

**ADDRESS: 29 N 2ND ST**

Proposal: Construct rooftop addition, replace windows, rebuild storefront

Review Requested: Final Approval

Owner: Long River Investments, Inc.

Applicant: Michelle Kleschick, Parallel Architecture Studio, LLC

History: 1914, Sauer & Hahn

Individual Designation: None

District Designation: Old City Historic District, 12/12/2003

Staff Contact: Ted Maust, [theodore.maust@phila.gov](mailto:theodore.maust@phila.gov)

**OVERVIEW:** This application proposes to construct a rooftop addition, adding a fourth floor above the front block and a third floor at the rear. This addition would be set back from 2<sup>nd</sup> Street by five feet and extend above the current parapet by approximately 10 feet. A roof deck at the third-floor level is also proposed at the rear.

The addition would be clad in vertical siding in a beige color. No details are provided for the rear roof deck.

The application also proposes work to the front facade of the existing building, including replacement of the one-over-one double-hung windows on the second and third floors (the two-over-two windows will be refurbished and repainted), and a new first-floor storefront system including a new first-floor cornice.

**SCOPE OF WORK:**

- Construct rooftop addition and roof deck.
- Replace windows at second and third floors.
- Replace first-floor storefront, including cornice.

**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
  - Further investigation should be undertaken to understand what material from the original storefront may survive behind the current cladding and which could be incorporated into the new storefront.
  - Some of the upper floor windows may be original to the building and should be retained if they can be refurbished.
- *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 rooftop addition would be conspicuously visible from the public right-of-way. Shifting the addition farther from the historic façade may limit its impact on the property's character-defining features.
  - Few details are provided for the siding proposed for the addition, and it is not clear that it is an appropriate material for this context.
- **Storefronts Guideline:** *Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures.*

*The removal of inappropriate, non-historic cladding, false mansard roofs, and other later, non-significant alterations can help reveal the historic character of the storefront.*

- Investigation of the fabric behind the current cladding may provide more clarity about the dimensions and materials of the historic storefront beyond what can be vaguely determined from historic photos.
- The cornice should incorporate end brackets, clearly shown in the 1929 photo (below) and shown on other cornices on this block.
- Drawing on historic photographs of other storefronts in the area may yield a more historical design. For instance, the proposed sidelights by the doors do not appear to have precedent on this block, where paired doors are common. A contrasting material below the store window may also be more appropriate.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9 and the Storefronts Guideline.



*Figure 1: Detail of a 1929 photo showing the facade.*

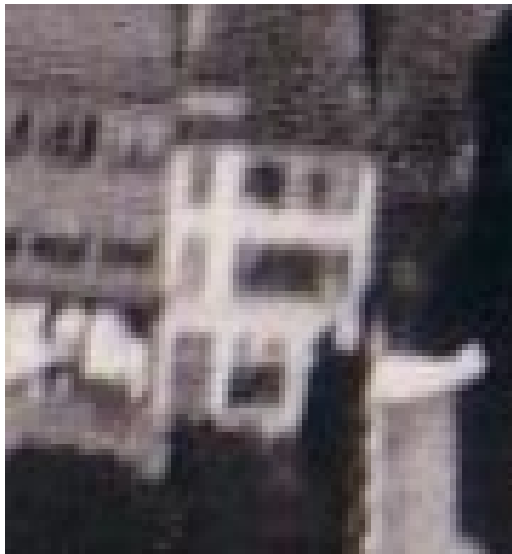


Figure 2: Detail of a 1927 Dallin Aerial Survey photo giving a sense of the first-floor configuration.



Figure 3: A 1967 photo shows the first floor with cladding prior to later changes to door and shop window.

1737 Filbert street.  
**Store Building** (alt. and add.), 29 North te  
 Second street. Architects, Sauer & Hahn, O  
 1112 Chestnut street. Owner, H. Fleigleman, m  
 36 North Second street. Brick, 3 stories, ha  
 slag roof (heat, reserved), metal frames and fe  
 sash. Contract awarded to Samuel Schultz, he  
 923 East Moyamensing avenue. Co  
**Bank** (alt. and add.), Broad and Diamond so

Figure 4: Notice of the alteration and addition which resulted in the current facade. Philadelphia Real Estate Record and Builders' Guide, January 21, 1914, Vol 29, No. 3, page 45.



PARALLEL  
ARCHITECTURE  
STUDIO, LLC

March 18, 2025

City of Philadelphia  
Historical Commission

RE: 29 N. 2<sup>nd</sup> Street  
Building renovation & addition

To Whom it May Concern,

As the Architects for the owner, we would like to present our project for an interior renovation and an addition to 29 N. 2<sup>nd</sup> Street.

Zoning permit **ZP-2024-011983** has been granted for an addition at the 3<sup>rd</sup> floor rear and over the whole building of a 4<sup>th</sup> floor. We are in the process of developing the building permit drawings and documents.

