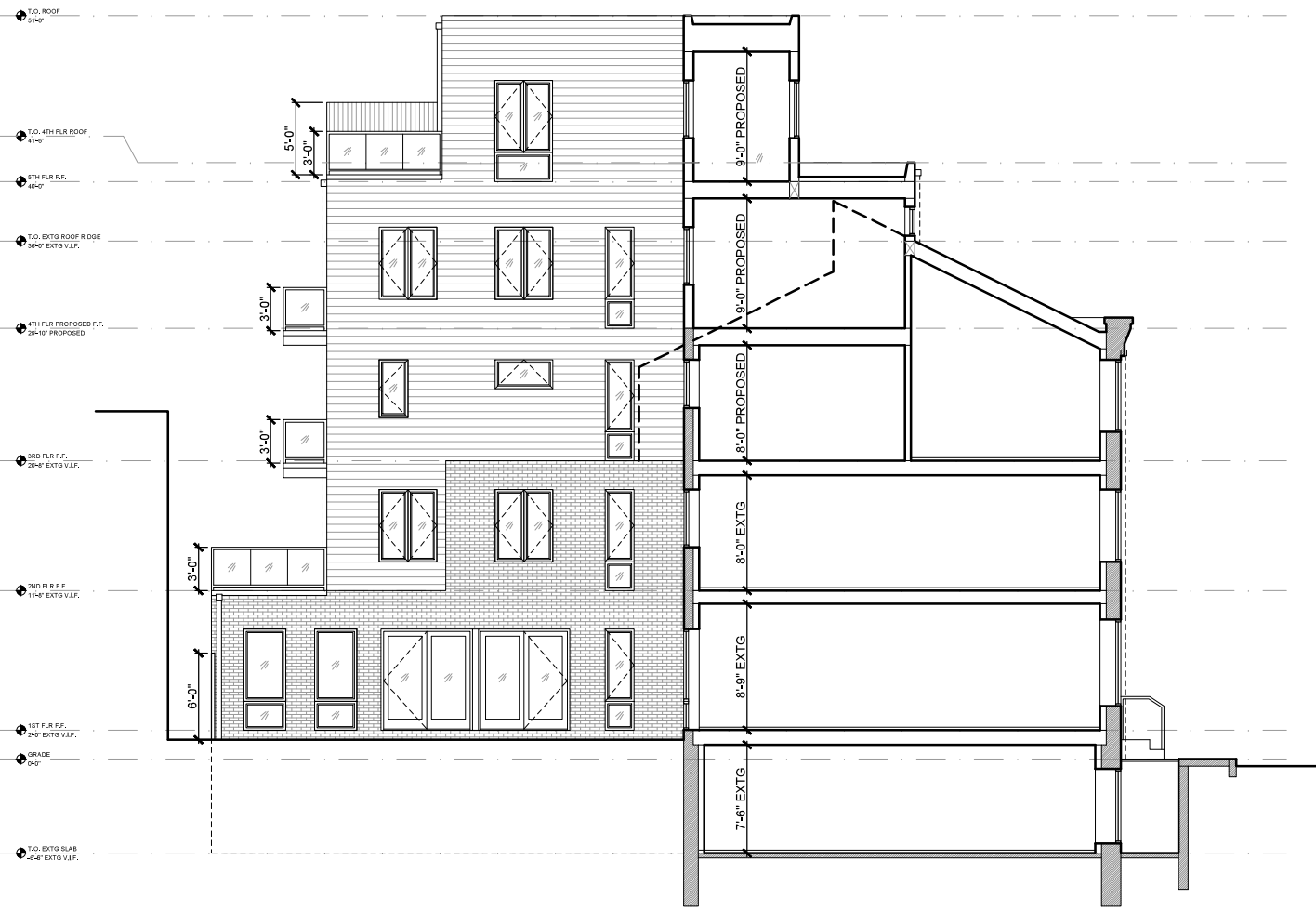
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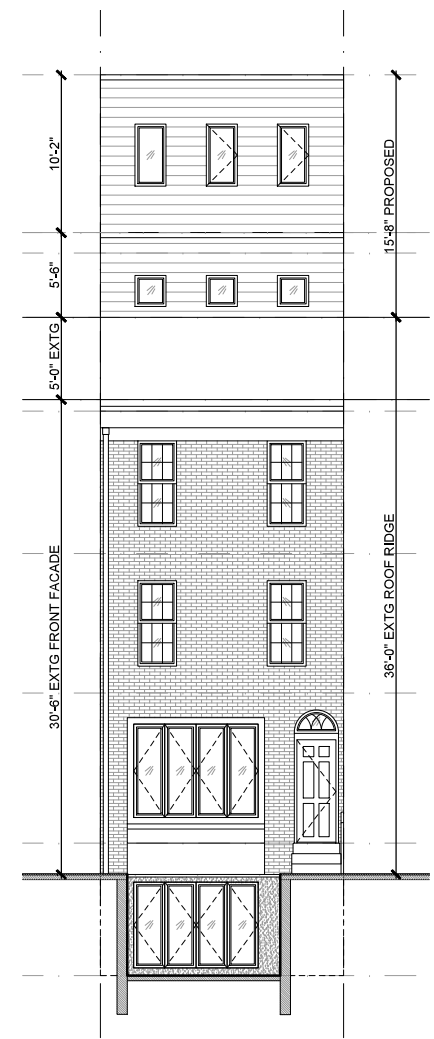
SHEET No.

H-010

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PROPOSED SIDE ELEVATION & BUILDING SECTION



PROPOSED FRONT ELEVATION

1923 MANNING ST SINGLE-FAMILY
 1923 MANNING ST
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HISTORICAL COMMISSION REVIEW	
REVISION:	SHEET No.
DATE: 04/05/24	H-011
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