

REVISED

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 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.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 9, 10, and the Roofs Guideline.

IMAGES:



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

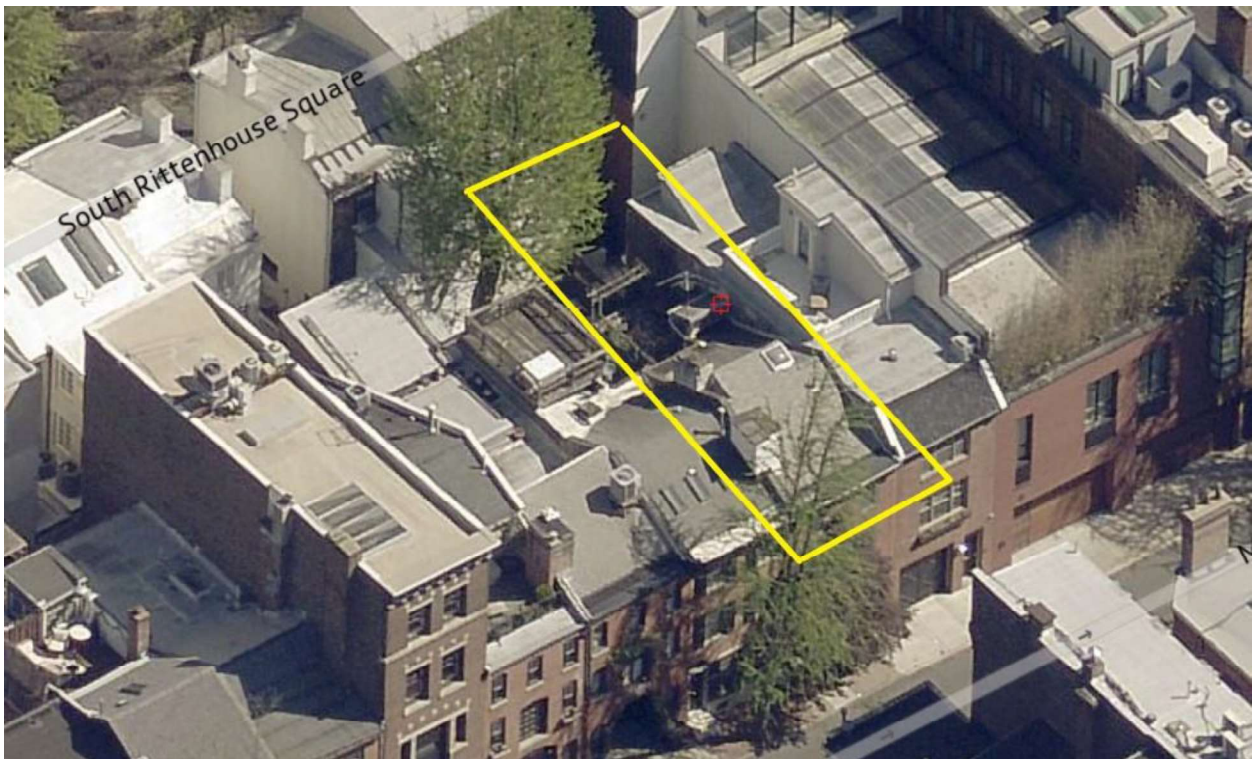


Figure 2: Aerial view looking northeast at 1923 Manning Street roof.

RE: 1923 MANNING STREET (Application for Placement on Architectural Committee's Agenda- APRIL 23rd) -- FOLLOW UP

REVISED

Dorsaneo, Charley <cdorsaneo@klehr.com>

Thu 5/2/2024 4:01 PM

To: Allyson Mehley <Allyson.Mehley@Phila.gov>; Feldman, Brett <BFeldman@klehr.com>; preservation <preservation@Phila.gov>; Jon Farnham <Jon.Farnham@phila.gov>

Cc: benwein@aol.com <benwein@aol.com>; Frank Renner <frenner@gnr-group.com>

📎 1 attachments (4 MB)

1923 Manning St - Historical Submission 050224.pdf;

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Dear Dr. Farnham:

This firm represents the applicant with respect to the above application regarding 1923 Manning Street, which was heard at last week's committee agenda. We respectfully attach our revised application materials, which are intended to be responsive to the feedback received at the meeting.

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

Sincerely,



CHARLEY DORSANEO | ASSOCIATE
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From: Allyson Mehley <Allyson.Mehley@Phila.gov>

Sent: Wednesday, April 17, 2024 1:09 PM

To: Feldman, Brett <BFeldman@klehr.com>; preservation <preservation@Phila.gov>; Jon Farnham <Jon.Farnham@phila.gov>

Cc: benwein@aol.com; Frank Renner <frenner@gnr-group.com>; Dorsaneo, Charley <cdorsaneo@klehr.com>

Subject: Re: 1923 MANNING STREET (Application for Placement on Architectural Committee's Agenda- APRIL 23rd) -- FOLLOW UP

Brett,

Thank you for touching base with staff about 1923 Manning St. See below link to the staff recommendation. Once you review, let us know if you have questions.