The owner of the building is:  
Long River Investments Inc  
1025 Callowhill street  
Philadelphia, PA 19123

The project owner contact is:  
Simon Chan, 215-833-7336

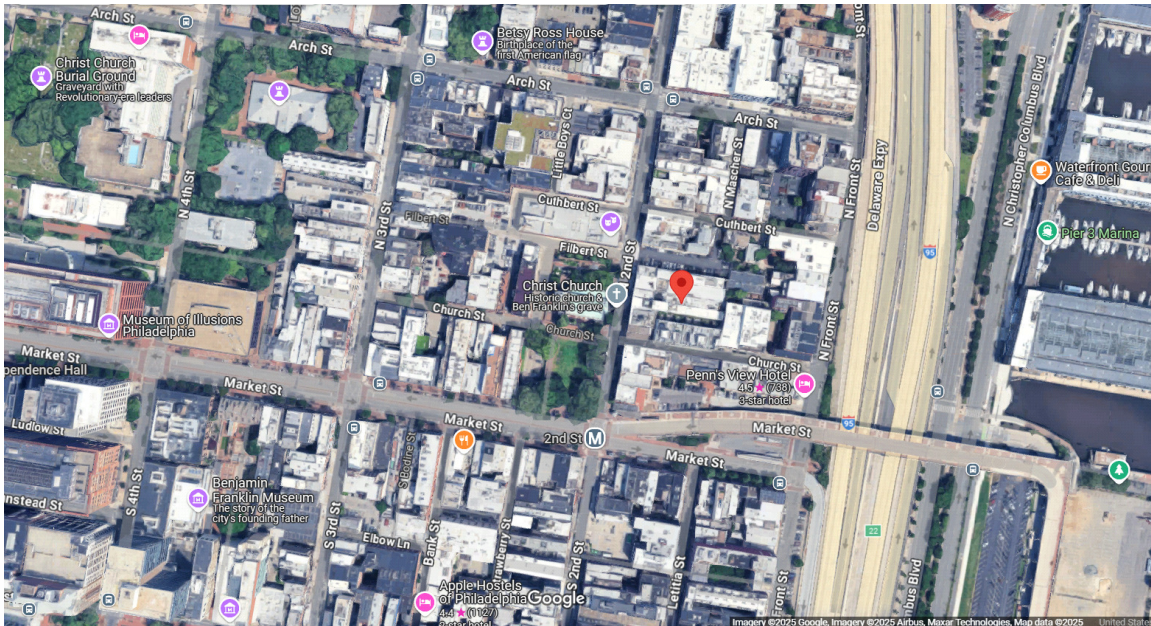
If you have any questions or comments, please do not hesitate to contact my office at  
Office@prll.studio or 267-271-5799.

Respectfully,

Carolina Peña, AIA



**Project Information**     **29 N. 2<sup>nd</sup> Street**



Location Plan 29 N. 2<sup>nd</sup> Street



N. 2<sup>nd</sup> Street looking North - existing



N. 2<sup>nd</sup> Street looking South - existing



Zoning permit **JP-2024-011983** has been granted for an addition at the 3<sup>rd</sup> floor rear and over the whole building of a 4<sup>th</sup> floor.

The 1<sup>st</sup> floor storefront has experienced much decay and the original moldings, doors and windows have been removed. We propose to install a new 1<sup>st</sup> floor cornice in a similar design to that located at 35 N. 2<sup>nd</sup> Street.



*Facade at 35 N 2nd Street*



It is our assumption that nothing of the original storefront is existing behind the cladding that is currently in place (see pictures below).



