

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

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 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 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-Fidler 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 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

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING - CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:
1423 Spruce street, Philadelphia Pa 19102

APPLICANT:
David Lo

COMPANY NAME
South Stone Realty LLC

PHONE # (267) 281-9931 FAX # _____

PROPERTY OWNER'S NAME:
South Stone Realty LLC

PHONE # (278) 281-9931 FAX # _____

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE
Zuo Da He

ARCHITECT/ENGINEERING FIRM:
HETA DESIGNS LLC

PHONE # (267) 885-3958 FAX # _____

CONTRACTOR:

CONTRACTING COMPANY:

PHONE # _____ FAX # _____

APPLICANT'S ADDRESS:
2220 Cottman Ave 2/FL

Philadelphia PA 19149

LICENSE # _____ E-MAIL: _____

PROPERTY OWNER'S ADDRESS:
2220 Cottman Ave 2/FL, Philadelphia PA 19149

ARCHITECT/ENGINEERING FIRM ADDRESS:
1726 S 13 STREET

PHILADELPHIA PA 19147

LICENSE # RA408759 E-MAIL: zhe@hetadesigns.com

CONTRACTING COMPANY ADDRESS:

LICENSE # _____ E-MAIL: _____

USE OF BUILDING/SPACE
Mix used

ESTIMATED COST OF WORK
\$ 2,100,000.00

BRIEF DESCRIPTION OF WORK:
New construction of 7 story building.

TOTAL AREA UNDERGOING CONSTRUCTION: 2,745.00 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: David Lo

DATE: 9/15/23

CURRENT PROPOSAL
JANUARY - 2024

ZUODA HE AIA

Jan 4th, 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 a background explanation of the recently submitted proposal for architectural modifications at 1423 Spruce St, Philadelphia, PA, 19102. The proposed changes aim to enhance the aesthetic harmony between the new development and the surrounding neighborhood while respecting the historical context and maintaining the integrity of the area.

The key design alterations in the proposal are as follows:

1. Upper Floor Setbacks: The fourth and above floors are now set back 8 feet behind the property line. These setbacks are intended to create a visually pleasing transition and reduce the impact on the overall neighborhood aesthetics.
2. Upper Floors Material change: In order to further minimize the visual impact of upper floors, we change the material of upper floors to charcoal metal siding panel (front facade) and dark color Hardie panels to match metal sidings on party wall and rear elevation. This design move will make the upper portion of building diminish its presence.

These modifications collectively aim to foster a harmonious aesthetic relationship between the proposed building and the existing neighborhood, respecting the historical context and contributing positively to the architectural character of the area.

We believe that these adjustments align with the values and guidelines set forth by the Philadelphia Historical Commission, and we appreciate your careful consideration of this proposal. If you require any additional information or clarification, please do not hesitate to contact us at Davidoffice@ymail.com or 267 281 9931

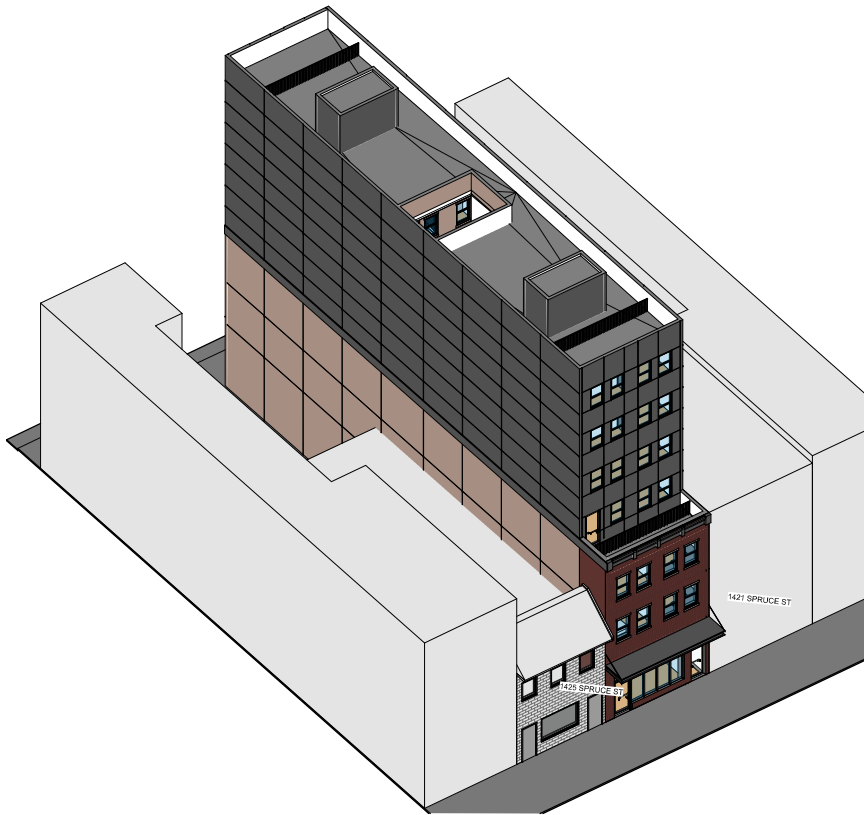
Thank you for your time and attention to this matter.

Sincerely,

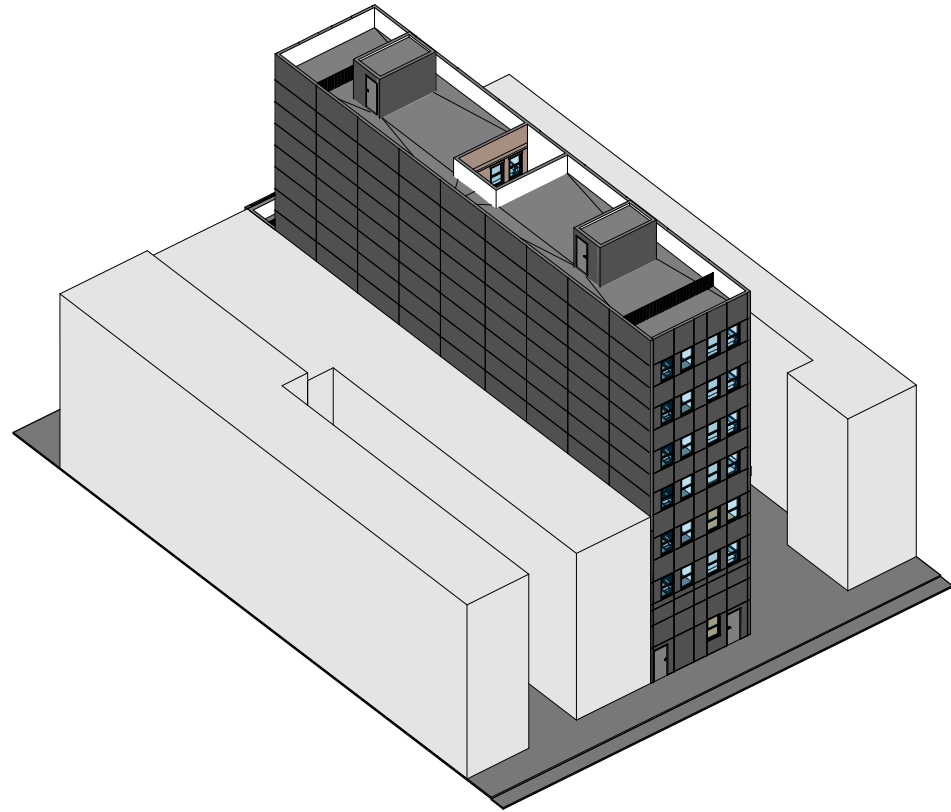
Zuoda He.

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

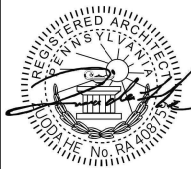
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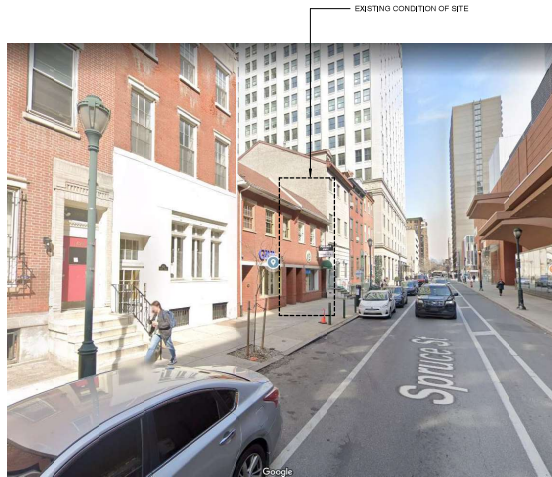


COVER SHEET

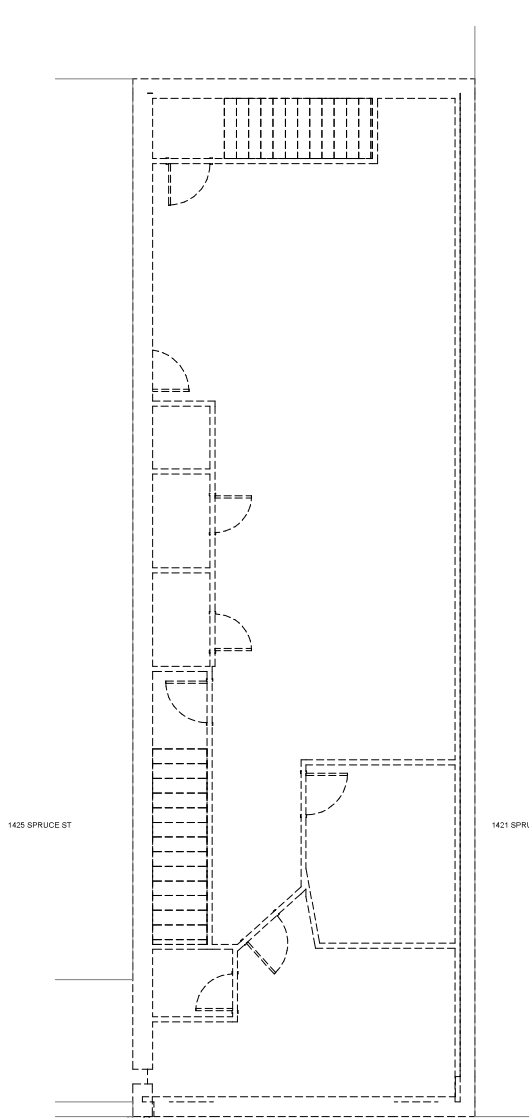
Project Number	#0082
Date	Sept 2nd 2023
Drawn By	ZH
Checked By	ZH

A0.1

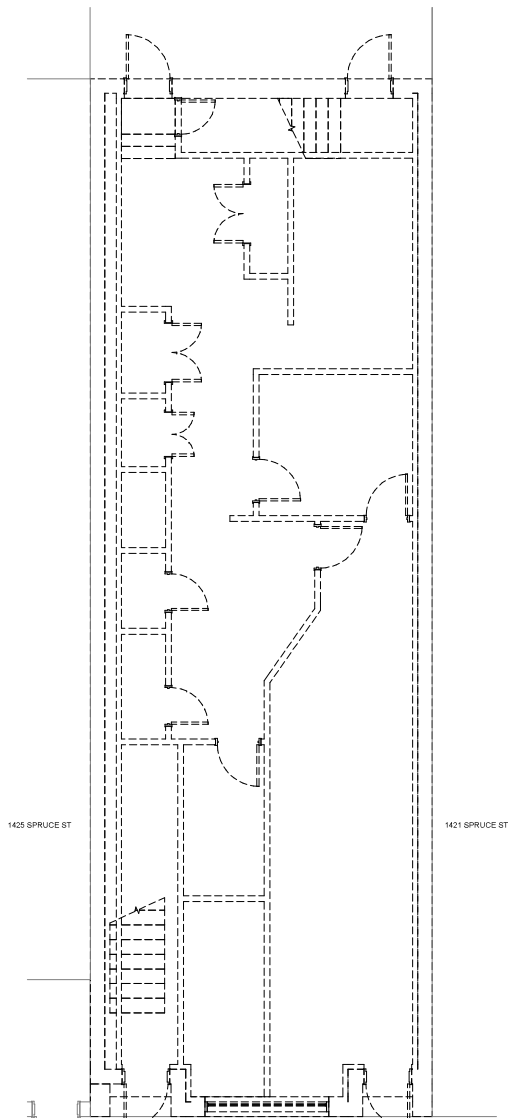
Scale



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



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



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

PROJECT TITLE

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OWNER: DAVID LO

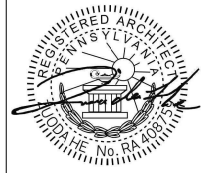
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EXISTING & DEMOLITION PLAN

Project Number #0082
Date Sept 2nd 2023
Drawn By Author
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A0.2

Scale As indicated



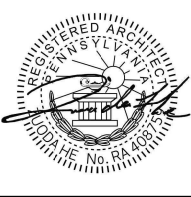
PROJECT TITLE
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OWNER: DAVID LO

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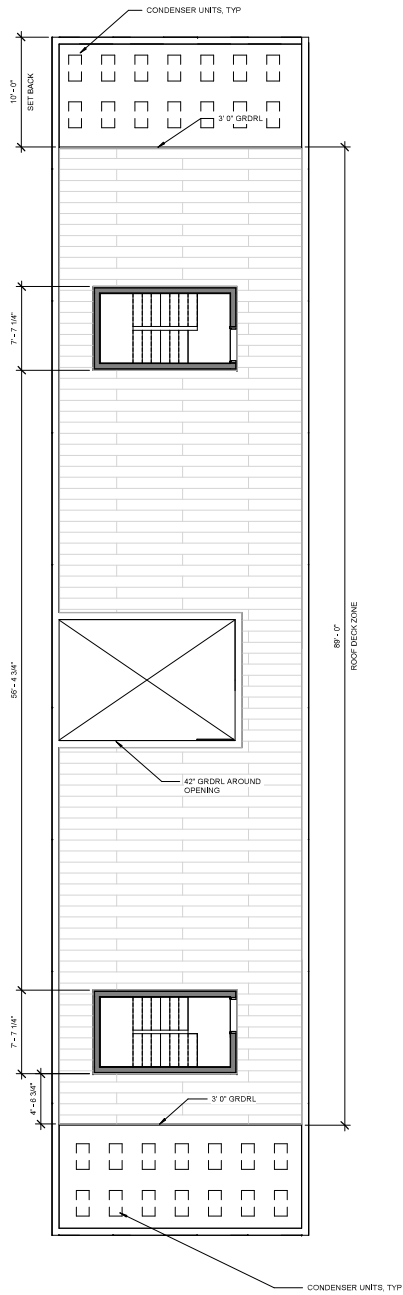
NO.	DATE	DESCRIPTION



RENDERING

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

A0.3
Scale

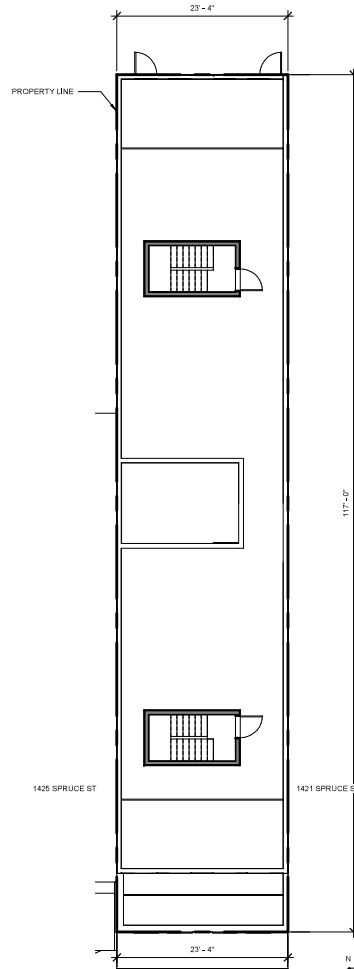


① ROOF PLAN
3/16" = 1'-0"