<https://www.phila.gov/media/20240416113248/1923-Manning-St.pdf>

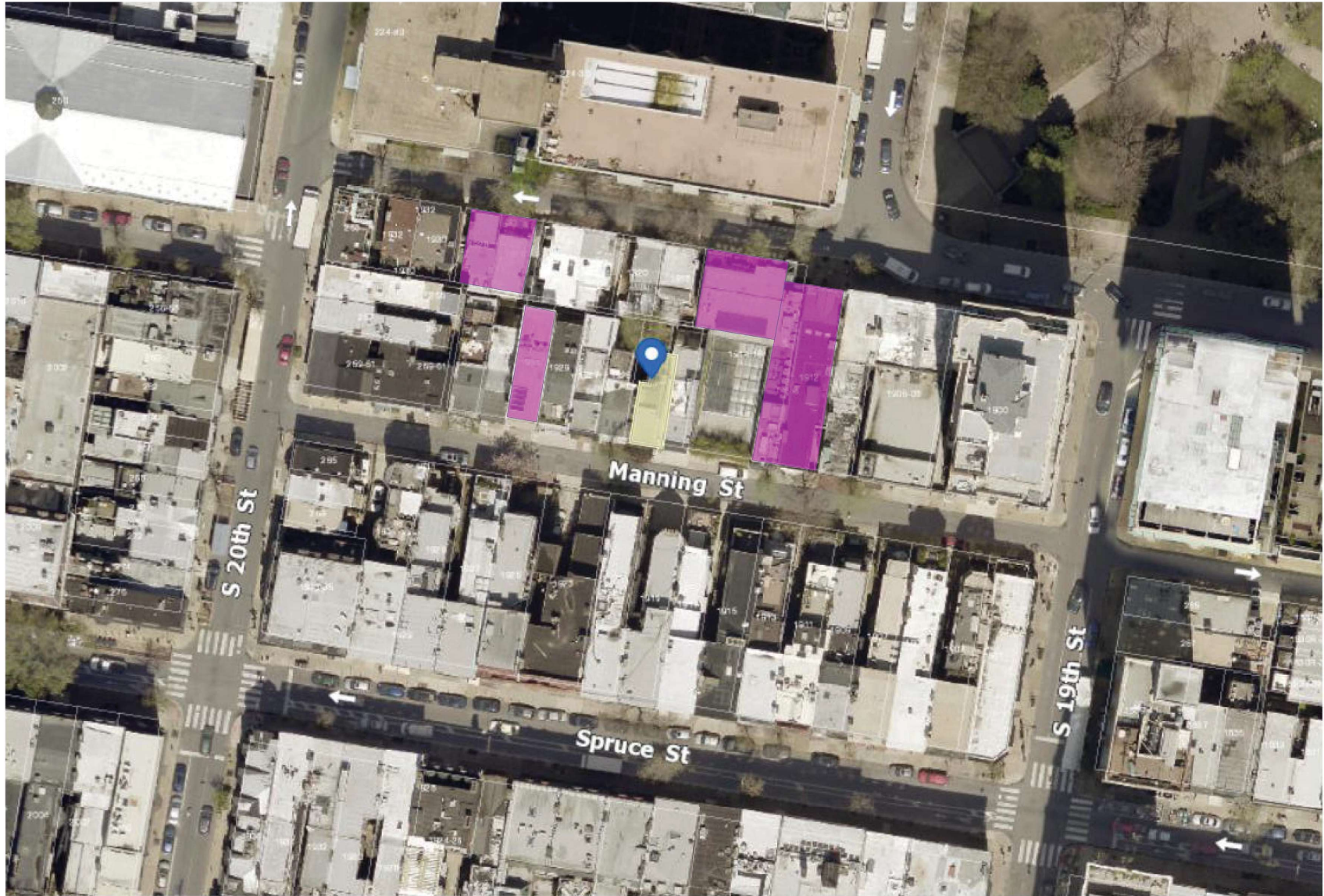
Allyson



PROJECT



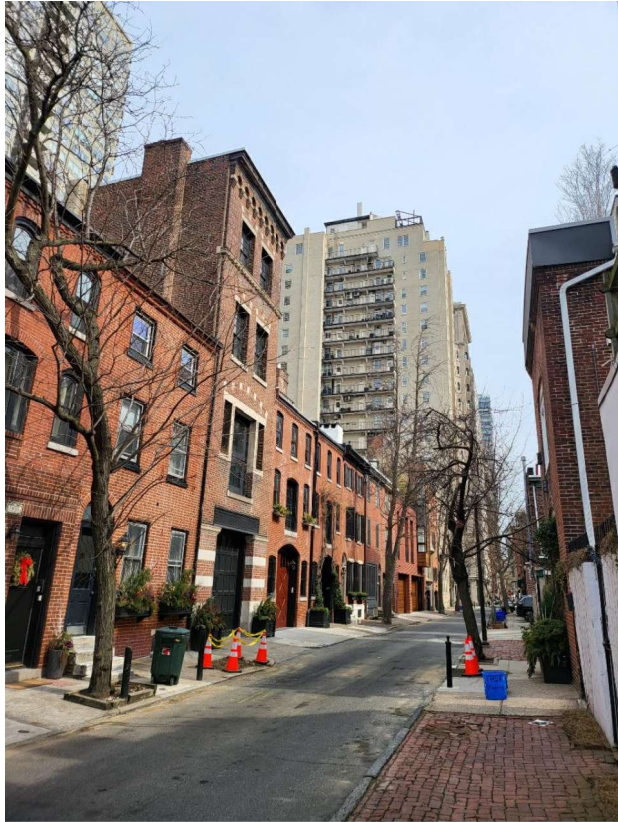
SIMILAR OR GREATER HEIGHT AS PROPOSED



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1923 MANNING STREET	
OWNER: 1923 MANNING ST LP 234 S 20TH ST #3 PHILADELPHIA, PA 19103	PROJECT ARCHITECT: ASSIMILATION DESIGN LAB LLC 515 S 48TH ST PHILADELPHIA, PA 19143
BEN WEIN C: 267.970.6518 E: benwein@aol.com	DAVID WHIPPLE C: 267.918.1354 E: dfw@assimilationdesignlab.com

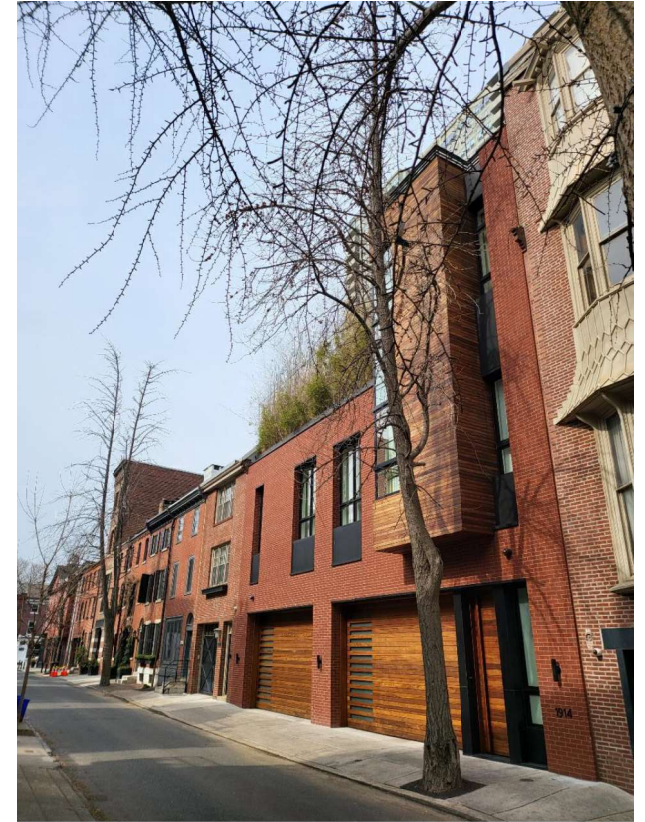
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EXISTING CONDITIONS - VIEW EASTWARD



EXISTING CONDITIONS - ACROSS MANNING ST



EXISTING CONDITIONS - VIEW WESTWARD

1923 MANNING STREET

OWNER:

1923 MANNING ST LP
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PHILADELPHIA, PA 19103

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HISTORICAL COMMISSION REVIEW

REVISION:

SHEET No.