*Actual picture of the Existing Store Front viewed from the sidewalk*

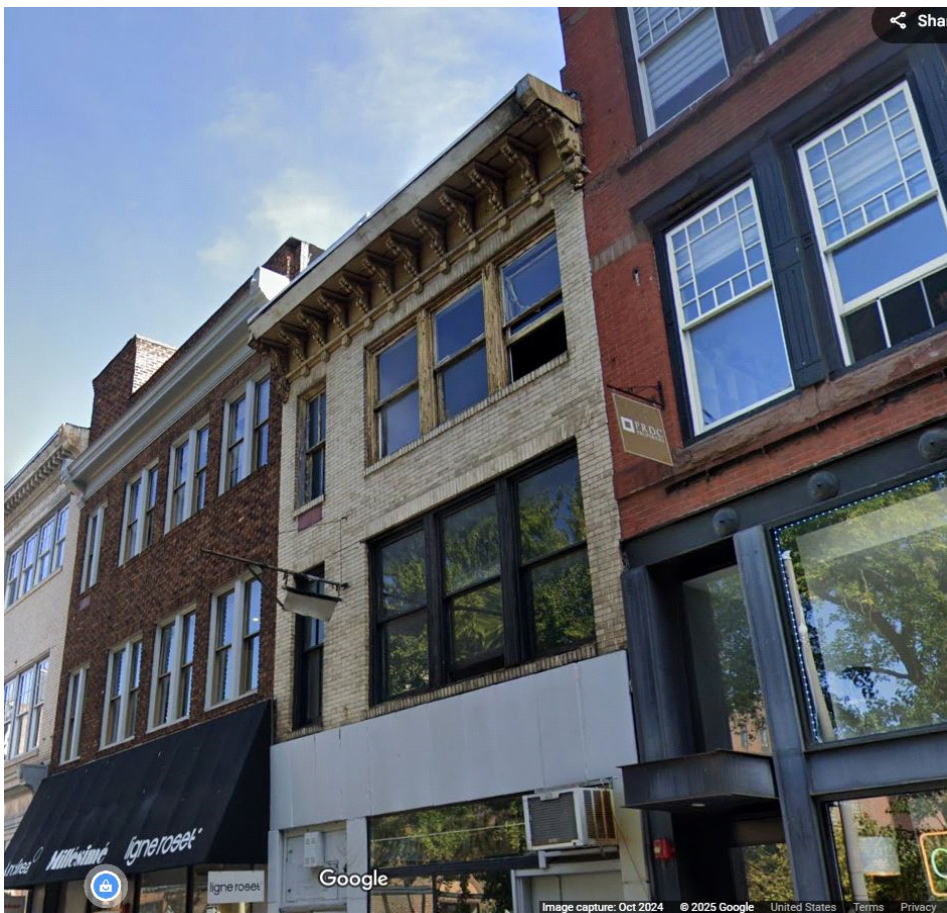


*Actual picture of the Existing Store Front viewed from the sidewalk*





Actual picture of the Existing Store Front viewed from inside of the building\



Actual picture of the Existing cornice, brick and windows





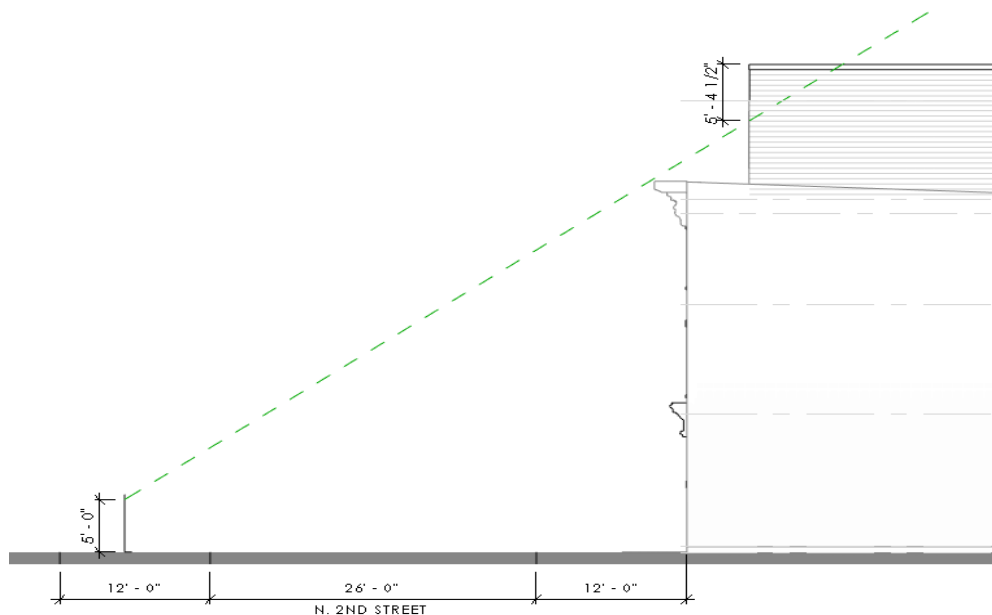
Actual picture of the 2nd floor windows



Actual picture of the 3rd floor windows

We propose new storefront doors and windows with buff colored brick veneer pillars between the residential door, the commercial storefront and the sides. The residential entry will be composed of a glass door with a sidelite and a transom spanning both elements. The commercial storefront will be composed of a glass door with a sidelite and a transom spanning both elements and a display window with a transom above, matching the height of the residential transom (refer to Sheet H).

To decrease the visibility of the 4<sup>th</sup> floor addition from the street, it will be set back 5' from the existing 3-story front facade. Vertical siding complimentary to the buff colored brick facade will be used for the 4<sup>th</sup> floor front facade and exposed side walls.



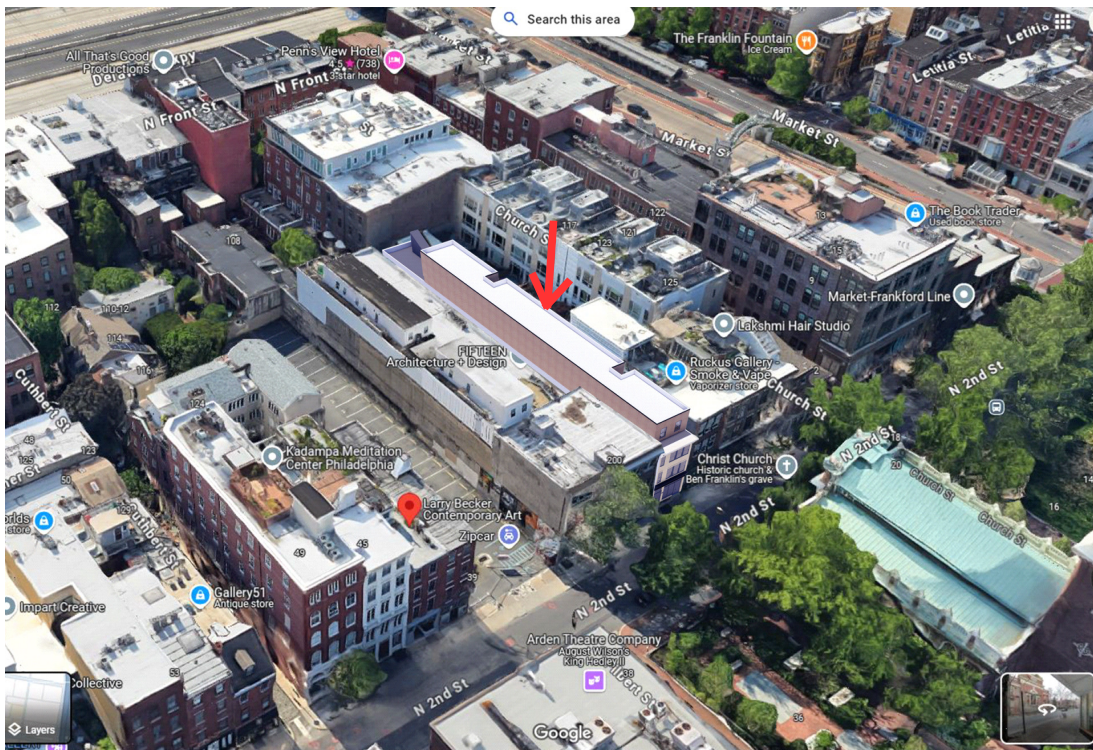
*View of proposed 4<sup>th</sup> floor from street level*