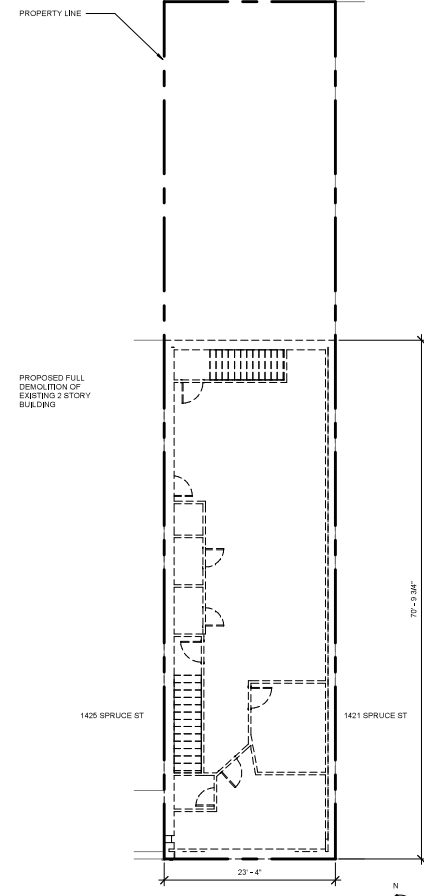
SITE STATISTICS

	PROPOSED	ALLOWED
ZONING	CMW-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"



② SITE PLAN - PROPOSED
1/8" = 1'-0"



① SITE PLAN - EXISTING
1/8" = 1'-0"

PROJECT TITLE

1425 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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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



PROJECT TITLE
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1 / AA1.2
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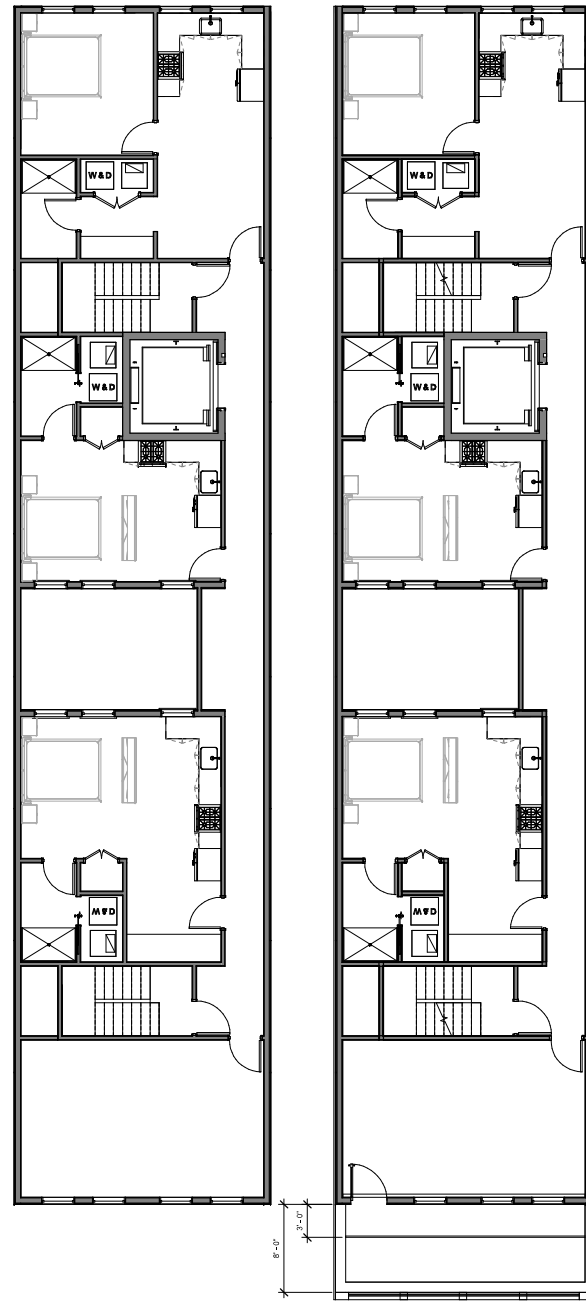


OVERALL - FLOOR PLAN

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

A1.1

Scale 3/16" = 1'-0"



② NEW Level 5-7
3/16" = 1'-0"

① NEW Level 4
3/16" = 1'-0"

PROJECT TITLE

1423 SPRUCE ST., PHILADELPHIA, PA., 19102

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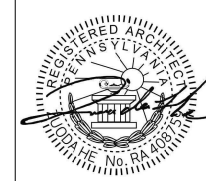
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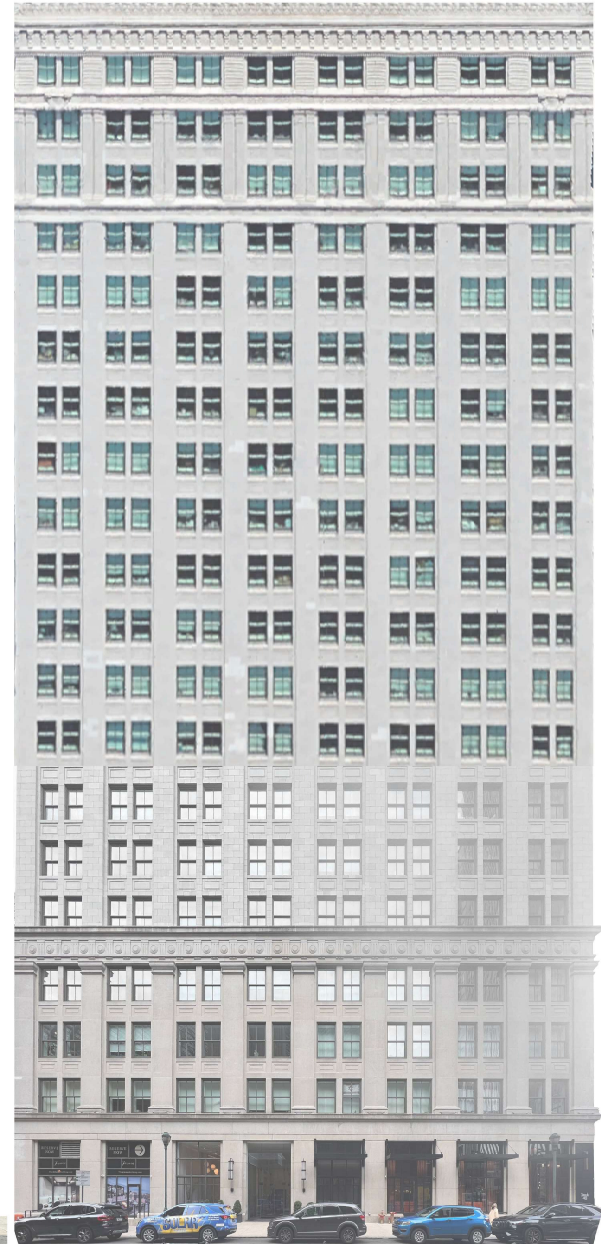


OVERALL - FLOOR PLAN

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

Scale 3/16" = 1'-0"



PROJECT TITLE

1429 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

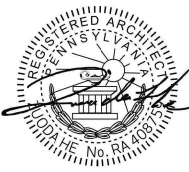
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BUILDING ELEVATION

Project Number #0082

Date Sept 2nd 2023

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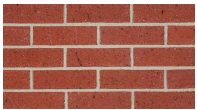



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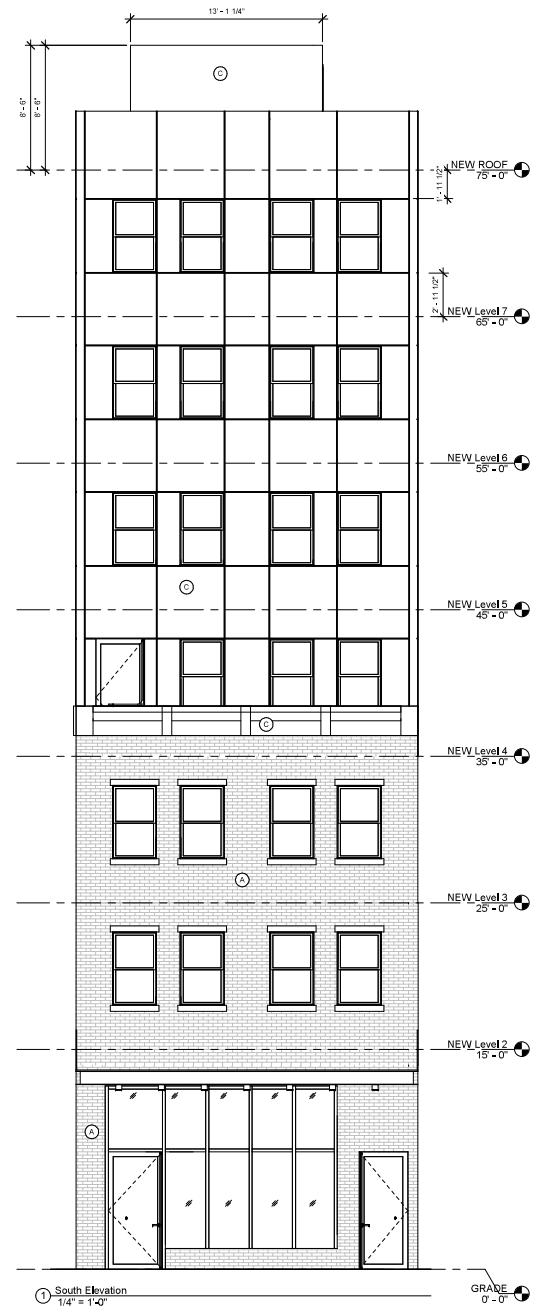
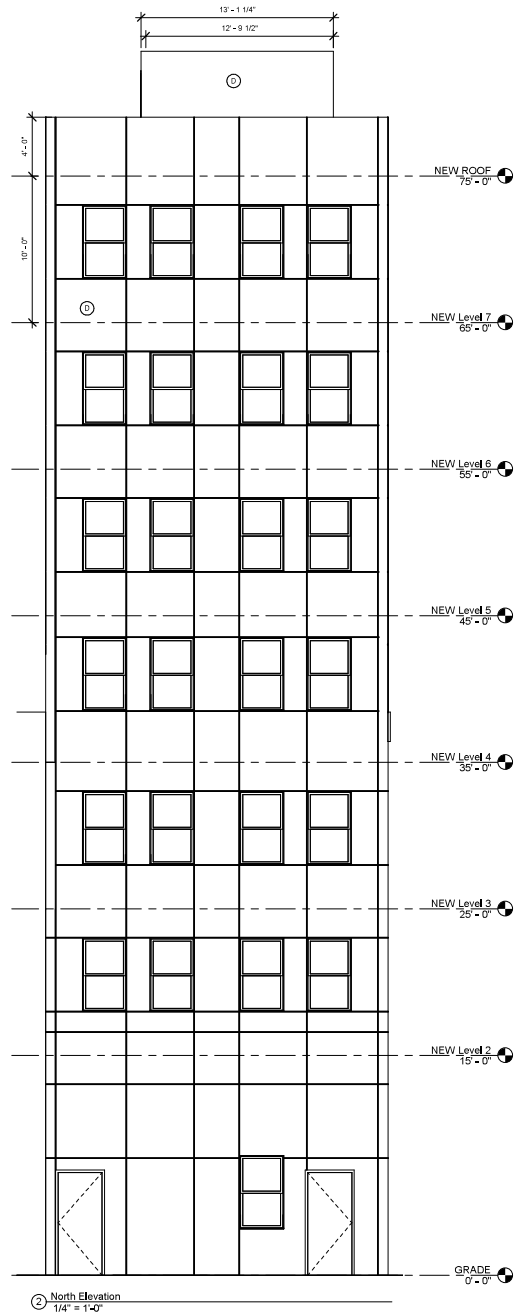
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Scale

EXTERIOR FINISH SCHEDULE

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

LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
Ⓒ	BRICK	BELDEN OR EQ	Red Clear Coarse Vebur	HORIZONTAL RUNNING BOND 5/8" LENGTH
				
Ⓓ	STUCCO	MATCH BRICK COLOR		
				
Ⓔ	METAL SIDING	METAL SALES OR EQ. CHARCOAL		
				
Ⓕ	HARDE ARCHITETURAL COLLECTION	MATCH METAL SIDING		
				



PROJECT TITLE
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**BUILDING
ELEVATION**

Project Number #0082
Date Sept 2nd 2023
Drawn By Author
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A3.1

Scale 1/4" = 1'-0"

PROJECT TITLE
1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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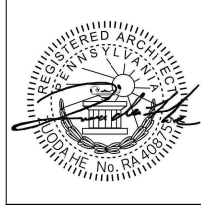
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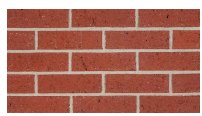
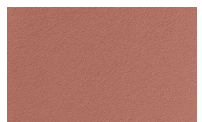


BUILDING ELEVATION

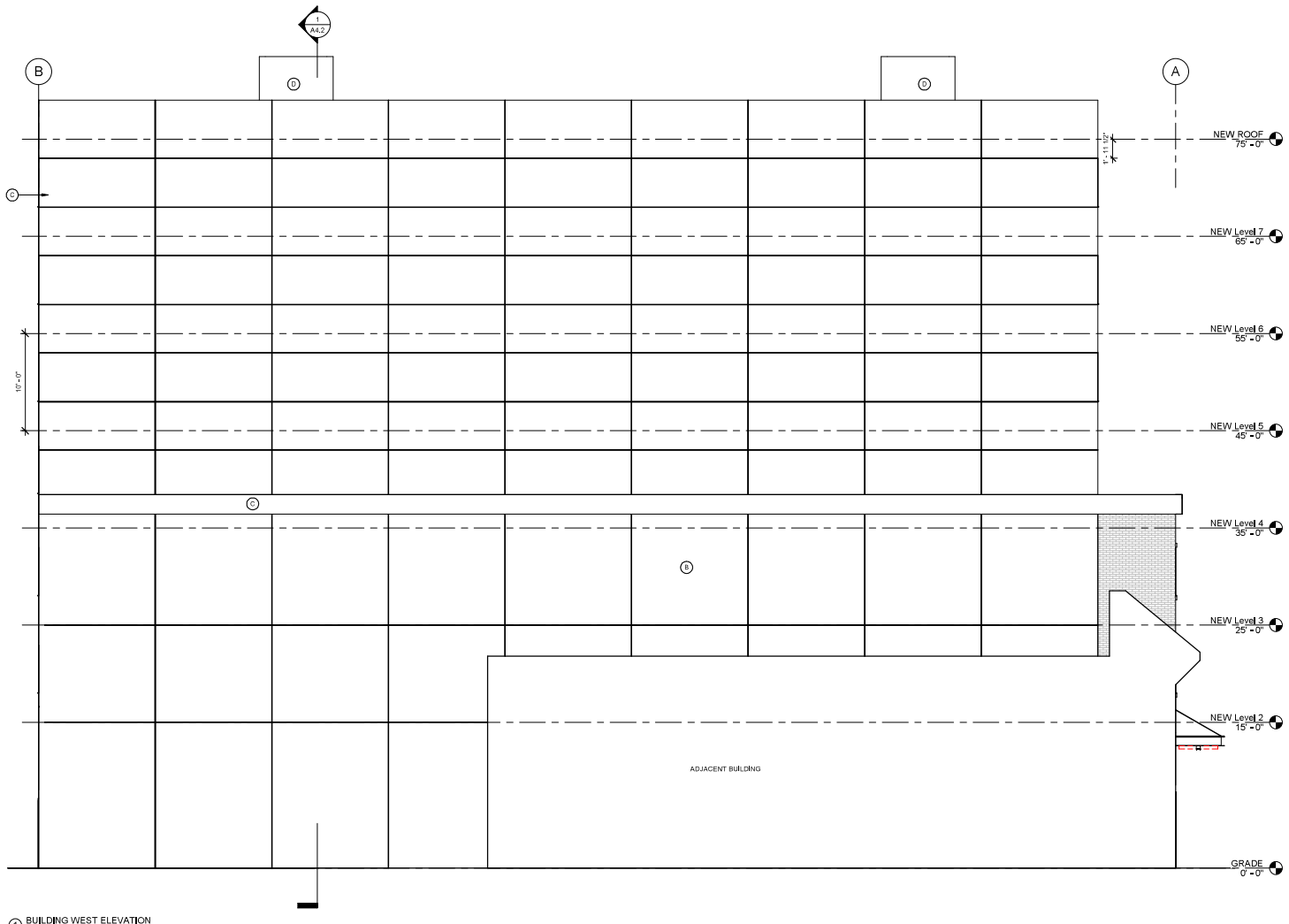
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Date Sept 2nd 2023
Drawn By Author
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Scale As indicated