DATE: 04/25/24

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H-02



EXISTING CONDITIONS - SIDE YARD SETBACK



EXISTING CONDITIONS - VIEW EASTWARD FROM 2ND FLOOR REAR



EXISTING CONDITIONS - VIEW FROM 2ND FLOOR REAR ROOF DECK

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REVISION:

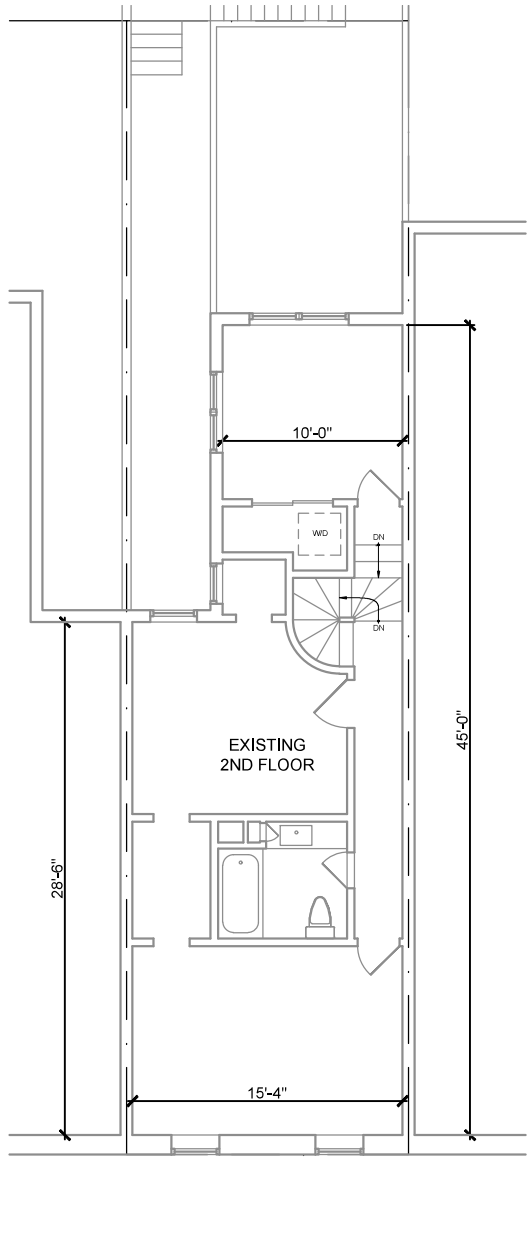
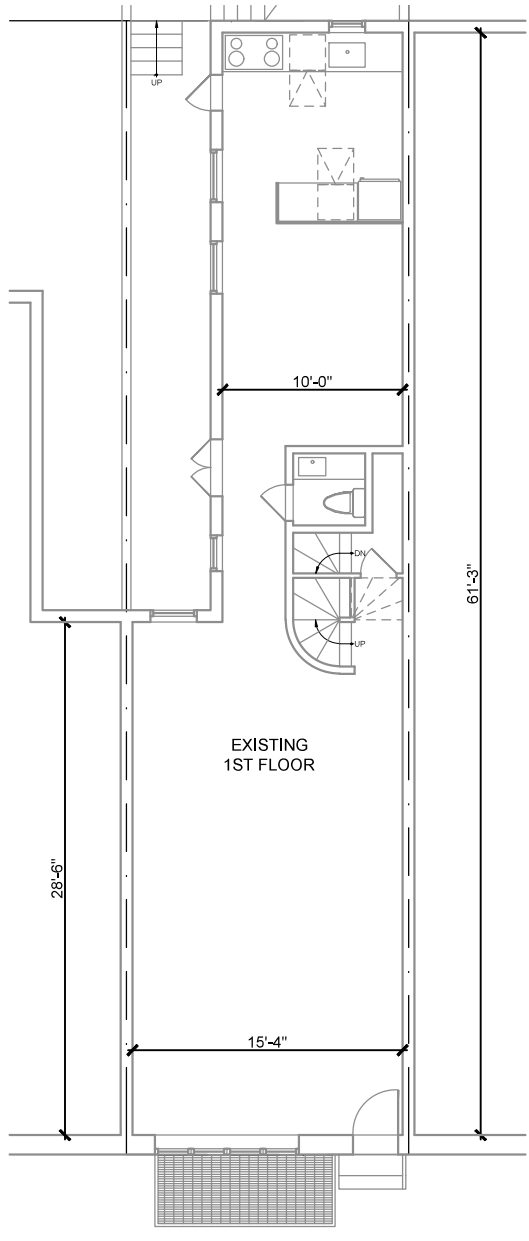
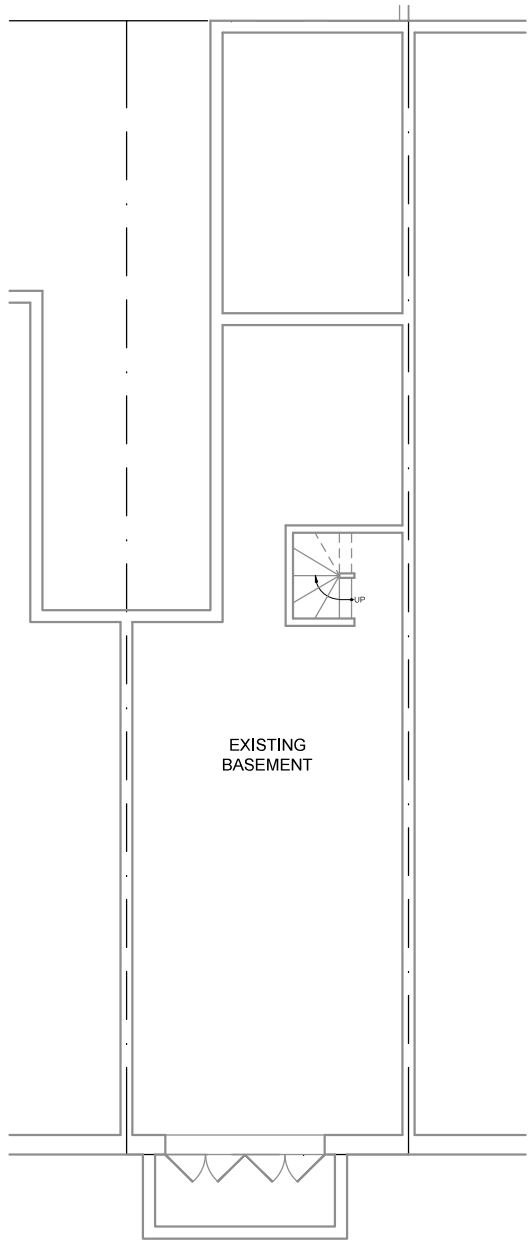
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1923 MANNING STREET