There will be a roof deck at the rear, accessed from the 3<sup>rd</sup> floor. Due to the depth of the building, two new lightwells will be introduced along the right side of the building to provide light to the apartments in the center. These features will not be visible from the street (refer to sheet Z)





Proposed Facade Rendering



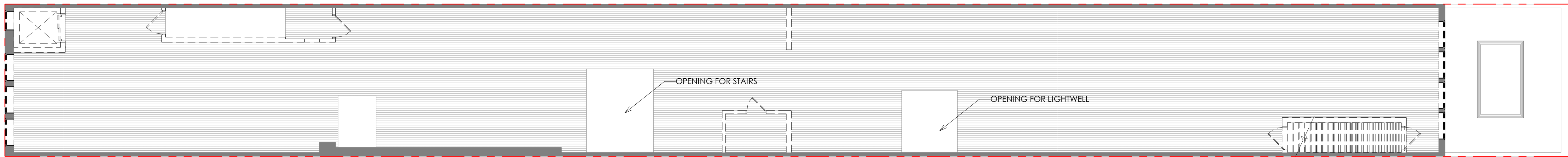
Proposed Birdseye view



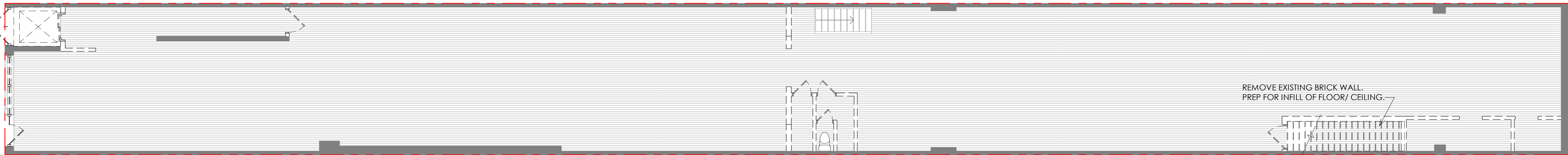
5 4-FOURTH FLOOR - DEMO  
A100 1/8" = 1'-0"



4 3-THIRD FLOOR - DEMO  
A100 1/8" = 1'-0"



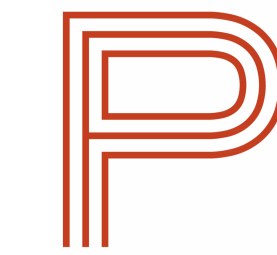
3 2-SECOND FLOOR - DEMO  
A100 1/8" = 1'-0"



2 1-FIRST FLOOR - DEMO  
A100 1/8" = 1'-0"



1 0-BASEMENT - DEMO  
A100 1/8" = 1'-0"



PARALLEL  
ARCHITECTURE  
STUDIO, LLC

230 S. BROAD ST. 17TH FLOOR  
PHILADELPHIA, PA 19102  
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
DATE	REVISIONS/SUBMISSIONS