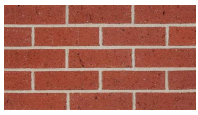



EXTERIOR FINISH SCHEDULE
NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

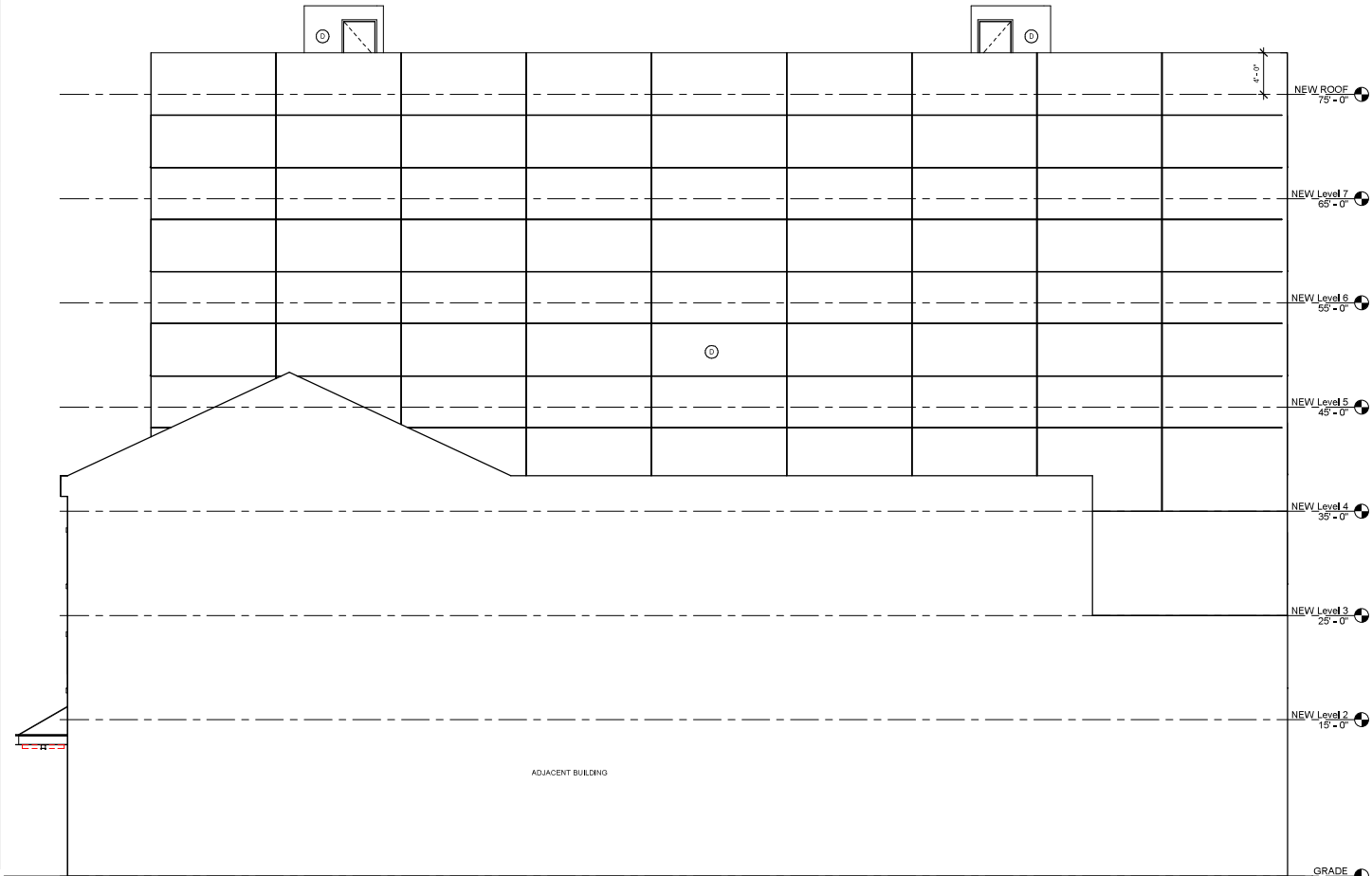
LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
A	BRICK	BELDEN OR EQ	Red Clear Coarse Velour	HORIZONTAL RUNNING BOND MODULAR 7 5/8" LENGTH
				
B	STUCCO, MATCH BRICK COLOR			
				
C	METAL SIDING, METAL SALES OR EQ CHARCOAL			
				
D	HARDC ARCHITECTURAL COLLECTION, MATCH METAL SIDING			
				



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 Vetsur	HORIZONTAL RUNNING BOND MODULAR 7 5/8" LENGTH
				
B	STUCCO	MATCH BRICK COLOR		
				
C	METAL SIDING	METAL SALES OR EQ	CHARCOAL	
				
D	HARDCORE ARCHITECTURAL COLLECTION	MATCH METAL SIDING		
				



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

PROJECT TITLE
 1423 SPRUCE ST., PHILADELPHIA, PA. 19102
OWNER: DAVID LO

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BUILDING ELEVATION

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

A3.3
 Scale As indicated



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

PROJECT TITLE

1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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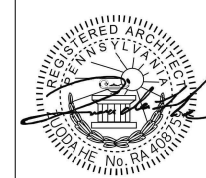
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BUILDING SECTION

Project Number #0082

Date Sept 2nd 2023

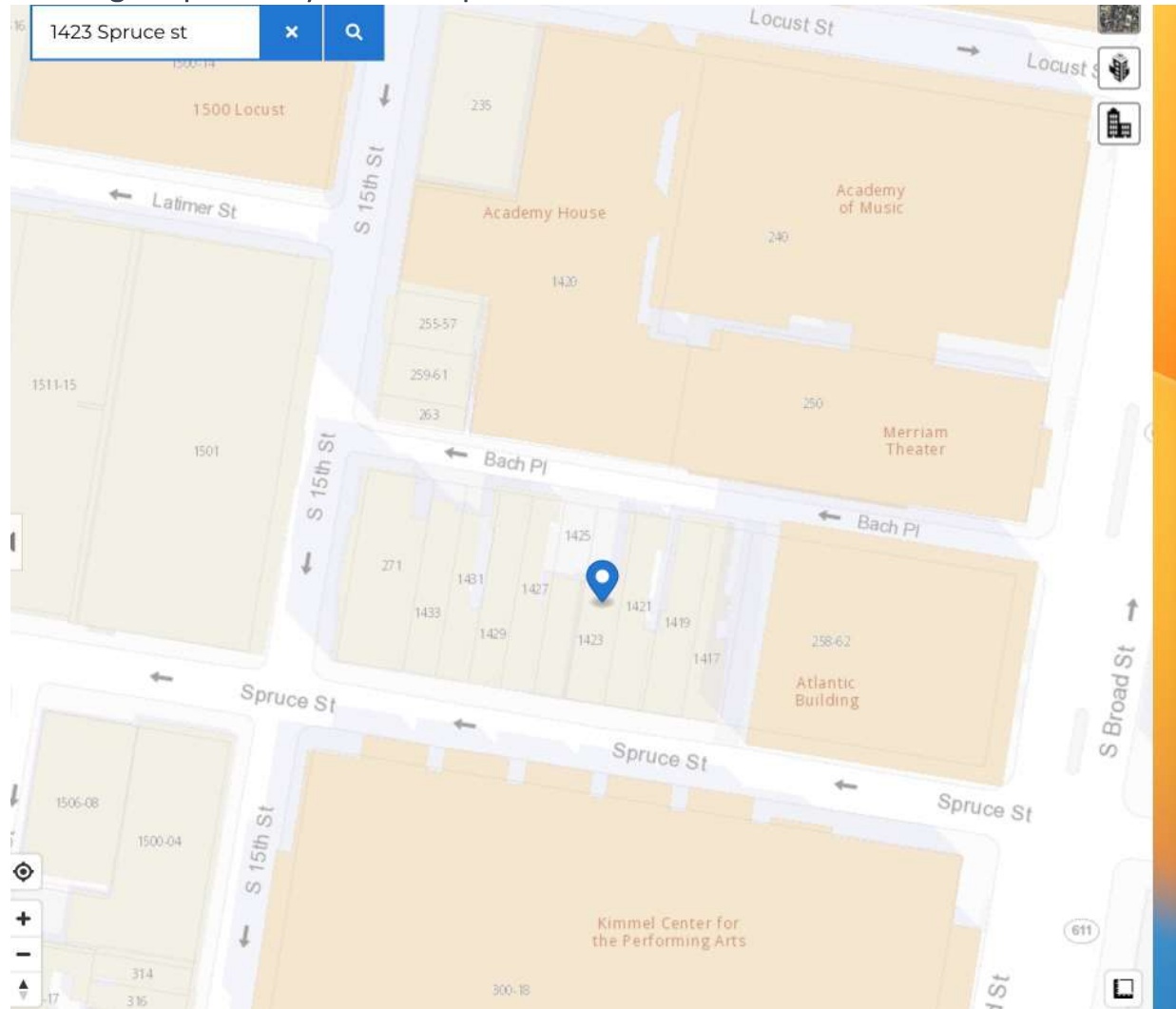
Drawn By zh

Checked By zh

A4.1

Scale 3/16" = 1'-0"

A multitude of towering structures are within the vicinity of 1423 Spruce St, Philadelphia, PA 19102. Remarkably close at only 76 feet is the Atlantic Building at 258-62 S Broad St AKA 1401 Spruce St, with 22 stories. In the immediate vicinity, a mere 100 feet away, the Westbury Apartments Building at 271 S 15th St with 20 stories. Positioned directly behind, is the Academy House at 1420 Locust St with a remarkable 37 stories. These are just a few examples of the numerous high-rise buildings in proximity to 1423 Spruce St.



Map of 1423 Spruce St, Philadelphia PA 19102



1423 Spruce St, Philadelphia PA 19102



Located on the right side is the Atlantic Building- 258-62 S Broad St - AKA – Corner of Spruce Street and Broad Street, it is three properties (76 feet) away from 1423 Spruce Street.



Located on the left side is the Westbury Apartment Building at 271 s 15th street - only four properties (100 feet) away from 1423 Spruce Street.



More tall buildings from 1500 blocks of Spruce St. Notably the Drake at 33 stories.



262 S 16 street - 7 stories building.



1610-1618 Locust St-8 stories building





COMMERCIAL BUILDING PERMIT

ISSUED 04/04/2017

744824

L&I District: CENTRAL WEST

OPA Account #:

2108-10 WALNUT ST

C-1

Philadelphia, PA 19103-4808

L&I district	CENTRAL WEST
Permit number	744824
Permit type	COMMERCIAL BUILDING PERMIT (BUILDING)
Type of work	NEW CONSTRUCTION FOR THE ERECTION OF A NINE (9) STORY ABOVE GRADE PLANE, W. ROOFTOP STRUCTURE & BASEMENT, HIGH-RISE BUILDING OF REINFORCED CONCRETE CONSTRUCTION TO CRATE A MIXED-USE MULTI-FAMILY DWELLING TO INCLUDE METAL PANEL EXTERIOR WALL SYSTEM, LOW-SLOPE ROOF ASSEMBLIES FOR PRIVATE TERRACES, CREATIONG OF PRESSURIZED EXIT ENCLOSURES & ALL ASSOCIATED CONSTRUCTION WORK; BUILDING TO BE FULLY SPRINKLERED. SEPARATE PERMIT REQ'D FOR RETAIL TENANT SPACE FITOUT & ANY MECH., ELEC., PLUMB. & FIRESUPP WORK. SEE BUILDING PERMIT# 699953 FOR FOUNDATION INSTALLATION.
Permit status	COMPLETED
Date issued	Apr. 04, 2017
Zoning documents	No zoning documents
Contractor	TIM A SHAABAN TIM A SHAABAN 794 HOLLY RD WAYNE, PA 19087 USA

2108 - 2110 Walnut St- 9 stories building



2116 Chestnut St-35 stories building.



130 S 18th St-33 stories building.

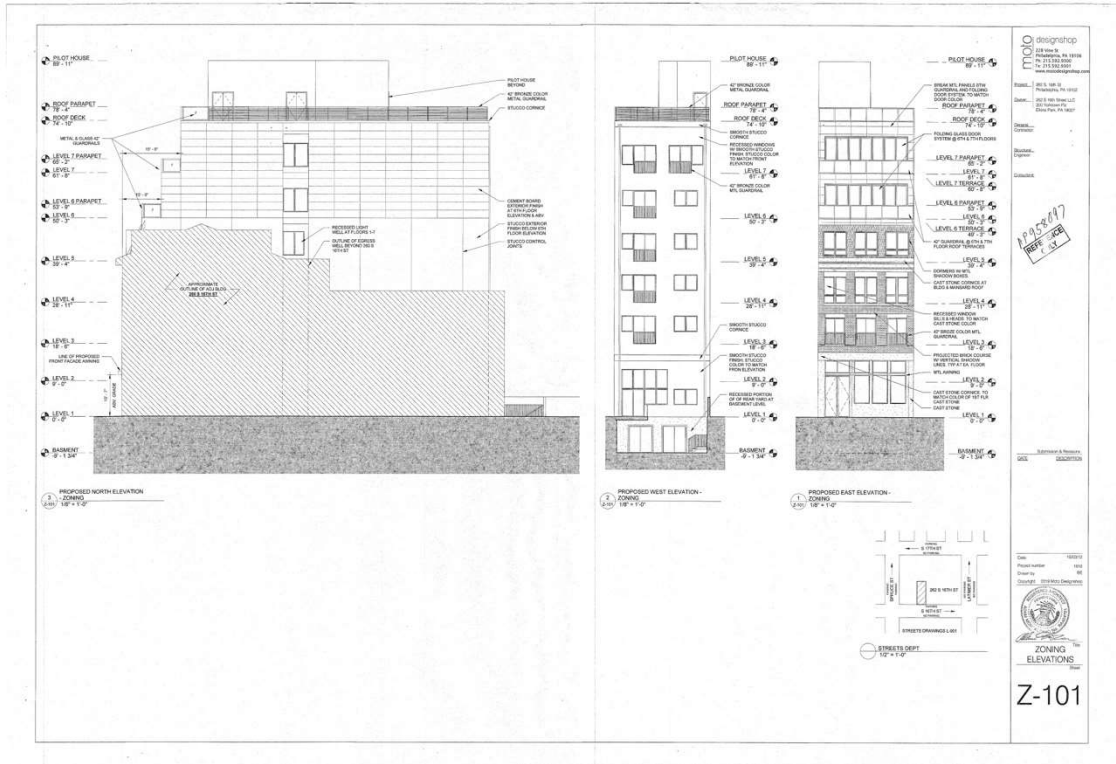


218-226 Arch St - 8 story





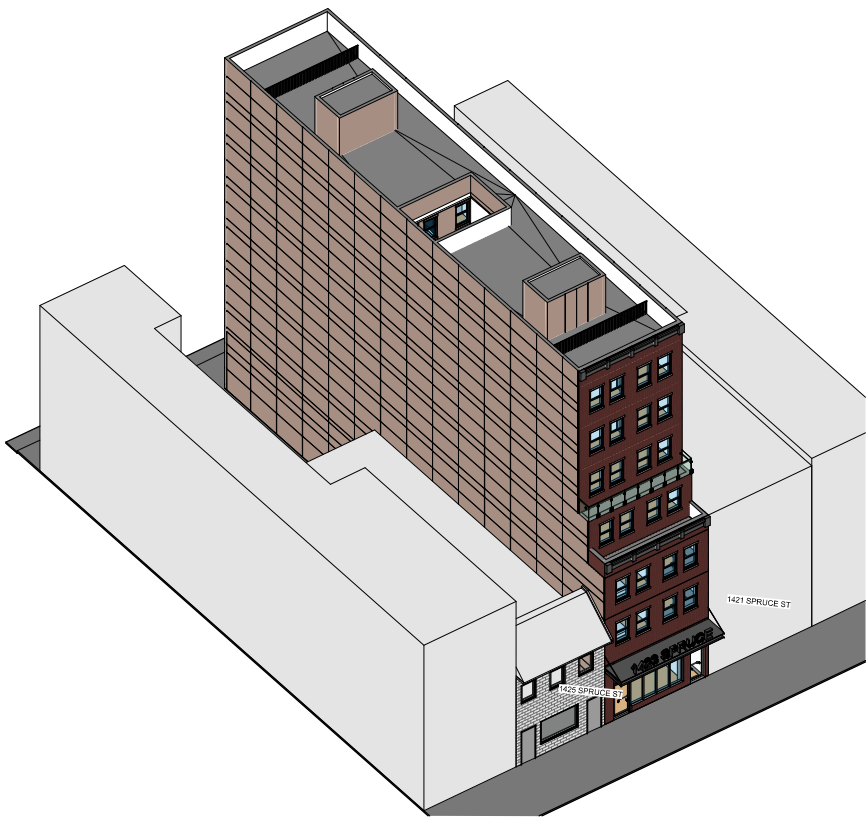
109 N 2nd St-7 stories building.