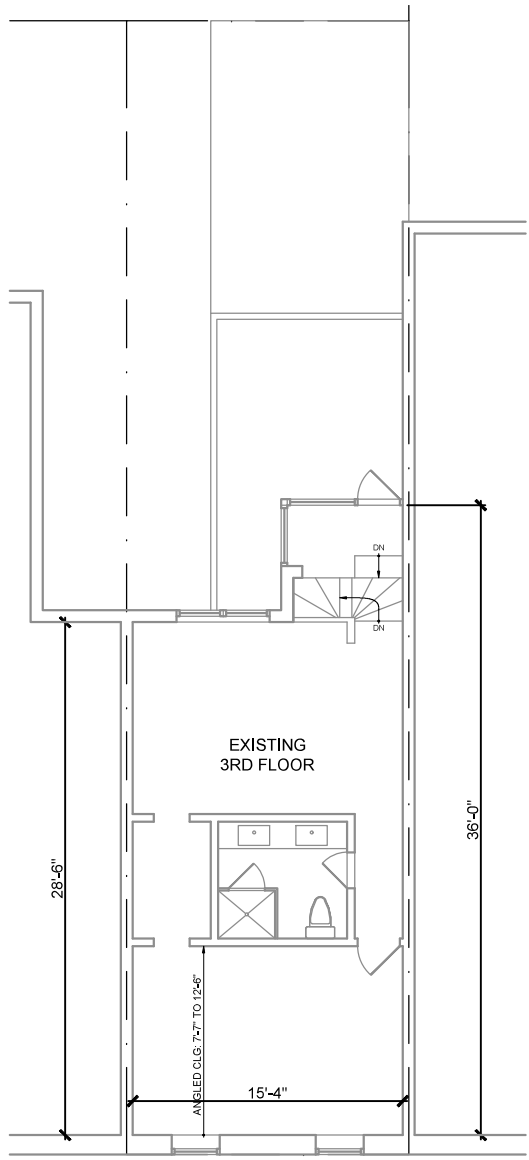
OWNER:
 1923 MANNING ST LP
 234 S 20TH ST #3
 PHILADELPHIA, PA 19103

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 ASSIMILATION DESIGN LAB LLC
 515 S 48TH ST
 PHILADELPHIA, PA 19143

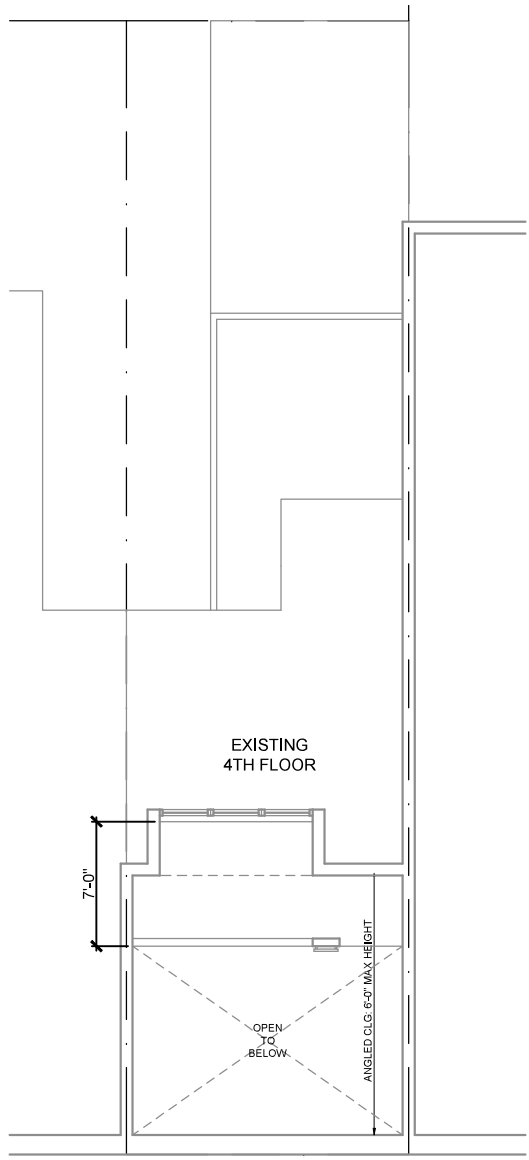
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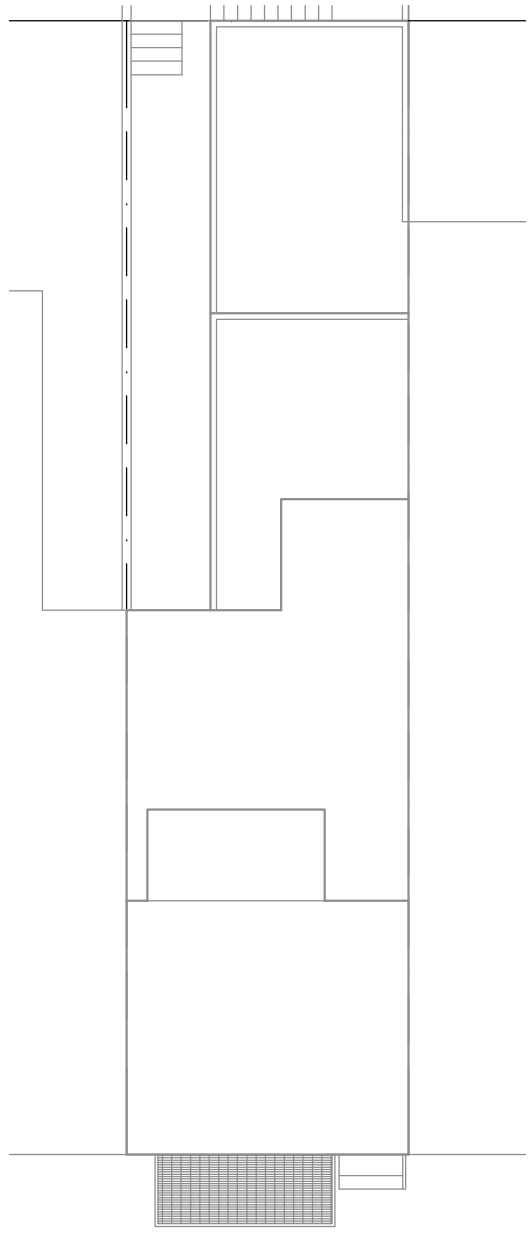
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EXISTING
3RD FLOOR