SEAL

**SCHEMATIC  
DRAFT  
NOT FOR  
CONSTRUCTION**

DRAWN BY	CHECK BY	PROJECT No.
APS	MK	2024079-06
ISSUED:		2025-03-11

PROJECT  
29 N 2nd St,  
Philadelphia, Pa 19106

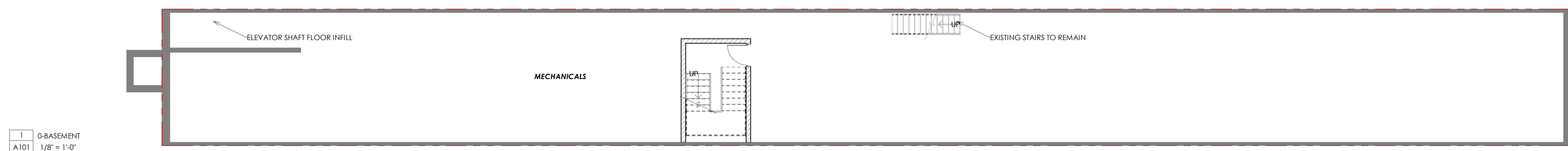
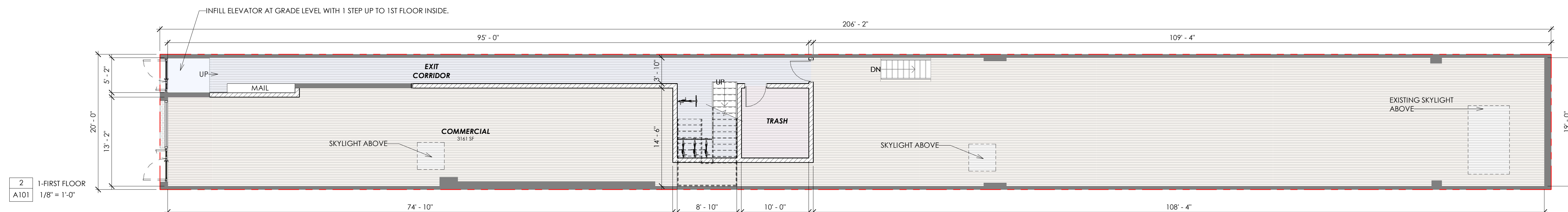
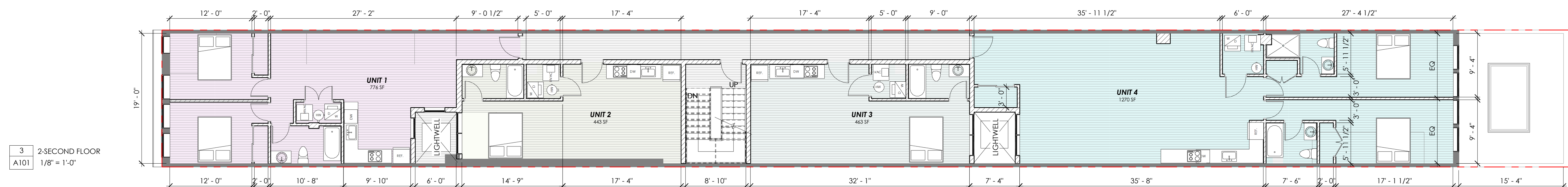
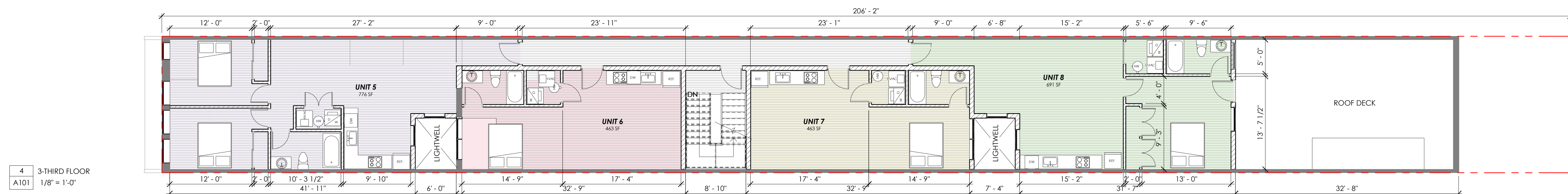
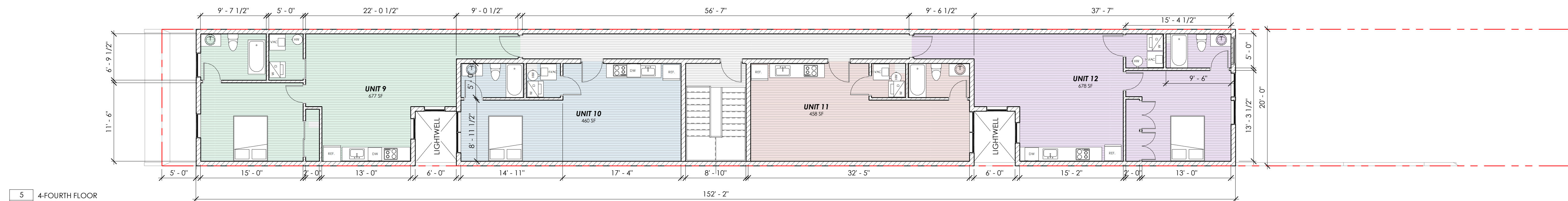
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Floor Plans -  
DEMO

SHEET No

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APS	MK	202409-06
ISSUED: 2025-03-11		





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REVISIONS/SUBMISSIONS

SEAL

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NOT FOR  
CONSTRUCTION**

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ISSUED: 2025-03-11		

PROJECT

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HISTORICAL

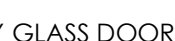
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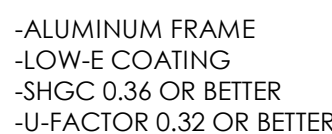
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- >50% GLAZING
- INSULATED
- ALUMINUM FRAME
- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER



- >50% GLAZING
- INSULATED
- ALUMINUM FRAME
- U-FACTOR 0.32 OR BETTER
- \$HGC 0.36 OR BETTER



4	STORE FRONT - FIXED ALUMINUM WINDOW
H	3/8" = 1'-0"



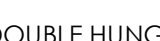
- WOOD WINDOW
- LOW E-COATING
- DOUBLE PANE
- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER



- WOOD WINDOW
- LOW E-COATING
- DOUBLE PANE
- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER



- WOOD WINDOW
- LOW E-COATING
- DOUBLE PANE
- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER



- WOOD WINDOW
- LOW E-COATING
- DOUBLE PANE
- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER



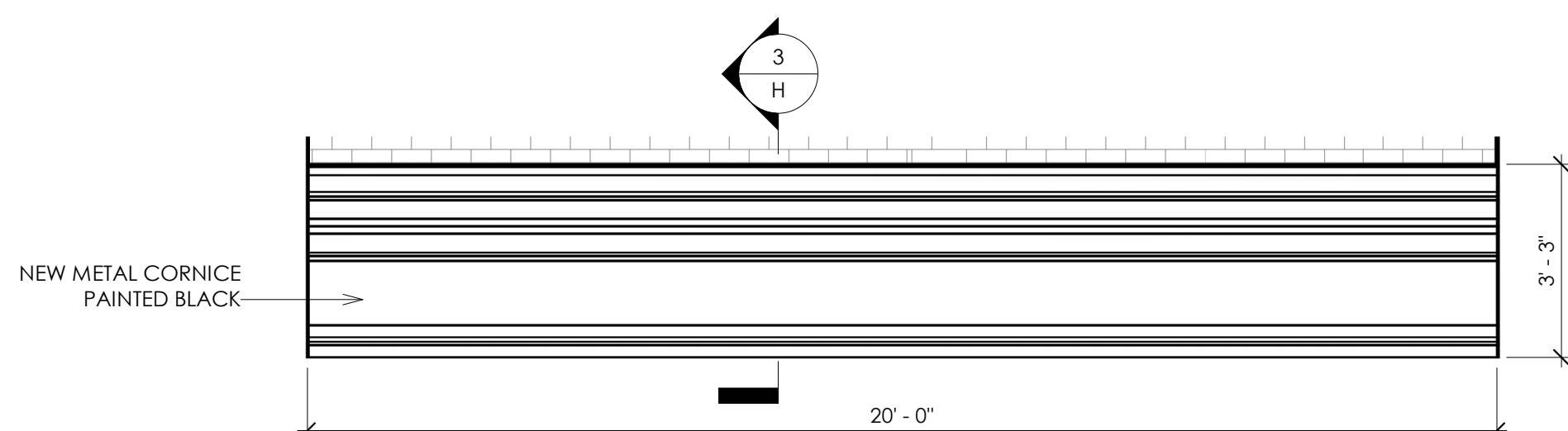
- ALUMINUM FRAME
- LOW-E COATING
- SHGC 0.36 OR BETTER
- U-FACTOR 0.32 OR BETTER



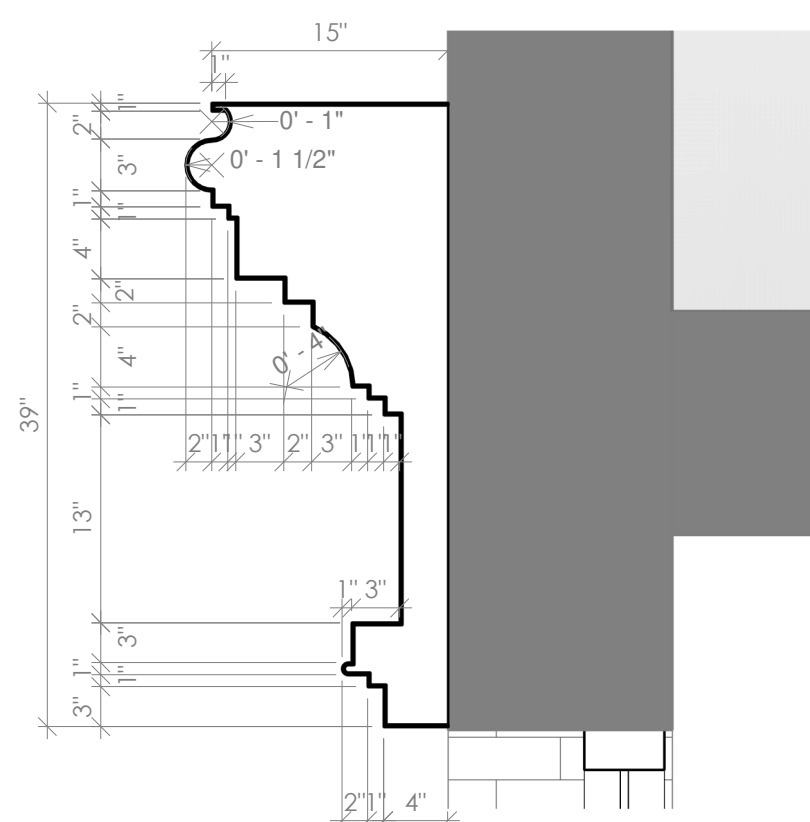
- VINYL/FIBERGLASS FRAME
- LOW-E COATING
- SHGC 0.36 OR BETTER
- U-FACTOR 0.32 OR BETTER

**\*\*WINDOW SHOP DRAWINGS TO BE PROVIDED BY WINDOW MANUFACTURER & SUBMITTED TO HISTORICAL COMMISSION FOR APPROVAL PRIOR TO PURCHASE.**