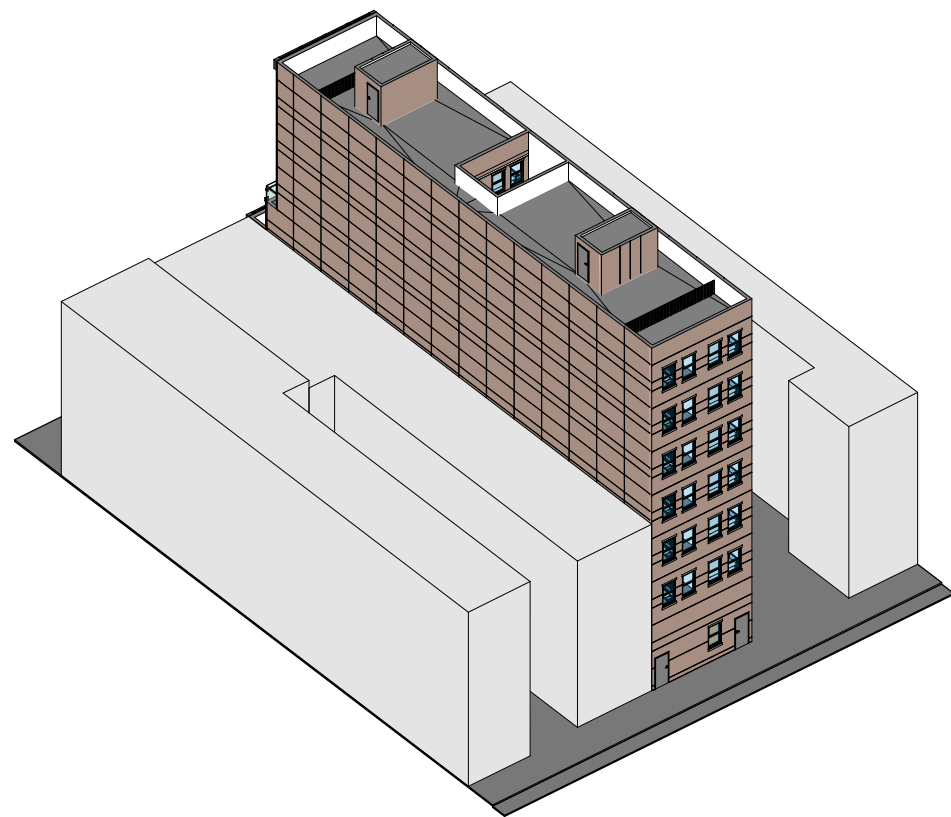
This 262 S 16 Street - 7 stories building plan.

PROPOSAL
DECEMBER - 2023

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
1728 S 13TH ST, PHILADELPHIA, PA, 19146
TEL: 855-759-2299
EMAIL: CONTACT@HETADESIGNS.COM

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REVISIONS

NO.	DATE	DESCRIPTION

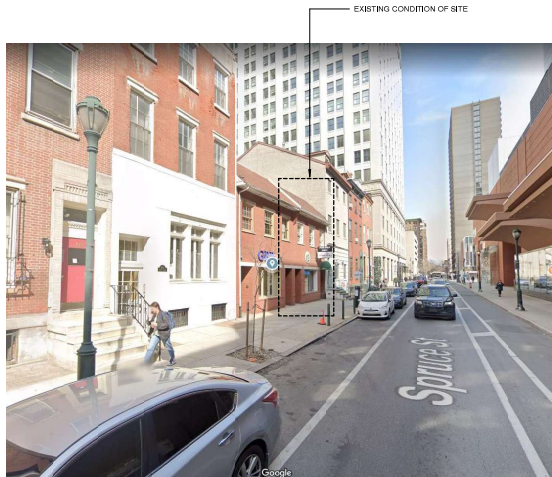


COVER SHEET

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

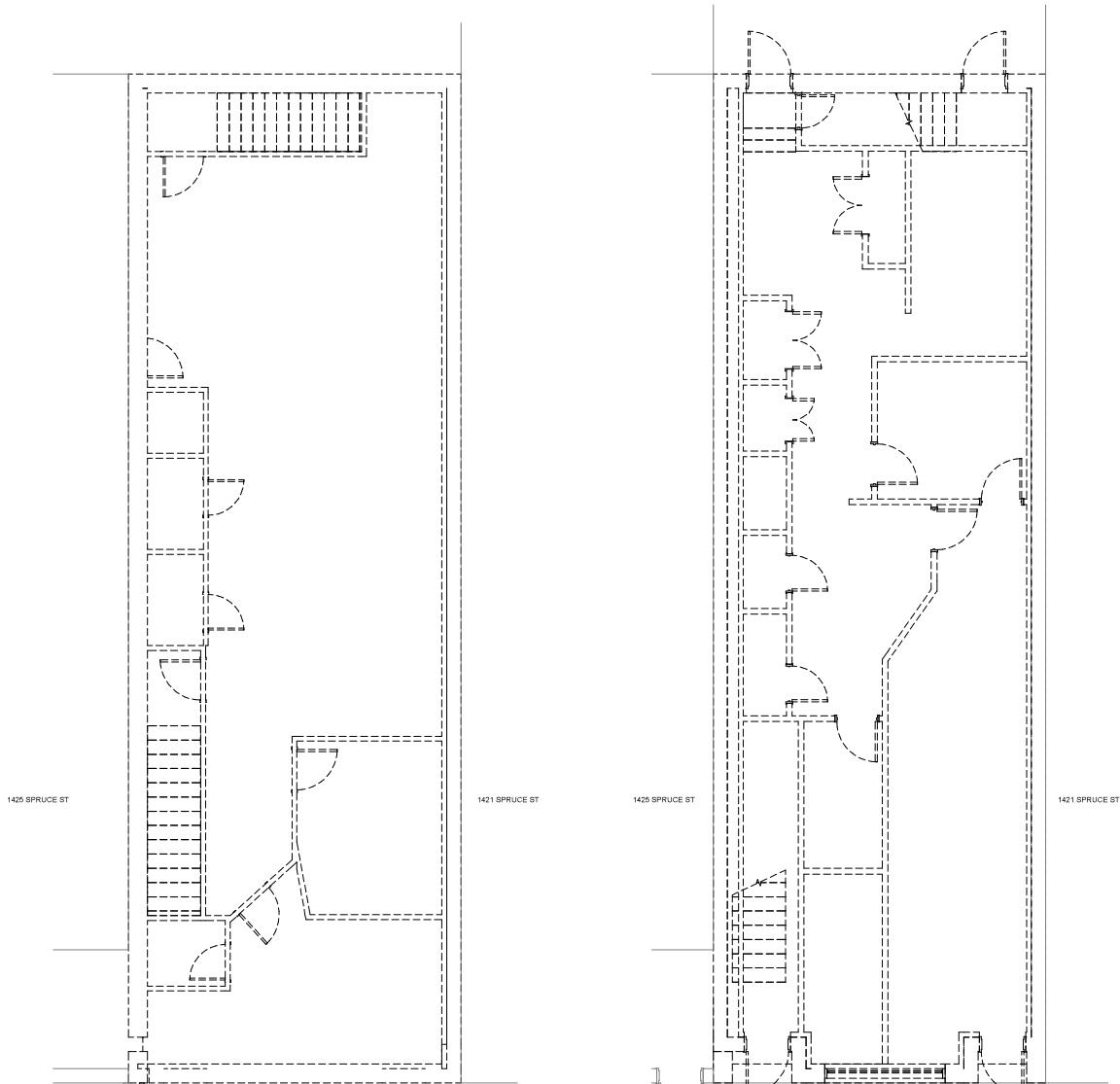
A0.1

Scale



EXISTING CONDITION OF SITE

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



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

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

PROJECT TITLE

1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

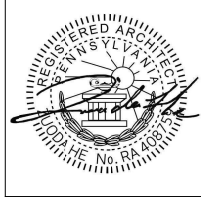
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NO.	DATE	DESCRIPTION



EXISTING & DEMOLITION PLAN

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

A0.2

Scale As indicated



PROJECT TITLE
 1429 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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NO.	DATE	DESCRIPTION



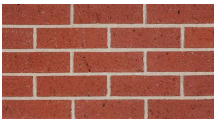

RENDERING

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

A0.3

Scale

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

LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
Ⓐ	BRICK	BELDEN CR EQ	Red Clear Coarse Velour	HORIZONTAL MODULAR 7 RUNNING BOND 5/8" LENGTH
				
Ⓒ	HARDIE ARCHITETURAL COLLECTION, MATCH BRICK COLOR			
				



PROJECT TITLE
 1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

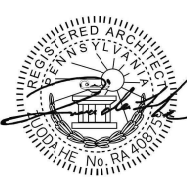
HETA

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NO. DATE DESCRIPTION



BUILDING ELEVATION

Project Number #0082

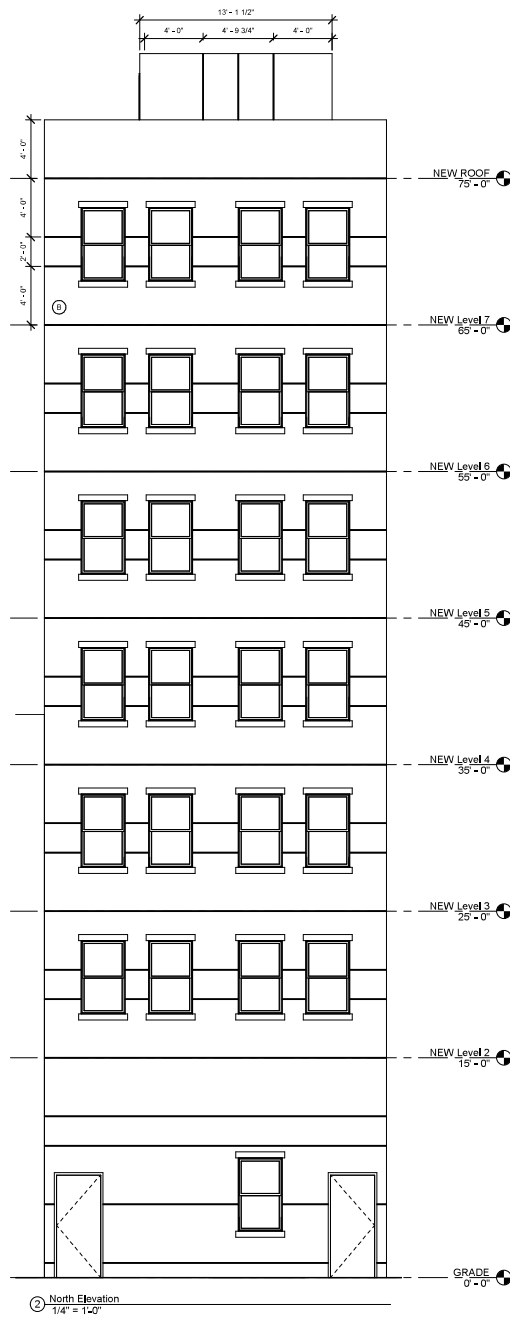
Date Sept 2nd 2023

Drawn By ZH

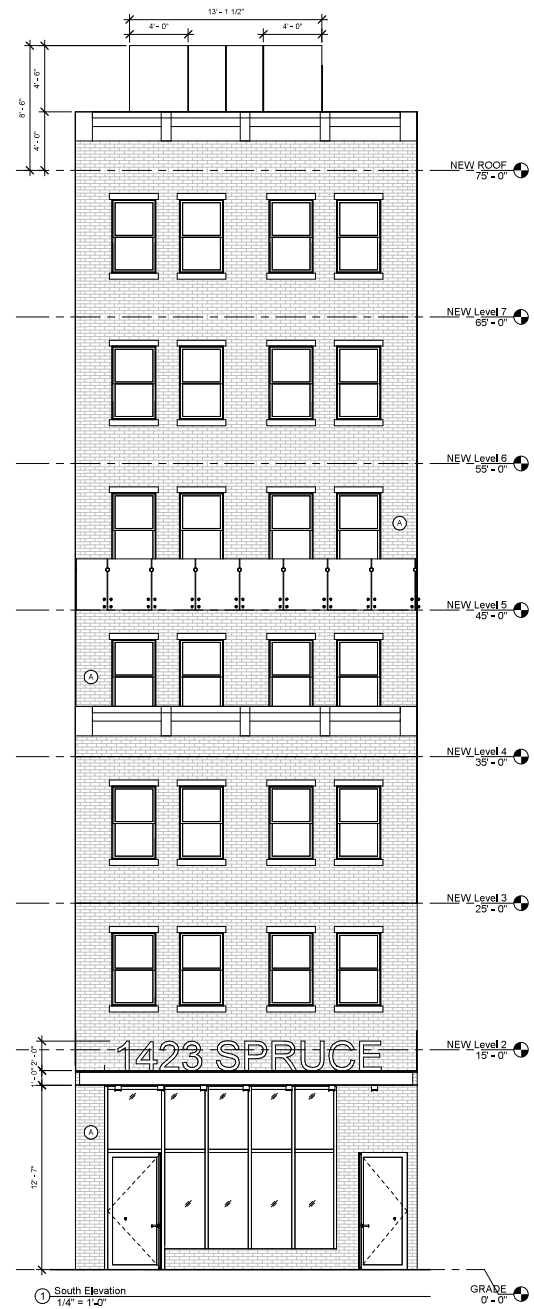
Checked By ZH

A3.0

Scale 1/4" = 1'-0"

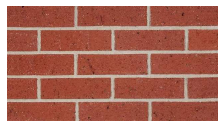



North Elevation
3/4" = 1'-0"



South Elevation
1/4" = 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 Vebur	HORIZONTAL RUNNING BOND 5/8" LENGTH MODULAR 7
				
(B)	HARJOE ARCHITECTURAL COLLECTION, MATCH BRICK COLOR			
				

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

PROJECT TITLE
1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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REVISIONS
NO. DATE DESCRIPTION



BUILDING
ELEVATION

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

A3.1

Scale 1/4" = 1'-0"

PROPOSAL
SEPTEMBER - 2023

Cover Letter

The project involves the complete demolition of the existing two-story brick building, which is NON-Historical, at 1423 Spruce Street, Philadelphia, PA 19102. In its place, a new 7-story, 75-foot-high building will be constructed, comprising of 24 residential units spanning from levels 2 to 7. These units consist of 12 studio apartments (330-400 sq. ft.) and 12 one-bedroom units (550 sq. ft.), with an additional commercial space on level 1 (including the basement).

The building will feature a full-size basement and an independent commercial space on the 1st floor, complete with both a storefront entrance and a rear entrance, as well as access to the basement for the commercial space.