EXISTING
4TH FLOOR



1923 MANNING STREET

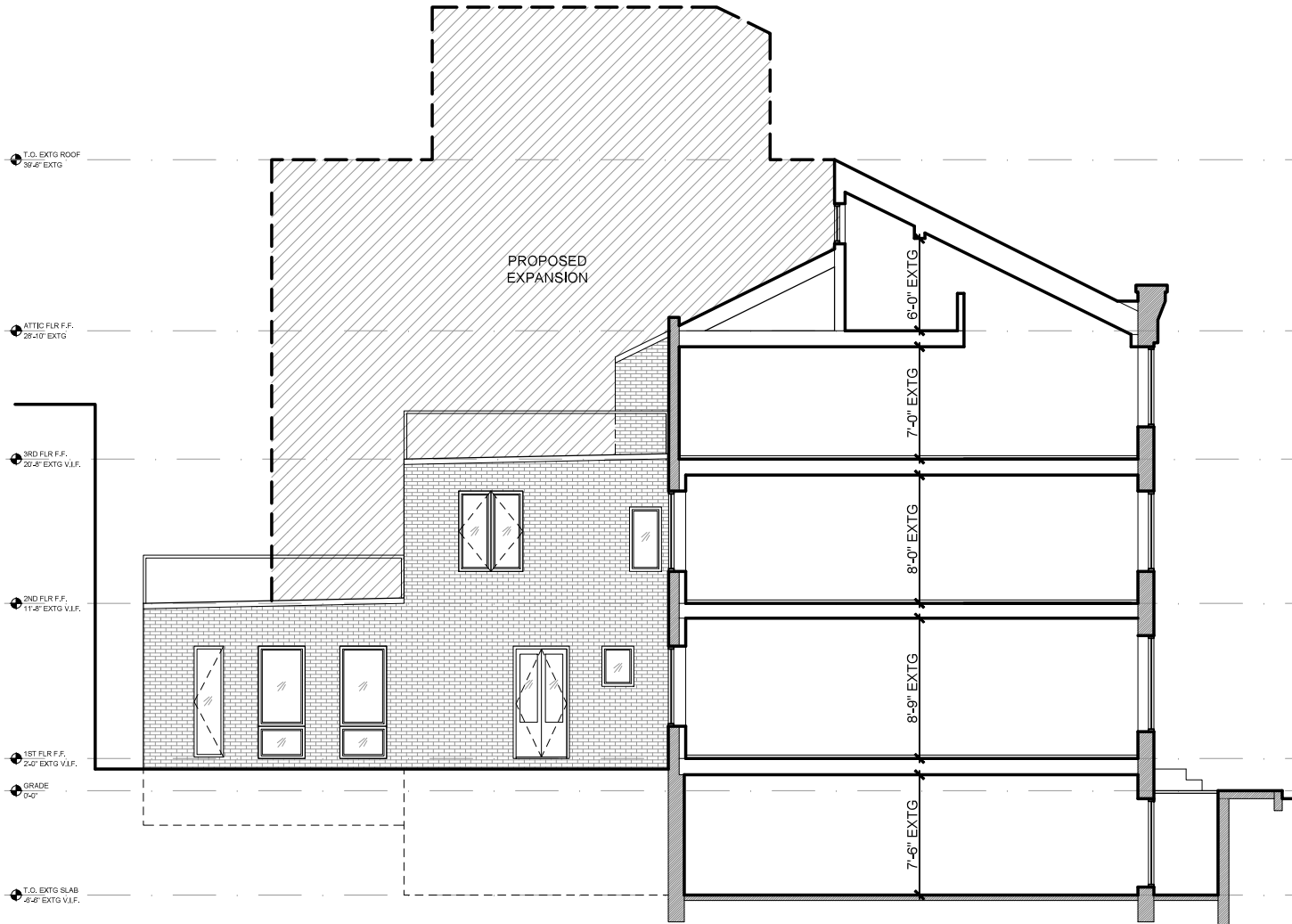
OWNER:
2923 MANNING ST LP
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ASSIMILATION DESIGN LAB LLC
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PHILADELPHIA, PA 19143

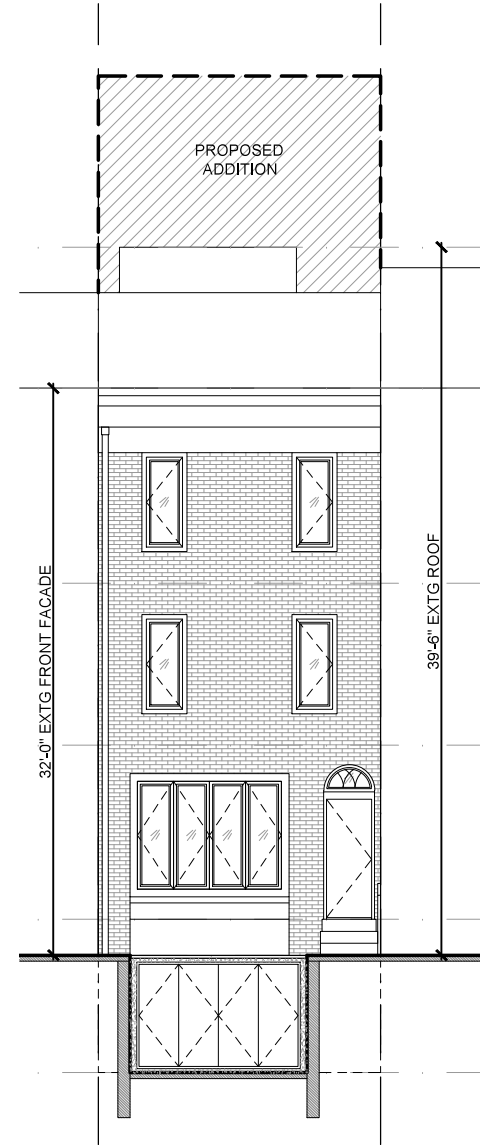
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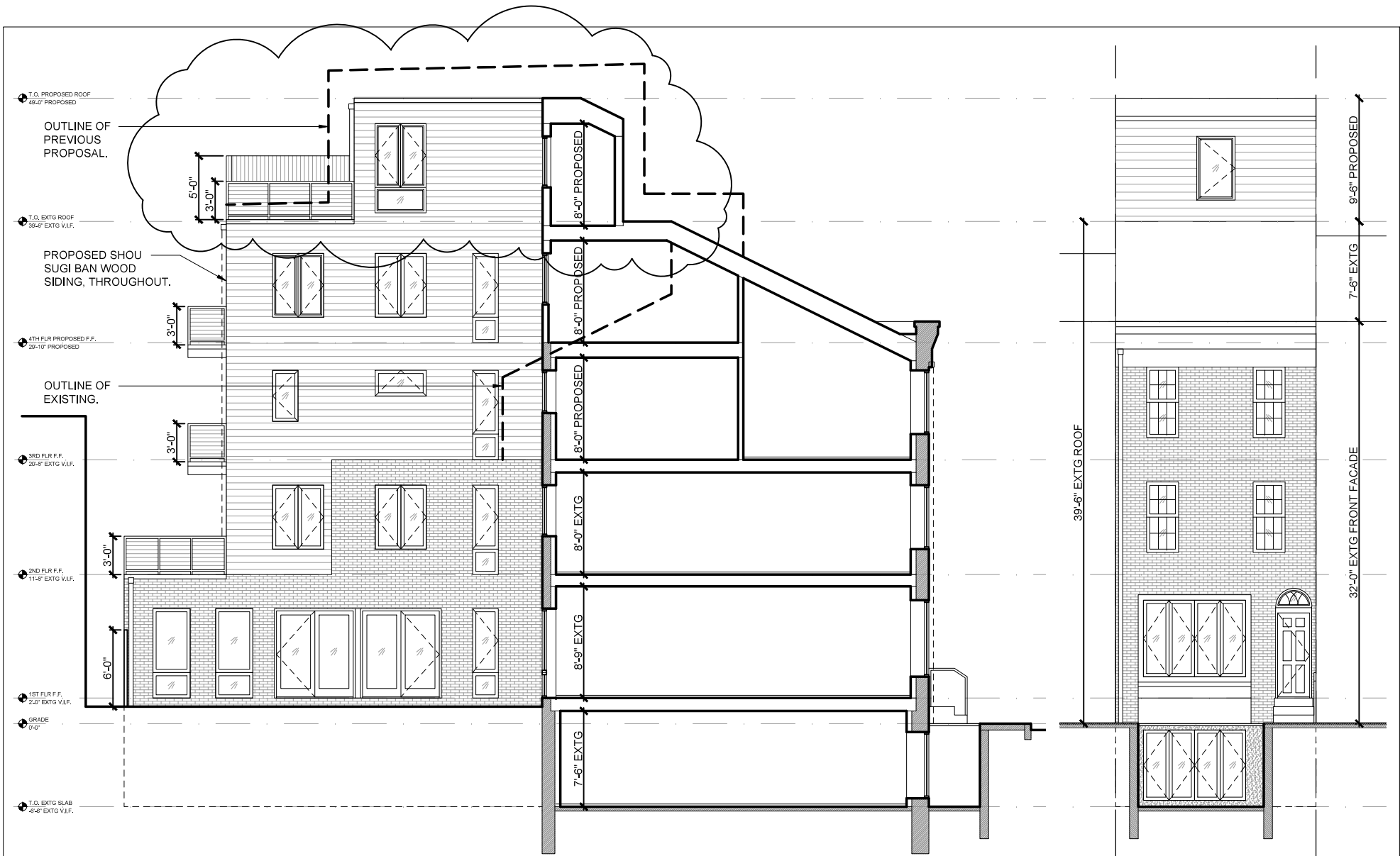
EXISTING SIDE ELEVATION & SECTION