1	FRONT ELEVATION - H
H	3/16" = 1'-0"



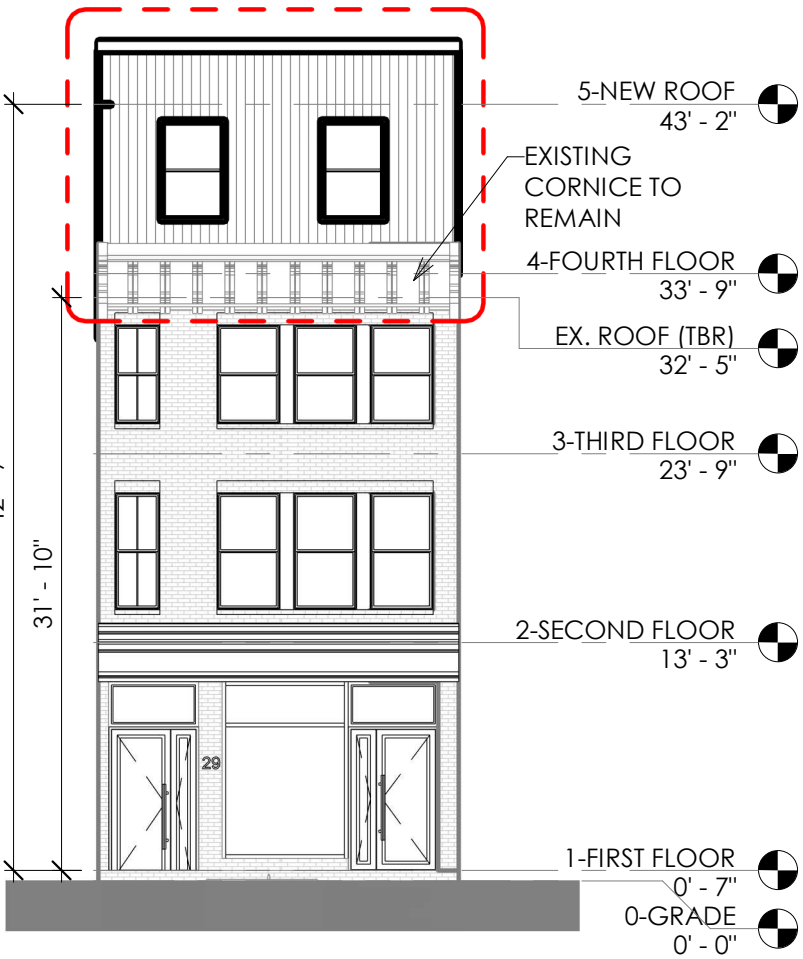
2	FRONT ELEVATION - CORNICE
H	$3/8'' = 1'-0''$