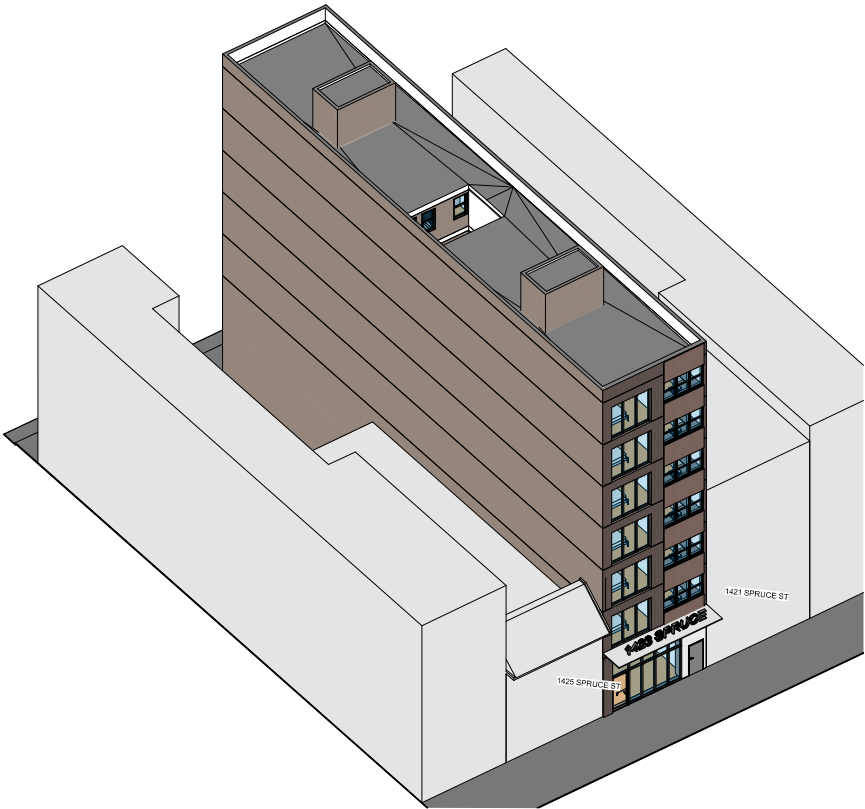
The property is equipped with one elevator and two staircases that meet all building codes and safety requirements.

The project includes separate residential entrances at both the front (Spruce Street) and the rear (Bach Place) of the building.

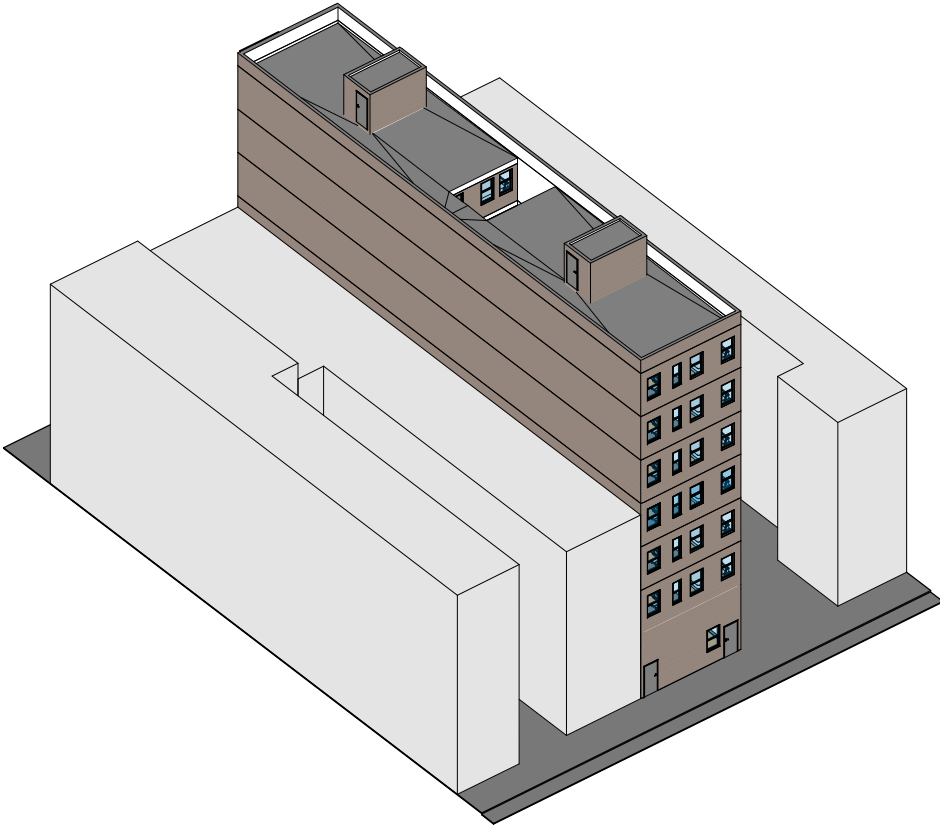
The front of the building will showcase bricks from A-1 Manufacturer Belden or EQ, with the Madison Blend Sanded Rustic color scheme. The rear and sides of exterior will finish use Cement Board (James Hardie or EQ) with the Hardie Architectural Collection fine sand finish, primed for paint, to match the brick color.

Thank you for all.

1423 Spruce St, Philadelphia, PA, 19102



① 3D-SW



② 3D-NE

PROJECT TITLE
1423 SPRUCE ST, PHILADELPHIA, PA, 19102

OWNER: DAVID LO

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COVER SHEET

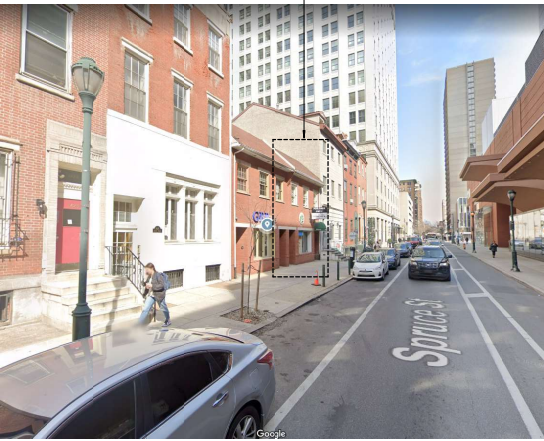
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Date	Sept 2nd 2023
Drawn By	ZH
Checked By	ZH

A0.1

Scale



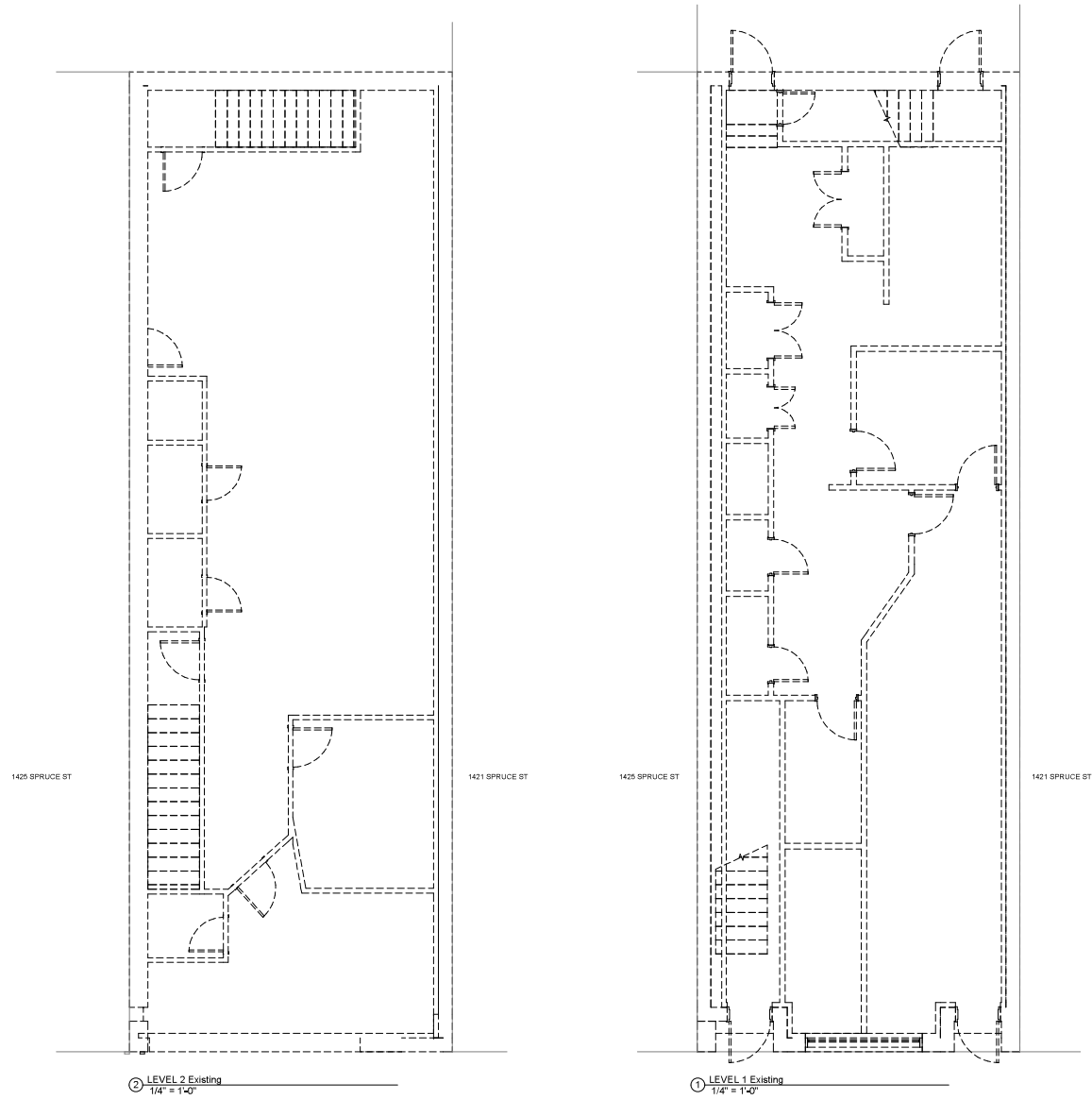
PROPOSED BUILDING RENDERING



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

EXISTING CONDITION OF SITE

PROPOSED COMPLETE DEMOLITION OF EXISTING 2-STORY BUILDING



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

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

PROJECT TITLE
1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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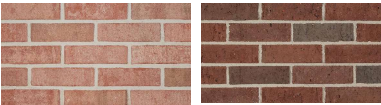
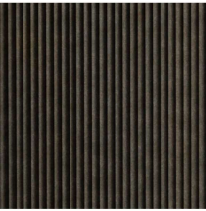
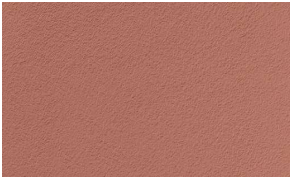
EXISTING &
DEMOLITION PLAN

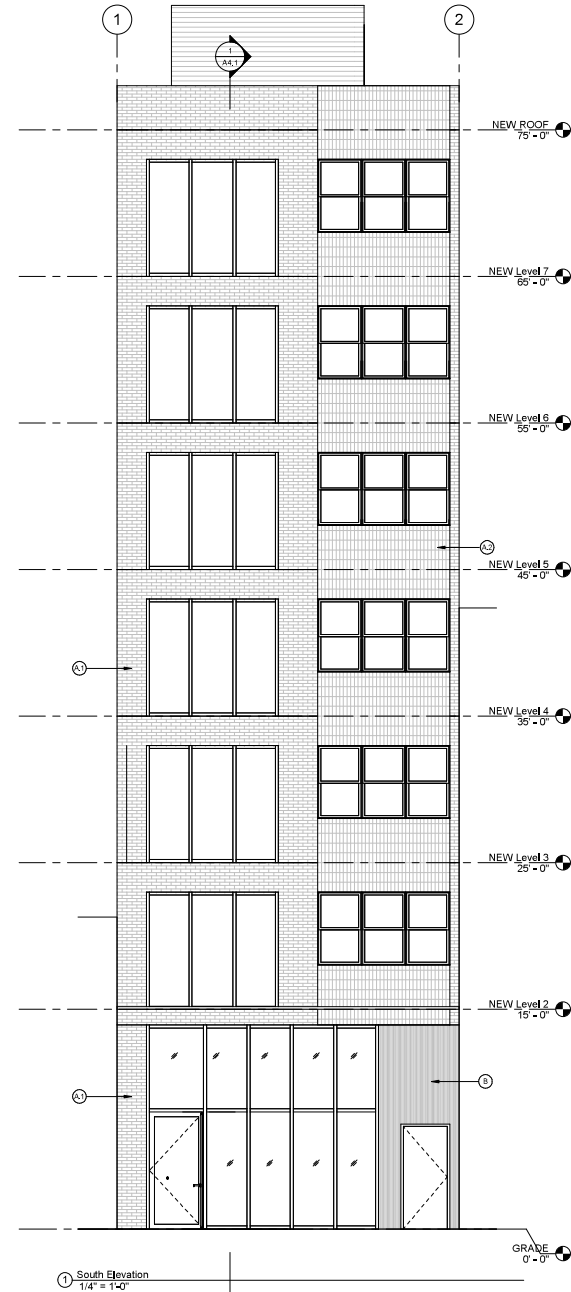
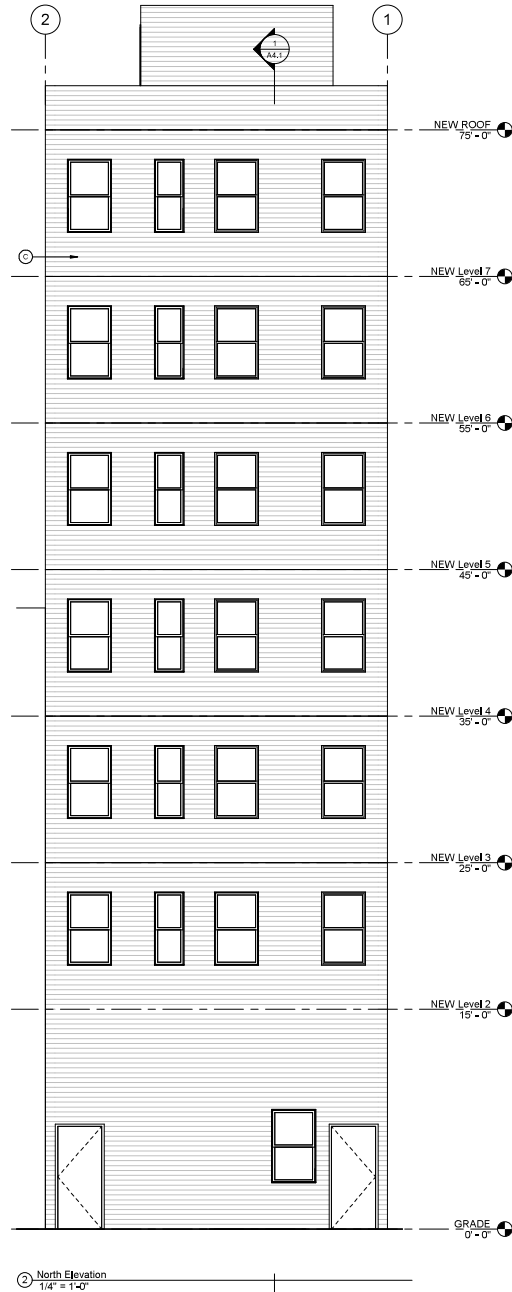
Project Number	#0082
Date	Sept 2nd 2023
Drawn By	Author
Checked By	Checker

A0.2

Scale As indicated

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

LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
A1	BRICK	BELDEN OR EQ	MADISON BLEND SANDED RUSTIC	HORIZONTAL RUNNING BOND MODULAR 7 5/8" LENGTH
A2	BRICK	BELDEN OR EQ	AMHERST BLEND DARK-TEX	VERTICAL STACK BOND MODULAR 7 5/8" LENGTH
				