EXISTING FRONT ELEVATION

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HISTORICAL COMMISSION REVIEW	
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PROPOSED SIDE ELEVATION & SECTION

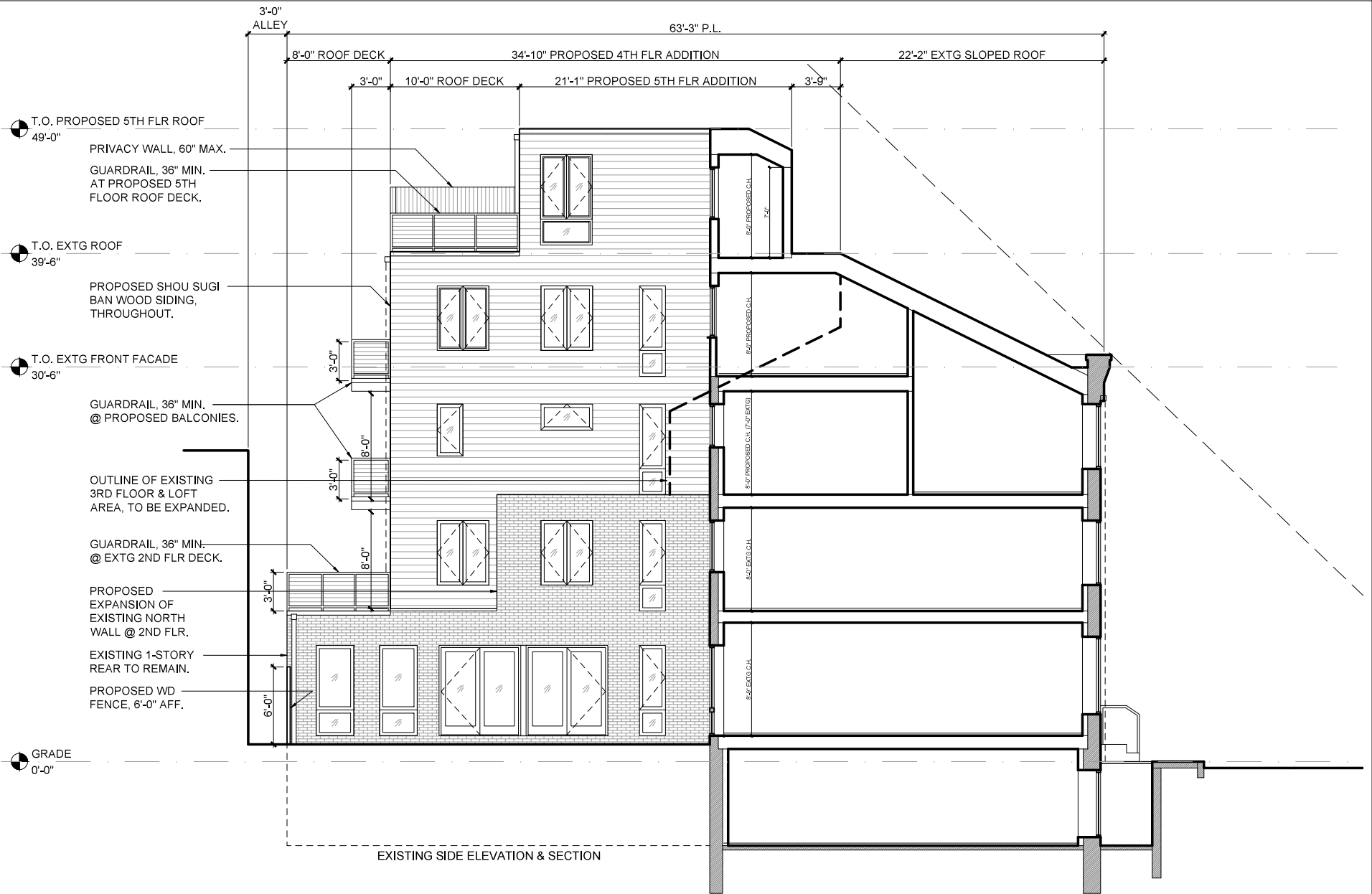
PROPOSED FRONT ELEVATION

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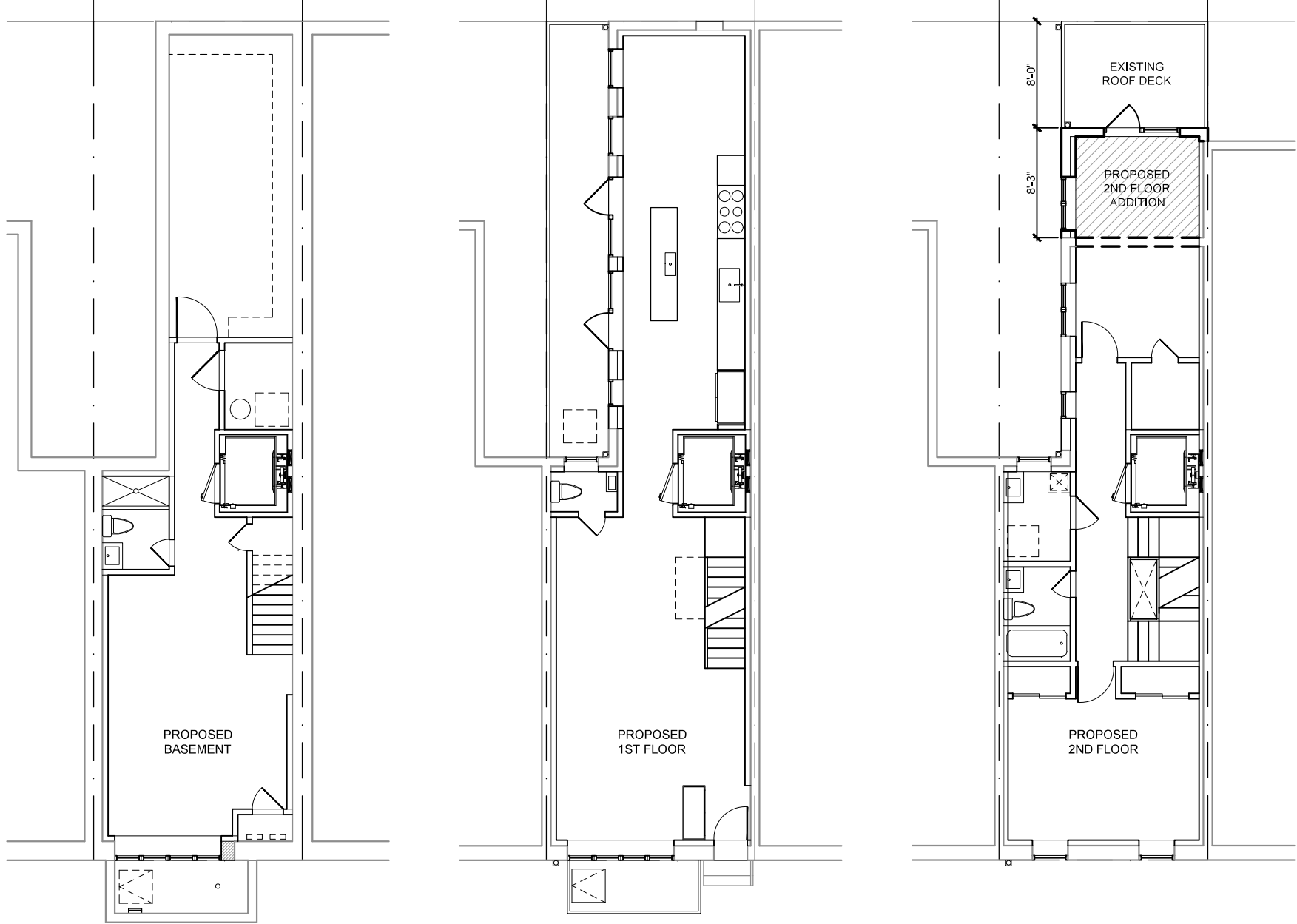