3	NEW CORNICE SECTION
H	1" = 1'-0"

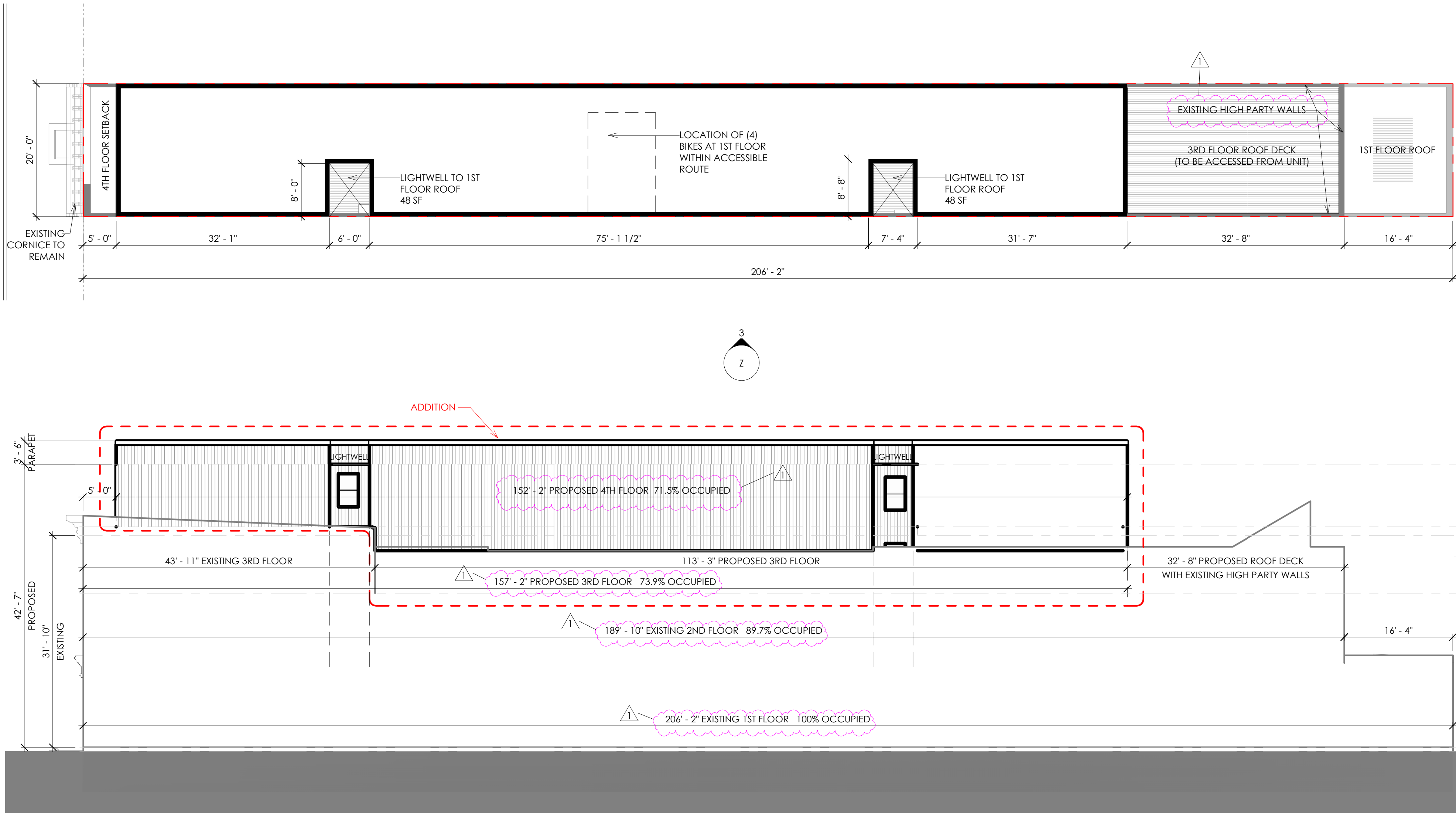


1 Site Plan  
Z 3/32" = 1'-0"



2 FRONT ELEVATION  
Z 3/32" = 1'-0"

3 SIDE ELEVATION  
Z 3/32" = 1'-0"



4 STREET VIEW 1  
Z N.T.S.



5 STREET VIEW 2  
Z N.T.S.

ZONING INFORMATION		
29 N 2ND STREET, PHILADELPHIA PA 19106		
	Lot Area	Proposed Bldg Area (footprint)
	4,123 SF	4,123 SF (EXISTING) 2,948 SF (ADDITION)
ZONING CLASSIFICATION: <b>CMX-3</b>		
OVERLAY: /CTR Center City Overlay District - Old City Residential Central /CTR Center City Overlay District - Old City Residential Area /CTR Center City Overlay District - Independence Hall Area /CTR Center City Overlay District - Old City Residential Area - Core Center City Overlay District - Old City Residential Supplemental Use Controls		
SCOPE OF WORK: - EXISTING 3-STORY BUILDING W/ 3RD STORY REAR ADDITION AND 4TH STORY ADDITION AS SHOWN ON PLANS. - USES: 1ST FLOOR VACANT COMMERCIAL USE PERMIT REQUIRED PRIOR TO OCCUPANCY 2ND-4TH FLOORS: (12) RESIDENTIAL UNITS TOTAL.		

	REQUIRED	PROPOSED
DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	-
MIN. STREET FRONTAGE	--	-
MIN. LOT AREA	--	-
MAX. OCCUPIED AREA (%)	INTER.: 75% CORNER: 80%	2,948 SF 4,123 SF 3,047 SF 3,700 SF 4,123 SF 4,123 SF = 100% (EXIST. 1ST)

YARDS		
MIN. FRONT YARD DEPTH	--	-
MIN. SIDE YARD WIDTH (EA.)	8' IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	0
MIN. REAR YARD DEPTH	--	-

HEIGHT		
MAX. HEIGHT	--	-
MIN CORNICE HEIGHT	--	-
FLOOR AREA RATIO		
MAX. FLOOR AREA RATIO	500%	10,672 SF (BLDG AREA) 4,123 SF (LOT AREA) = 259%

PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW. SEE TABLE 14-802-2 FOR OTHER USES)		
MULTI-FAMILY (2% ADA)	3 / 10 UNITS	0 REQUIRED PER OLD CITY OVERLAY
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1: MIN. 2	--

NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-2		
BICYCLE PARKING		
RESIDENTIAL FEWER THAN 12 DWELLING UNITS	0	-
RESIDENTIAL 12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION	4
12 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+	1 PER 10 DWELL. OR FRACTION	-
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)		
0-7,500 SF GROSS FLR AREA	0	0
7,501-20,000 SF	2	-
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF	-

STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :		
N 2ND STREET 12'-26'-12" (50' WIDE)		
ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
STAIRS/ STEPS	N/A	N/A

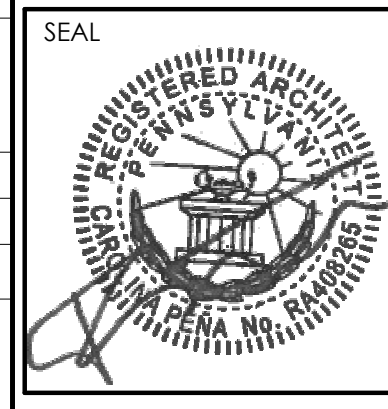


0 LOCATION PLAN  
Z N.T.S.

**PARALLEL ARCHITECTURE**  
STUDIO, LLC  
230 S. BROAD ST. 17TH FLOOR  
PHILADELPHIA, PA 19102  
OFFICE@PRLL.STUDIO | 215.888.8407

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REVISIONS	
REVISIONS/SUBMISSIONS	REV. 1 PER L&I RFI
DATE	12/26/2024



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APS	MK	202407-06
ISSUED:	2025-03-11	

PROJECT  
29 N 2nd St,  
Philadelphia, Pa 19106

DRAWING TITLE  
ZONING SITE  
PLAN &  
INFORMATION

SHEET No  
**Z**