		MADISON BLEND 514 BARK	MADISON BLEND 514 BARK	
B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	2.5 CORRUGATED, 24 GAUGE 1/2" THICK
				
C	CEMENT BOA/JAMES HARDIE OR EQ	HARDIE ARCHITETURAL COLLECTION, FINE SAND, PRIME FOR PAINT, TO MATCH BRICK COLOR		
				



PROJECT TITLE
 1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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 HETA DESIGNS LLC
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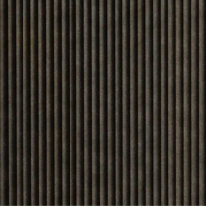

BUILDING ELEVATION

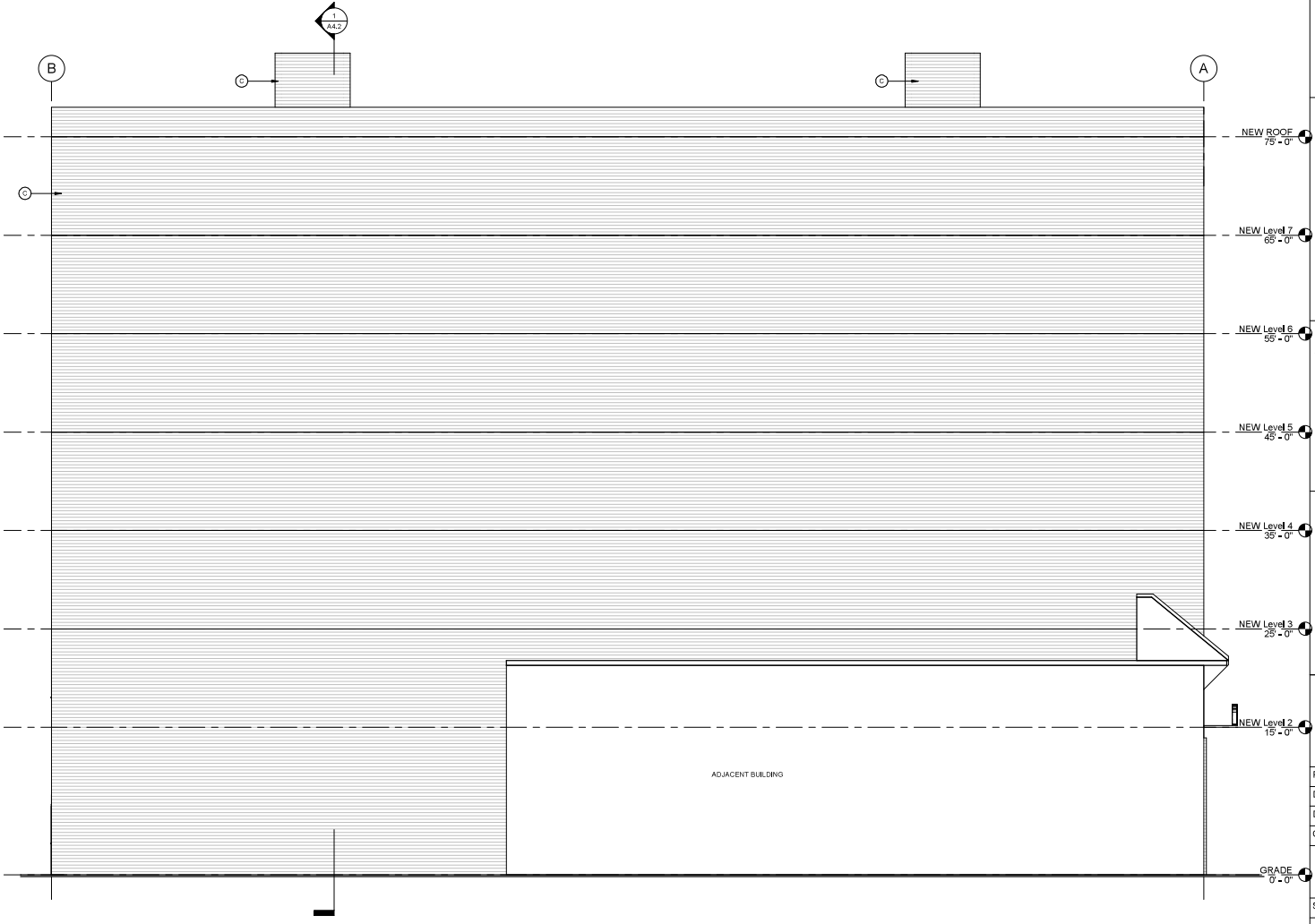
Project Number #0082
 Date Sept 2nd 2023
 Drawn By ZH
 Checked By ZH

A3.1

Scale 1/4" = 1'-0"

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

LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
A	BRICK	BELDEN OR EQ	MADISON BLEND SANDED RUSTIC	HORIZONTAL RUNNING BOND MODULAR 7 5/8" LENGTH
B	BRICK	BELDEN OR EQ	AMHERST BLEND DART.TEX	VERTICAL STACK BOND MODULAR 7 5/8" LENGTH
 <p>MADISON BLEND 514 BARK MADISON BLEND 514 BARK</p>				
B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	2.5 CORRUGATED, 24 GAUGE 1/2" THICK
				
C	CEMENT BOAF	JAMES HARDIE OR EQ	HARDE ARCHITETURAL COLLECTION FINE SAND, PRIMED FOR PAINT, TO MATCH BRICK COLOR	
				



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

PROJECT TITLE
 1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

HETA

HETA DESIGNS LLC
 1728 S 13TH ST. PHILADELPHIA, PA. 19148
 TEL: 855-759-2299
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BUILDING ELEVATION

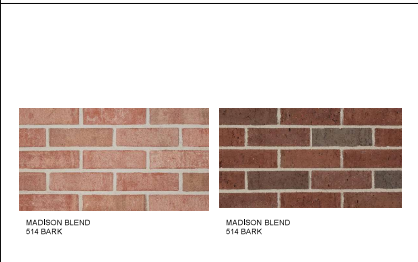
Project Number	#0082
Date	Sept 2nd 2023
Drawn By	Author
Checked By	Checker

A3.2

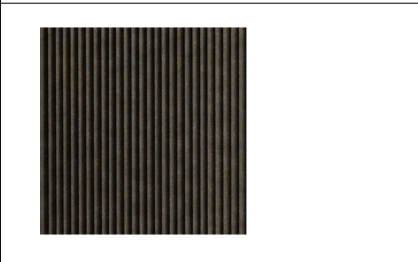
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EXTERIOR FINISH SCHEDULE
 NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

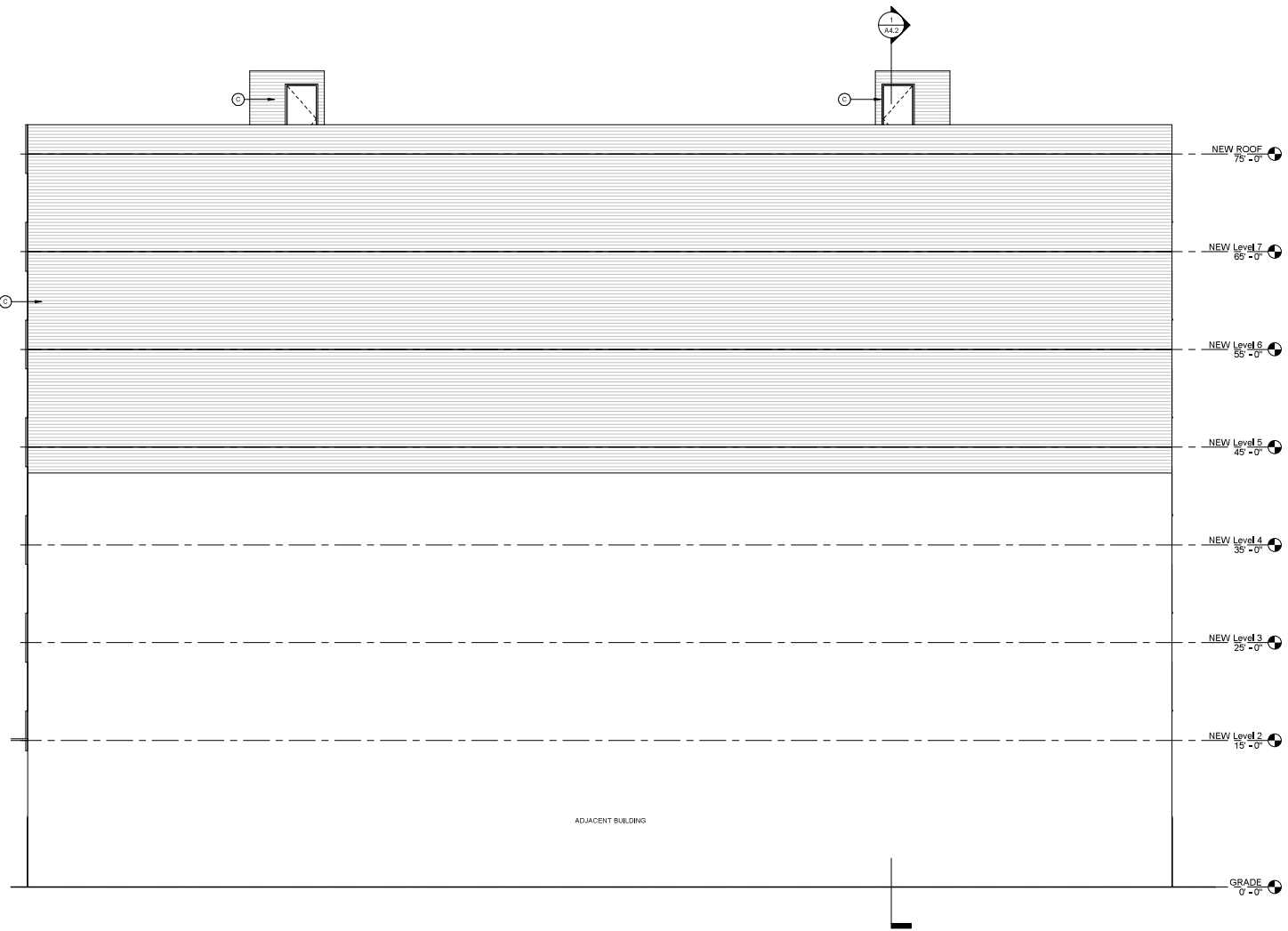
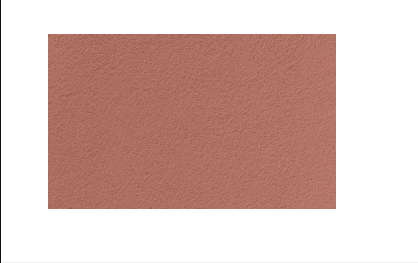
LETTER	TYPE	MANUFACTURER	COLOR	DESCRIPTION
A1	BRICK	BELDEN OR EQ	MADISON BLEND SANDED RUSTIC	HORIZONTAL RUNNING BOND MODULAR 7 5/8" LENGTH
A2	BRICK	BELDEN OR EQ	AMHERST BLEND DARK TEX	VERTICAL STACK BOND MODULAR 7 5/8" LENGTH



B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	2.5 CORRUGATED, 24 GAUGE 1/2" THICK
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C	CEMENT BOA	JAMES HARDIE OR EQ	HARDIE ARCHITETURAL COLLECTION, FINE SAND, PRIMED FOR PAINT, TO MATCH BRICK COLOR
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PROJECT TITLE
 1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

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REVISIONS

NO.	DATE	DESCRIPTION

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BUILDING ELEVATION

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

A3.3

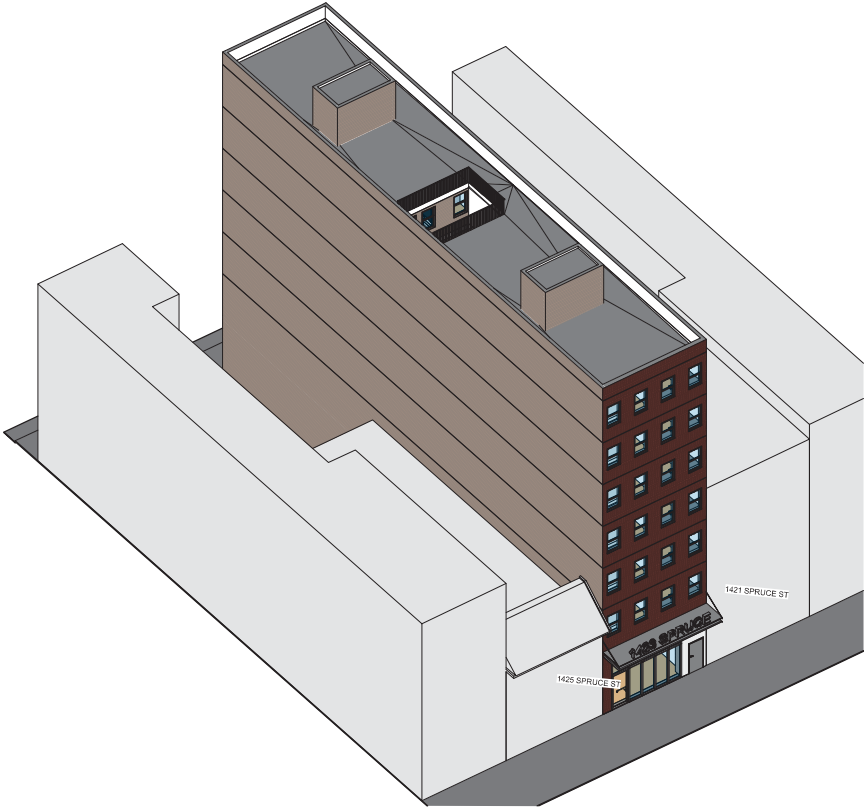
Scale: As indicated

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

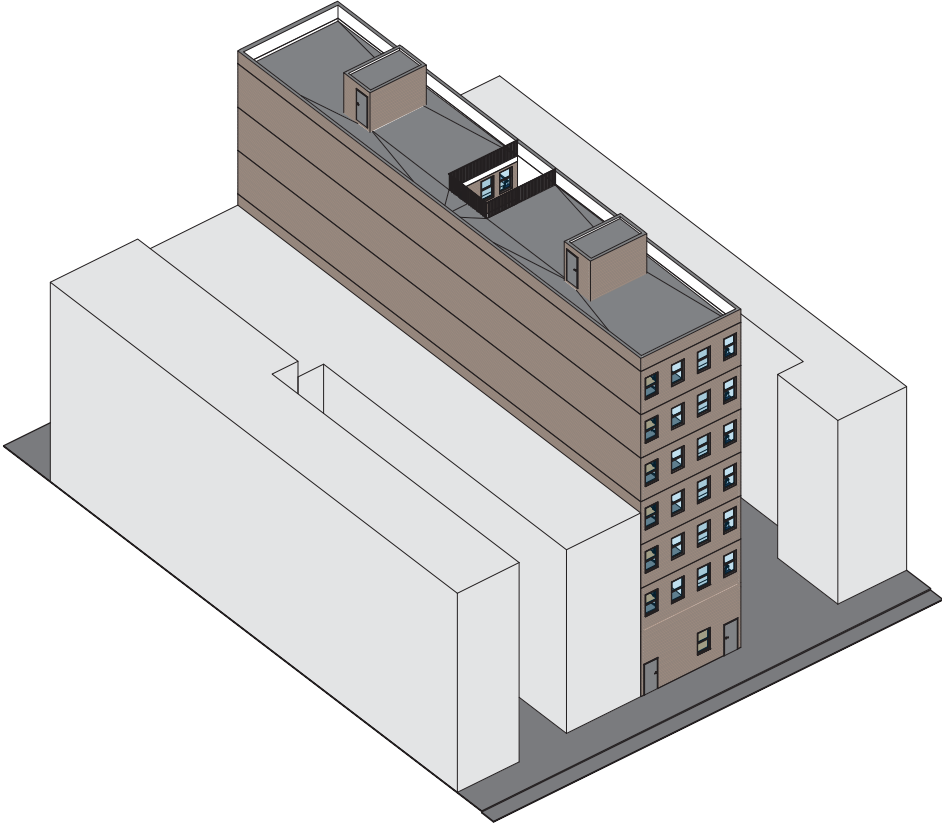
BUILDING EAST ELEVATION
 3/16" = 1'-0"