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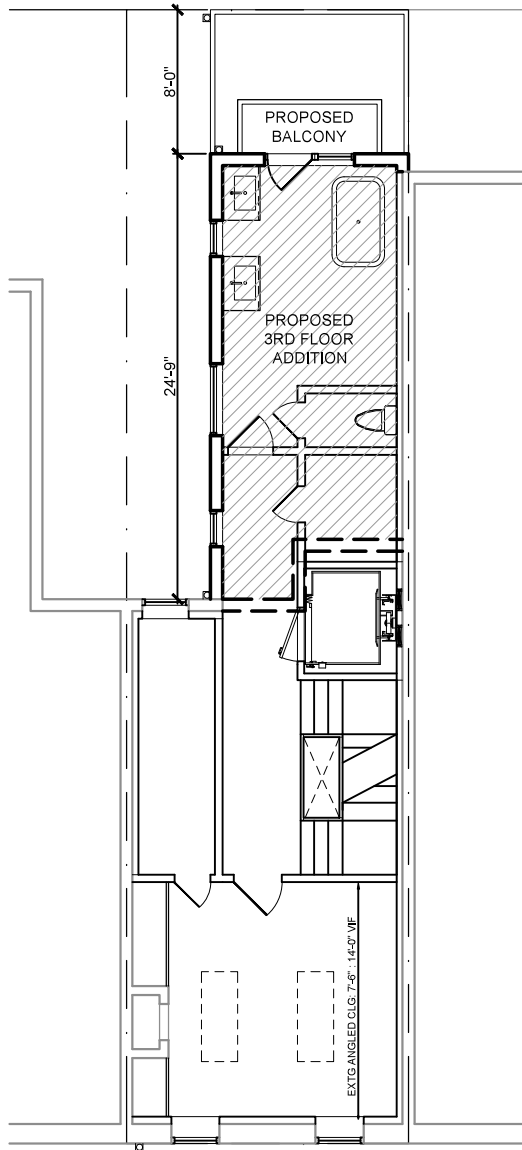
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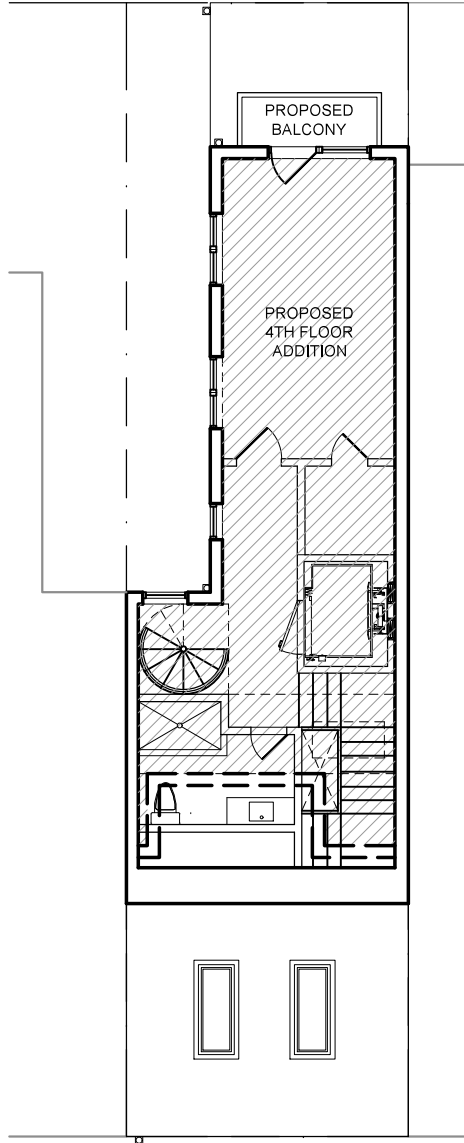
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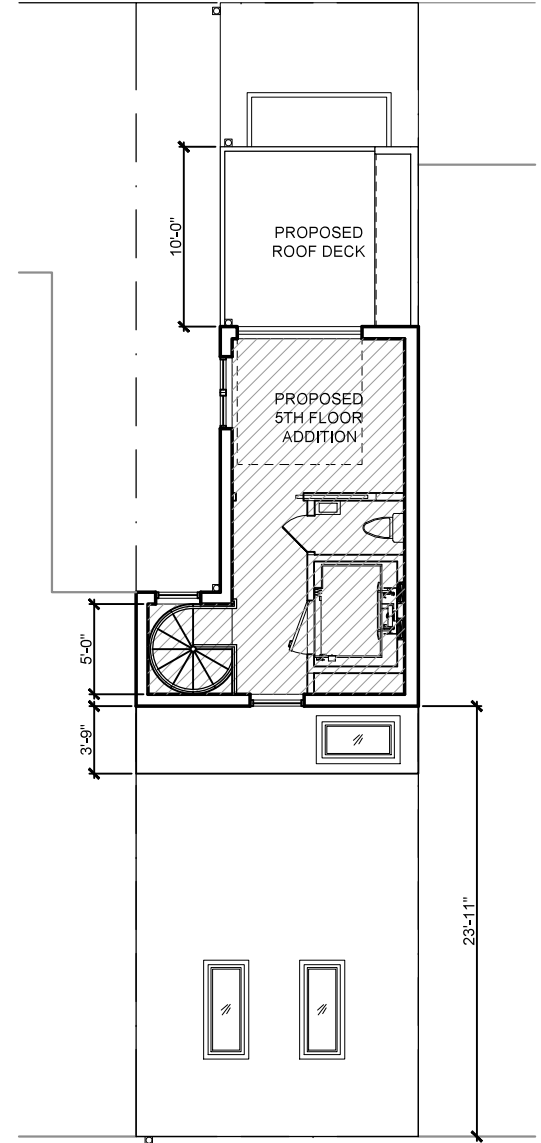
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PROPOSED
3RD FLOOR