PROPOSAL
OCTOBER - 2023

1423 Spruce St, Philadelphia, PA, 19102



① 3D-SW



② 3D-NE

PROJECT TITLE
1423 SPRUCE ST, PHILADELPHIA, PA, 19102

OWNER: DAVID LO

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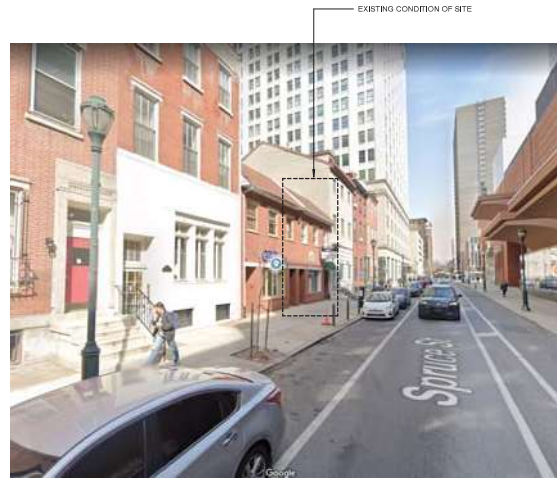
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Date	Sept 2nd 2023
Drawn By	ZH
Checked By	ZH

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Scale



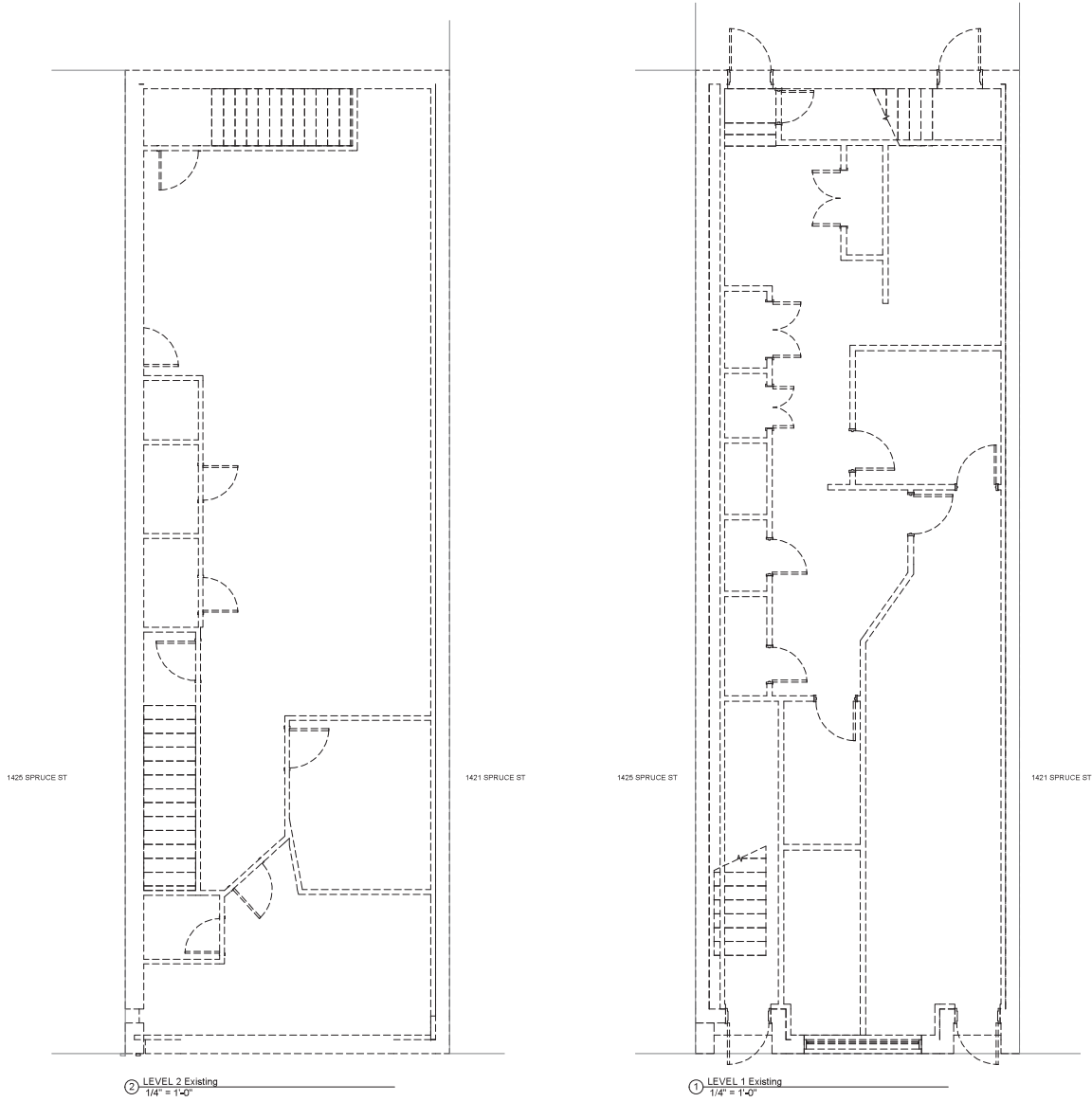
PROPOSED BUILDING RENDERING



EXISTING CONDITION OF SITE

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

PROPOSED COMPLETE DEMOLITION OF EXISTING 2-STORY BUILDING



PROJECT TITLE
1423 SPRUCE ST, PHILADELPHIA, PA, 19102

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REVISIONS
NO. DATE DESCRIPTION

EXISTING & DEMOLITION PLAN

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

A0.2

Scale As indicated

PROJECT TITLE
1423 SPRUCE ST., PHILADELPHIA, PA., 19102

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NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION

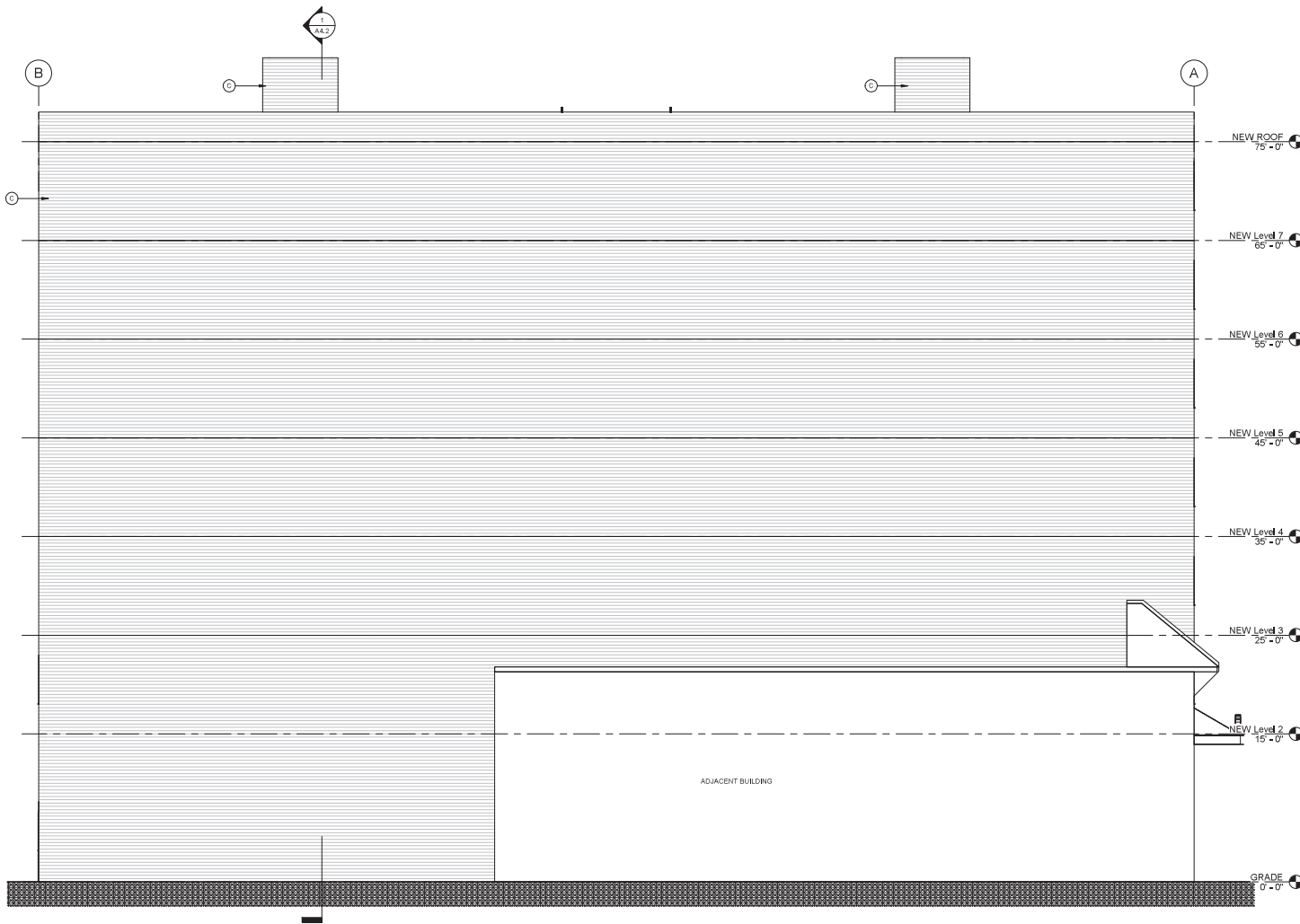
NO.	DATE	DESCRIPTION

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 Vekur	HORIZONTAL MODULAR 7 RUNNING BOND 5/8" LENGTH






B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	2.5 CORRUGATED, 24 GAUGE 1/2" THICK
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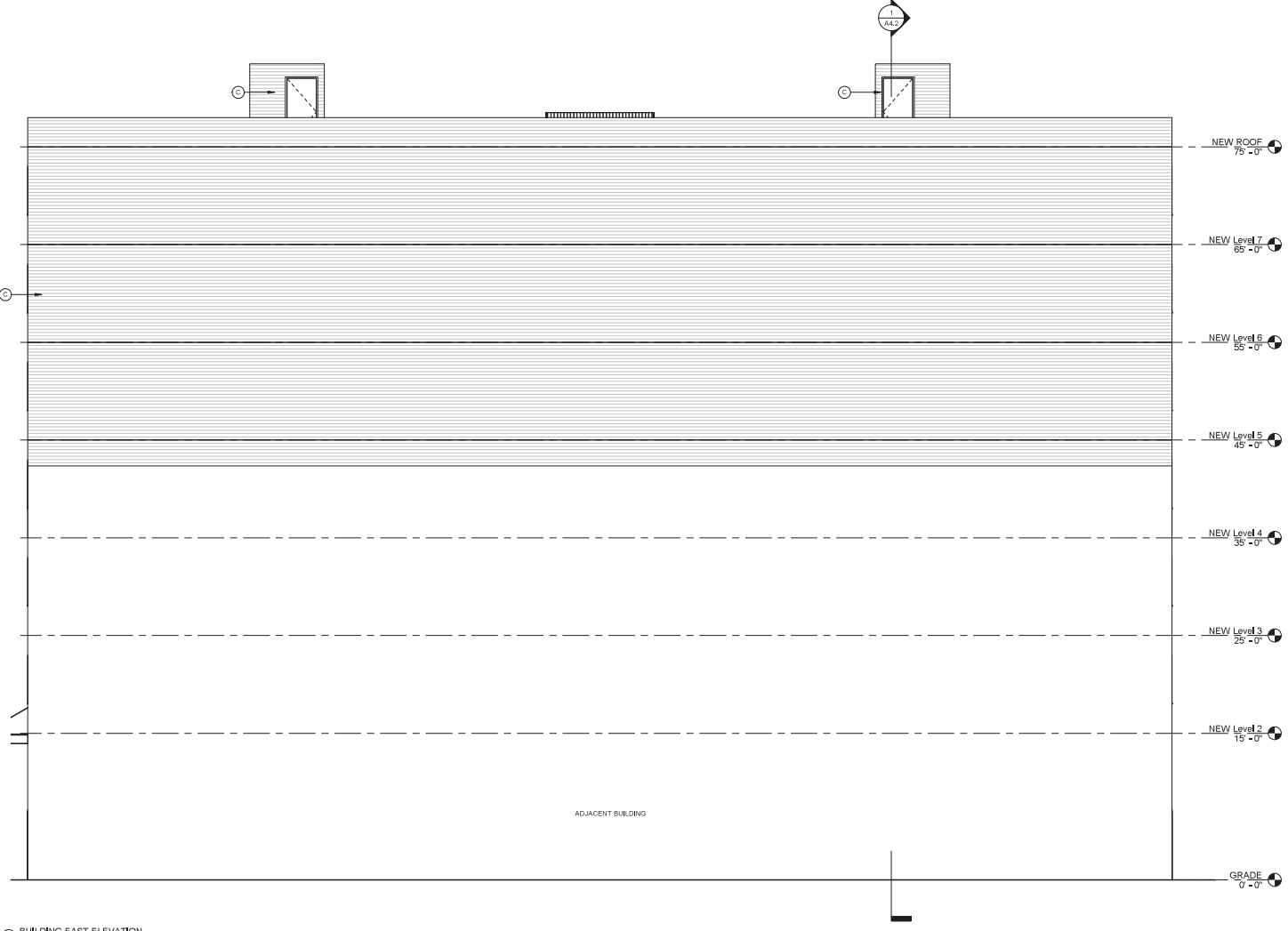


C	CEMENT BOARD - 4" PNL	JAMES HARDIE OR EQ	HARDE ARCHITETURAL COLLECTION FINE SAND	PRIMED FOR PAINT, TO MATCH BRICK COLOR
---	-----------------------	--------------------	---	--



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 Vein	HORIZONTAL MODULAR 7 RUNNING BOND 5/8" LENGTH
				
B	MTL SPONG	METAL SALES OR EQ	SLATE GRAY	2.5 CORRUGATED, 24 GAUGE 1/2" THICK
				
C	CEMENT BOARD - 4" PNL	JAMES HARDIE OR EQ	HARDIE ARCHITECTURAL COLLECTION, FINE SAND, PRIMED FOR PAINT, TO MATCH BRICK COLOR	
				