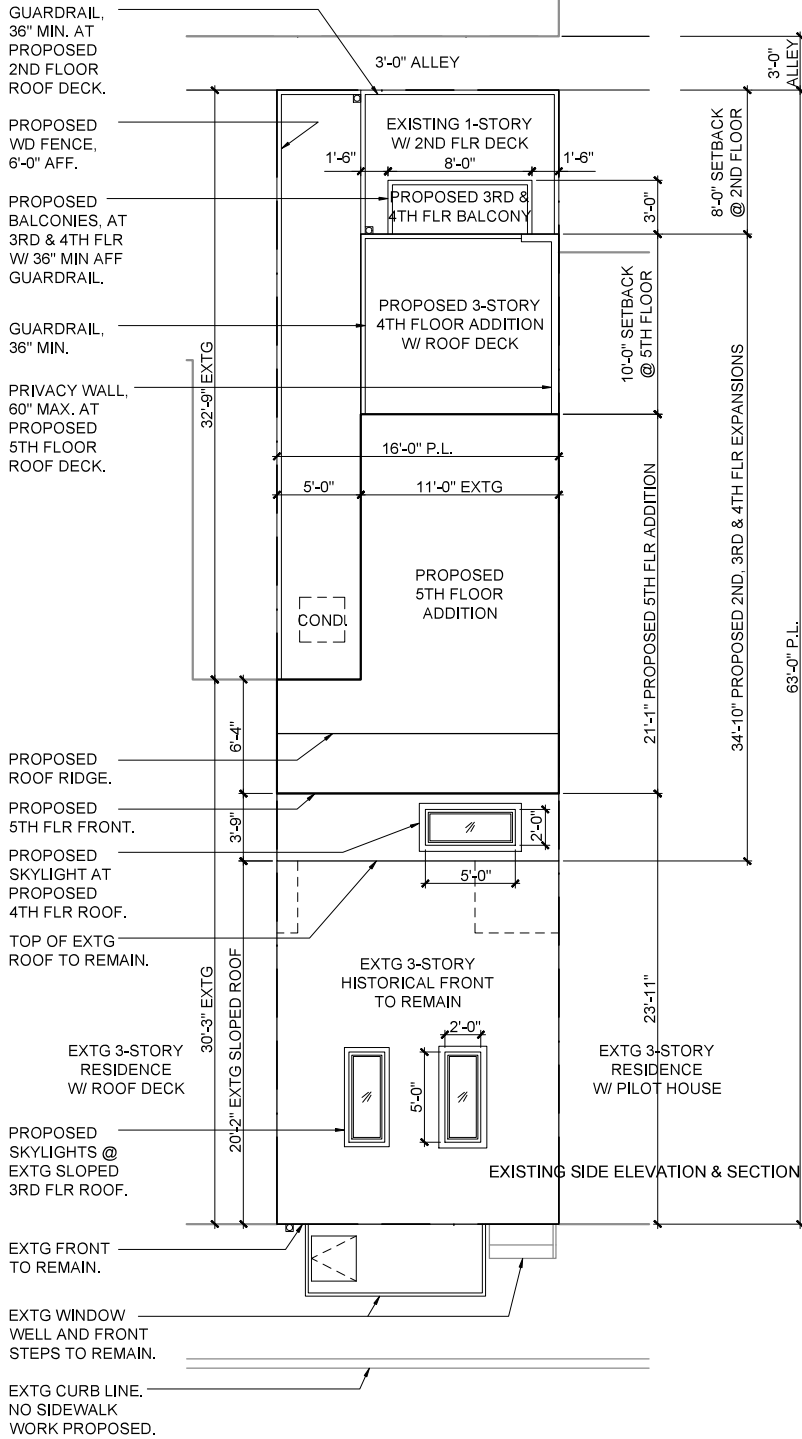
PROPOSED
4TH FLOOR



PROPOSED
5TH FLOOR

REVISED

1923 MANNING STREET		HISTORICAL COMMISSION REVIEW	
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234 S 20TH ST #3 PHILADELPHIA, PA 19103	ASSIMILATION DESIGN LAB LLC 515 S 48TH ST PHILADELPHIA, PA 19143	DATE: 04/25/24	H-10
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