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

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

PROJECT TITLE
 1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

HETA
 HETA DESIGNS LLC
 1728 S 13TH ST. PHILADELPHIA, PA. 19146
 TEL: 855-759-2299
 EMAIL: CONTACT@HETADESIGNS.COM

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REVISIONS

NO.	DATE	DESCRIPTION

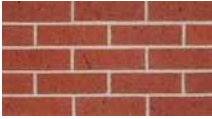


BUILDING ELEVATION

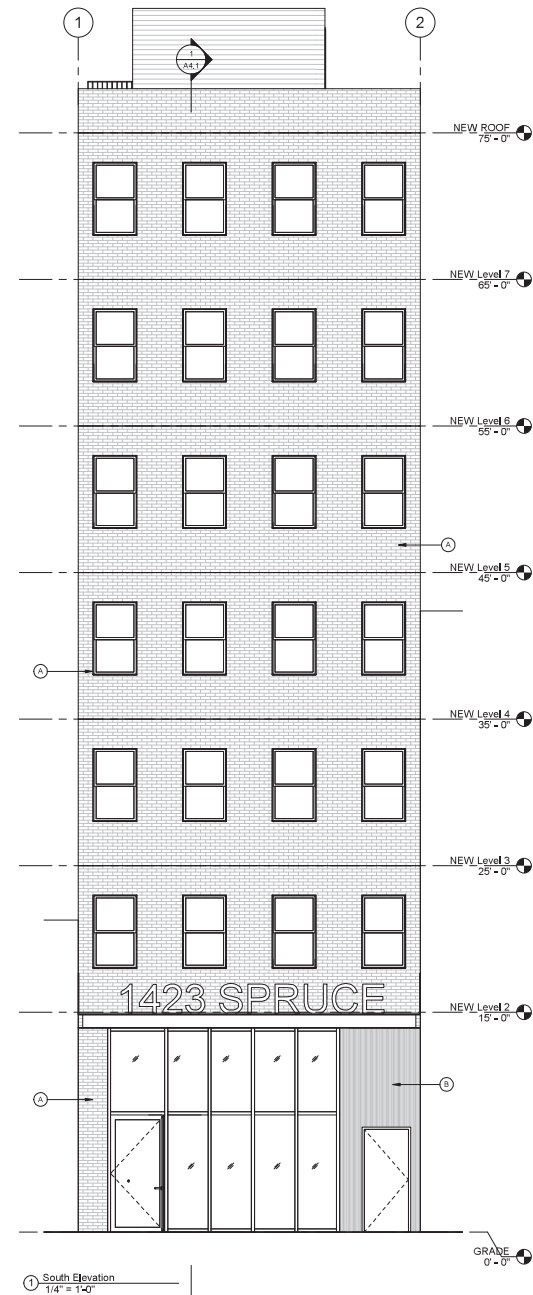
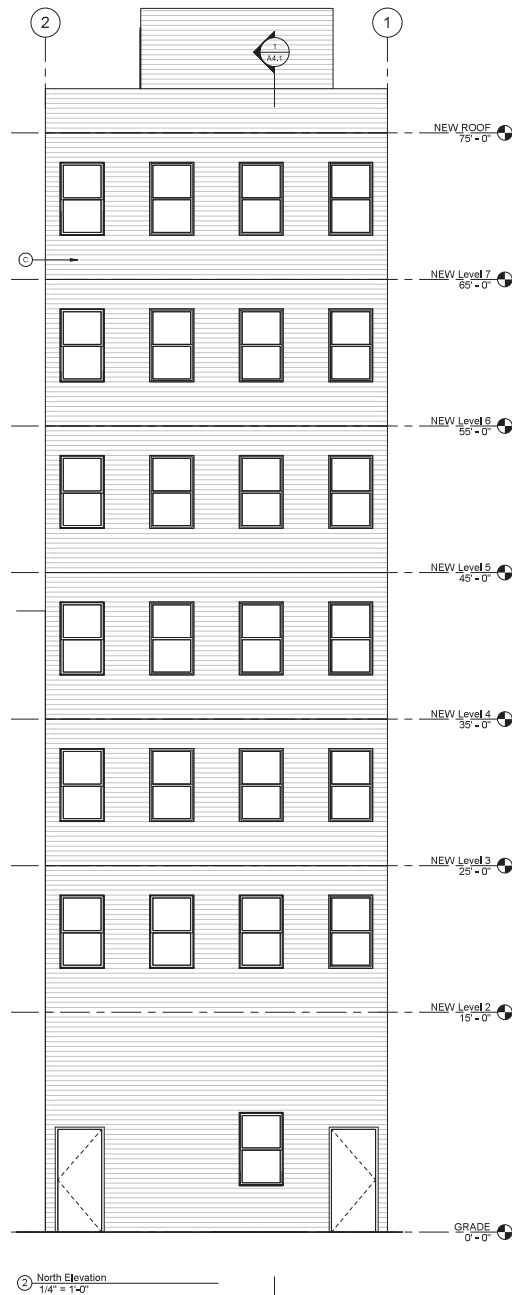
Project Number #0082
 Date Sept 2nd 2023
 Drawn By zh
 Checked By zh

A3.3

Scale As indicated

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 Vabur	HORIZONTAL MODULAR 7 RUNNING BOND 5/8" LENGTH
				
B	MTL SIDING	METAL SALES OR EQ	SLATE GRAY	25 CORRUGATED, 24 GAUGE 1/2" THICK
				
C	CEMENT BOARD - 4" PNL	JAMES HARDIE OR EQ	HARDIE ARCHITECTURAL COLLECTION FINE SAND, PRIMED FOR PAINT, TO MATCH BRICK COLOR	
				



PROJECT TITLE
1423 SPRUCE ST., PHILADELPHIA, PA., 19102

OWNER: DAVID LO

HETA
HETA DESIGNS LLC
1728 S 13TH ST. PHILADELPHIA, PA. 19146
TEL: 855-759-2299
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REVISIONS

NO.	DATE	DESCRIPTION



BUILDING ELEVATION

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

A3.1

Scale 1/4" = 1'-0"

ARCHITECTURAL COMMITTEE MEETING MINUTES
SEPTEMBER / OCTOBER / DECEMBER 2023

ITEM: 3733 Lancaster Ave					
MOTION: Approval					
MOVED BY: Stein					
SECONDED BY: Lukachik					
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	4				3

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

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 proposed building would stand 75 feet tall 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 buff brick. Floors 2 to 7 of the Spruce Street façade are divided in half vertically, with the west side being horizontally laid buff brick and the east side being vertically laid brown brick. The north, east, and west elevations will be clad in cementitious boards 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, brick pattern on the Spruce Street façade, 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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:06:17

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Architectural Committee.
- Architect Zuo De He and developer David Lo represented the application.

DISCUSSION:

- Ms. Gutterman asked Mr. Lo to respond to the staff's comments.
 - Mr. He addressed the arrangement of materials on the Spruce Street façade and the use of cementitious materials on the east and west facades. He expressed flexibility regarding the alternative materials and their arrangement.
- Ms. Gutterman expressed concern regarding a seven-story building at the mid-block location.
- Ms. Stein concurred with Ms. Gutterman emphasizing that the context is being ignored and that the building towers over adjacent structures. She noted that the use of materials and window configurations are out of character with the historic district.
 - Mr. He responded that the use of two colors of brick references the variety of brick colors found in the historic district. He said the revised design will use one color of brick.
- Ms. Stein also identified the commercial, first-story canopy location as odd because the letters are too tall and the canopy is too high up on the façade to be functional.
- Ms. Gutterman stated that the brick should wrap the corner so as to avoid disclosing that it is a veneer.
- Ms. Lukachik inquired about the roof plan, double stairs, access, and parapet wall height.
 - Mr. He intoned that the roof deck will be accessible by both sets of stairs. He committed to the inclusion of a roof plan in the revised drawings.

- Ms. Gutterman wondered if consideration was given to stepping the upper floors of the building back to minimize the height difference within the context on the block.
 - Mr. Lo opined that the height was chosen to conform to zoning regulations and that the proposed height is integral to the project’s feasibility.

PUBLIC COMMENT:

- None

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The application proposes the construction of a seven-story, mixed-use building with ground-floor commercial space and apartments on floors 2 to 7.
- The proposal is within the Rittenhouse-Fitler Residential Historic District.
- The block on which it is proposed is composed of tall buildings at Broad Street and 15th Street ends and two to 3.5-story buildings in between.
- The Spruce Street façade features two colors of brick, one laid vertically and one laid horizontally, that divide the facade in half vertically from the second to seventh story.
- The east and west facades are proposed to be clad in cementitious material and will be prominently visible, owing to the height of the proposed building.
- No roof deck is identified on the submitted plans.

The Architectural Committee concluded that:

- The proposal is not compatible with the contributing buildings on the block in height, materials, and window dimensions and therefore fails to satisfy Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 1423 Spruce St					
MOTION: Denial; Standard 9					
MOVED BY: Stein					
SECONDED BY: D’Alessandro					
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	4				3

Dennis Carlisle
Murray Spencer

AGENDA

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

OVERVIEW: 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:

ARCHITECTURAL COMMITTEE, 24 OCTOBER 2023

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

- *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 shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would 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: Denial, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:03:30

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Architectural Committee.
- Property owner David Lo and architect Zuoda He represented the application.

DISCUSSION:

- Ms. Gutterman opined that the height of the Academy House apartments does not justify the height of the proposed building for 1423 Spruce Street.
- Mr. Farnham noted that most of Academy House is not within the boundary of the Rittenhouse-Fitler Historic District.
 - Mr. Lo reiterated that he could see the Academy House from 1423 Spruce Street.
- Ms. Gutterman intoned that the roof deck is not identified on the drawings even though Mr. Lo said a roof deck is planned for the project at the September meeting of the Architecture Committee.
- Mr. Detwiler requested that future drawings include the neighboring buildings on Spruce Street to better understand their relationships with the proposed building. He suggested that the first floor might align well with the neighboring properties, but that that alignment cannot be determined from submitted drawings.
- Mr. Detwiler further suggested that a livelier design, perhaps by adding a cornice at the top of the building, would improve the design.
- Mr. Detwiler stated that the windows occupy too much of the façade and should be “squeezed” so there is more brick, especially at the party walls.
 - Mr. He responded that the design can be revised to better reflect the Committee’s concerns. He noted that a new streetscape drawing can be created explicating the relationship of the proposed and existing buildings.
- Mr. McCoubrey intoned that there are concerns besides the massing, including fenestration and window sizes.
- Mr. Detwiler expressed concern that the proposed building’s height disrupts the continuity of the streetscape. Two strategies could create greater harmony between the proposed building and the existing context: Construct an intermediate cornice across the front facade of the proposed building that aligns with existing cornices and/or set back the upper stories of the new building.

- Mr. He responded that the revised design would include an intermediate cornice at the height of the block’s existing buildings and stepped back upper stories.
- Mr. McCoubrey asked how the windowsill heights would work with kitchen counters behind them. The counters would be higher than the sills, blocking the lower sections of the windows.
- Ms. Stein opined that the proposal does not sufficiently reference the design vocabulary of the Rittenhouse Fidler Historic District. Additionally, the glass and metal storefront does not have a design relationship to adjacent buildings.
 - Mr. He responded that these concerns will be considered in the revised proposal.
- Mr. McCoubrey noted that stucco or a panelized system is more appropriate for the east and west facades than what is proposed.
 - Mr. He replied that a paneled system will be used on the east and west facades.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, opined that the infill building at 262 S. 16th Street has a stepped back design and could be a model for the proposed project.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The revised design is seven stories tall.
- The revised design has only red brick on the front façade.
- The revised design has narrow, vertical windows instead of wide, horizontal windows.
- The revised design has little to no ornamentation.
- The revised design leaves the commercial base unchanged.

The Architectural Committee concluded that:

- The proposed building fails to satisfy Standard 9, as it is too tall and some of its design elements are incompatible with the historic context.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 1423 SPRUCE ST					
MOTION: Denial					
MOVED BY:					
SECONDED BY:					
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	6				1

AGENDA

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

OVERVIEW: 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 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 proposals at its September and October 2023 meetings and in both cases the applicant withdrew the application prior to the Historical Commission's review to submit revised plans. The Architectural Committee had recommended denial in both cases. The October denial was based upon the building's seven-story height and design elements.

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). Setbacks at the fourth and fifth stories are a departure from the previous design in which the front façade is on a single plane. The fourth-floor cornice is similar in design and located at the same height as adjacent buildings. The fifth-floor setback includes a glazed railing for safety and is not intended for use as a balcony. The ground floor commercial storefront is mostly glass, surrounded by red brick. Floors two to seven of the Spruce Street façade feature four bays of one-over-one windows of unspecified material. The windows have been adjusted to better conform to the pattern on adjacent structures. The north, east, and west elevations will be clad in cementitious panels with a 4-inch exposure and the color 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 three and four-and-one-half 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:

ARCHITECTURAL COMMITTEE, 19 DECEMBER 2023

PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV

PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES

- *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 setback design minimizes height differences with the three and four-story buildings extending along the 1400 block of Spruce Street, except for the tall corner buildings at Broad and 15th Streets. However, the height remains incompatible. The 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.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:02:58

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Architectural Committee.
- Architect Zuoda He and property owner David Lo represented the application.

DISCUSSION:

- Mr. He described changes to the design since the last review by the Architectural Committee in October 2023.
- Mr. Lo explained that the building needs to be seven stories in height for it to be financially viable.
- Mr. Cluver stated that the seven-story height is too great for a block where no mid-block building is more than four-and-a-half stories.
- Mr. Cluver questioned the construction of the glass railing at the fifth-floor setback.
 - Mr. He responded that the railing is for safety reasons and is not intended to provide a balcony space.
- Mr. Detwiler and Mr. Cluver suggested the fourth floor be aligned with the setback of floors five through seven, and that the exterior material of those upper floors be limestone or stucco but not brick.
- Mr. Cluver asked about the exterior cladding on the side elevations.
 - Mr. He replied that this is proposed to be cementitious panels that match the color of the brick.
- Mr. Cluver stated that the third-floor cornice could be extended to be even with the setback of the fourth through seventh stories and the brick turn the corner to be even with the cornice. Additionally, the fourth through seventh stories could be treated in a different exterior material.
- Mr. McCoubrey stated his opposition to a seven-story building in the middle of the block of three to four-and-a-half story buildings. He suggested that the only acceptable solution is a building where the upper stories are so far back that they appear as a taller building on the block behind the main building.

- Mr. D'Alessandro agreed with Mr. McCoubrey.
- Mr. Detwiler wondered if the height is problematic, considering that overbuilds have been approved in historic districts.
 - Mr. McCoubrey replied that the height of the proposal overwhelms adjacent three-story buildings. It was also noted that this is not a proposal for an overbuild but rather for new construction.
- Mr. Detwiler opined that, if a seven-story building is approved for this block, all future development projects will seek the same height.
 - Mr. He observed that there are very tall buildings at both corners of this block, being Broad Street and S. 15th Street.
 - Mr. Lo stated that the mid-block building recently constructed at 262 S. 16th Street was approved on a block of relatively short buildings within the Rittenhouse Fidler Historic District. He also noted that the proposed building complies with zoning regulations.
- Mr. Cluver stated that the applicant should resubmit a proposal and include images regarding the referenced project at 262 S. 16th Street.
- Mr. Farnham recommended that the applicant proceed to the Historical Commission and get its response to the proposed seven-story height. He noted that the Historical Commission has yet to review this project, as the applicant has previously withdrawn the application prior to the Commission's meetings.

PUBLIC COMMENT:

- Paul Steinke, representing the Preservation Alliance, opined that the project is moving in the right direction and that the design advice from the Committee is helpful in leading to a better design for the proposed infill building.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The proposal is for a seven-story building with setbacks at the fourth and fifth floors.
- The proposal is for a brick front on the Spruce Street façade and cementitious panels on the other three facades.

The Architectural Committee concluded that:

- The massing of the seven-story building is inappropriate at this location and fails to satisfy Standard 9.
- Design details such as the fourth-story glass railing and the arrangement of materials are inappropriate and fail to satisfy Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standard 9.

ITEM: 1423 SPRUCE ST					
MOTION: Denial					
MOVED BY: Cluver					
SECONDED BY: Detwiler					
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

ADDRESS: 208-10 REX AVE

Proposal: Construct rear addition and two freestanding houses
 Review Requested: Final Approval
 Owner: William H. Baltzell
 Applicant: Jeffery Watson, BartonPartners
 History: 1857; William L. Hirst/H. Louis Duhring House; additions 1893; 1927 by H. Louis Duhring
 Individual Designation: 2/12/2021
 District Designation: None
 Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to construct a rear addition and two freestanding residential buildings on the parcel at 208-10 Rex Avenue. The existing property features a large Italianate villa with an Arts and Crafts addition designed by H. Louis Duhring, who was also the owner of the property from 1919 to 1946. The historic building is surrounded by a large yard and has featured a semi-circular driveway since at least 1876.

In February 2021, the Historical Commission reviewed an in-concept application for the construction of four additional twin residences on the property at 208-10 Rex Avenue. At that time, the Historical Commission commented that some additional construction on the site would be acceptable, provided viewsheds of the historic mansion are preserved, the curvilinear driveway is retained, the new buildings are residential in scale and appearance, and development is pushed back on the site and away from the historic house.

This application responds to the previous concerns raised by the Historical Commission regarding new construction on the parcel. The new construction is limited to two freestanding buildings, set back and away from the historic building and accessed from a driveway offshoot from the original semi-circular driveway, which is retained. The three-story houses would feature stone veneer, fiber cement siding, and gable roofs with large dormer windows.

The application proposes to construct a two-story addition at the rear, below the eave line of the gabled roof of the 1927 Duhring addition. One rear dormer window would be removed, and other windows infilled at the center of the rear façade, which is not visible from the public right-