

ADDRESS: 28 S 2ND ST

Proposal: Construct roof deck with two pilothouses and a pergola

Review Requested: Final Approval

Owner: 28S2 LLC

Applicant: Beth Hysick, Brighton Architecture + Design LLC

History: 1835; Edwin Hall & Co.; Venetian Gothic storefront added in 1865

Individual Designation: 11/4/1976

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

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This application proposes constructing a rooftop deck, two pilot houses, and a pergola on a four-story building in the Old City Historic District that was individually designated in 1976.

The deck will be setback 11'-6" from the front elevation and built up from the roof plane by 3'-5" on average on wooden posts. The pilot houses and pergola will be between 9'-6" and 10' in height and setback from 2nd Street by at least 50' and from Strawberry Street by at least 21'-7".

The submitted drawings propose 42" aluminum railings around much of the deck, some of it with glass infill, as well as a planter box on the south side. The pilot houses will be clad in vinyl siding in earth tones. The prefabricated pergola is a powder-coated aluminum, also in a neutral color, with a slat wall along the north property line.

SCOPE OF WORK:

- Construct roof deck with pilothouses and a pergola.

STANDARDS FOR REVIEW:

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

- **Roofs Guideline:** *Not Recommended: Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse)*
 - An on-site mock-up showing locations of the railing, pergola, and north pilot house would be helpful to evaluate the degree to which the roof deck would be visible from the public right-of-way. The north side seems especially likely to be visible given the short height of the neighboring building, which allows long views of the roof edge from both 2nd and Strawberry Streets.
 - The adjacent property at 26 S. 2nd Street is non-contributing to the historic district and appears to have been truncated from its historic height. If a taller building were constructed there in future, it would significantly reduce any visibility of this roof deck.
- **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.*
 - If an on-site mock-up shows that the railing, pergola, and pilot house(s) would be significantly visible from the public right-of-way, the Commission can better evaluate the compatibility of the roof deck's scale and materials and its impact on the historic structure and surrounding historic district.

STAFF RECOMMENDATION: Approval, provided that an on-site mock-up shows that the railing, pergola, and northern pilot house would be minimally visible, pursuant to Standard 9 and the Roof Guideline.



Figure 1: Subject property in 1972.



Figure 2: Views with likely visibility of roof deck from 2nd St (left) and Strawberry St.

BRIGHTON

Architecture + Design LLC

Philadelphia Historical Commission

1515 Arch St., 13th Floor

Philadelphia, PA 19102

preservation@phila.gov

Property: 28 S 2nd St, Philadelphia

Property Owner: 28S2 LLC (Alexander Sweetwood)

To whom it may concern:

I am submitting documents to be reviewed by the Philadelphia Historical Commission, for a proposed Rooftop Deck, two (2) pilot houses, overhead pergola and mechanical platform at 28 S. 2nd St, a historically designated property in the Old City Historic District. The property is 20ft wide by 129'-7" deep, and spans from 2nd Street (primary frontage) to Strawberry St (secondary frontage).

The proposed rooftop deck will be 20ft wide by 65ft deep, setback 11'-6" from the front building line along 2nd Street. The pilot houses will be on opposite sides of the building; the pilot house to the left (looking from 2nd St) will be setback more than 50ft, and the one to the right of the existing roof will have approximately a 75ft setback from 2nd St and 26ft from Strawberry St. The pilot houses will be about 9'-6" above the roof deck surface. The pergola will be approximately the same height, adjacent to the left pilot house, also setback more than 50ft.

No portion of the proposed deck, pilot houses or pergola will be visible from either street frontage. The building is directly across from Black Horse Alley, where portions of the deck or pilot houses may be minimally visible.

The proposed materials will consist of the following:

- Railings: Trex Signature Railing with Glass infill panels (black aluminum)
- Pilot House Siding: high end vinyl siding in light neutral/ earth tone colors (match existing beige stucco)
- Prefabricated Pergola: Powder coated aluminum, in a light neutral/ earth tone color

Thank you for reviewing these documents, and for your consideration in this matter.

Sincerely,



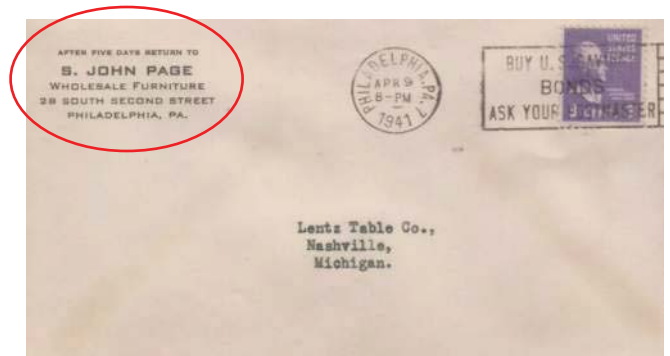
Elizabeth Johnson
Registered Architect



“Related to the Italianate and Renaissance Revival styles, **a very significant Venetian Gothic storefront survives intact in Old City**. The storefront was added to the Greek Revival building (c. 1835) at **28 S. 2nd Street immediately after the Civil War for the Edwin Hall & Company**, importers, jobbers, and retailers of clothing and textiles. Little has changed on the façade of the building since it was depicted on an Edwin Hall & Company receipt dated 30 June 1869. Although the transom level storefront windows have been boarded, the Venetian Gothic storefront cornice with its arcaded corbel table and scrolled end brackets as well as the incredible elliptical arched window frames and pencil-thin columns with stylized capitals remain unchanged.” – Old City Historical Designation Document (2003)

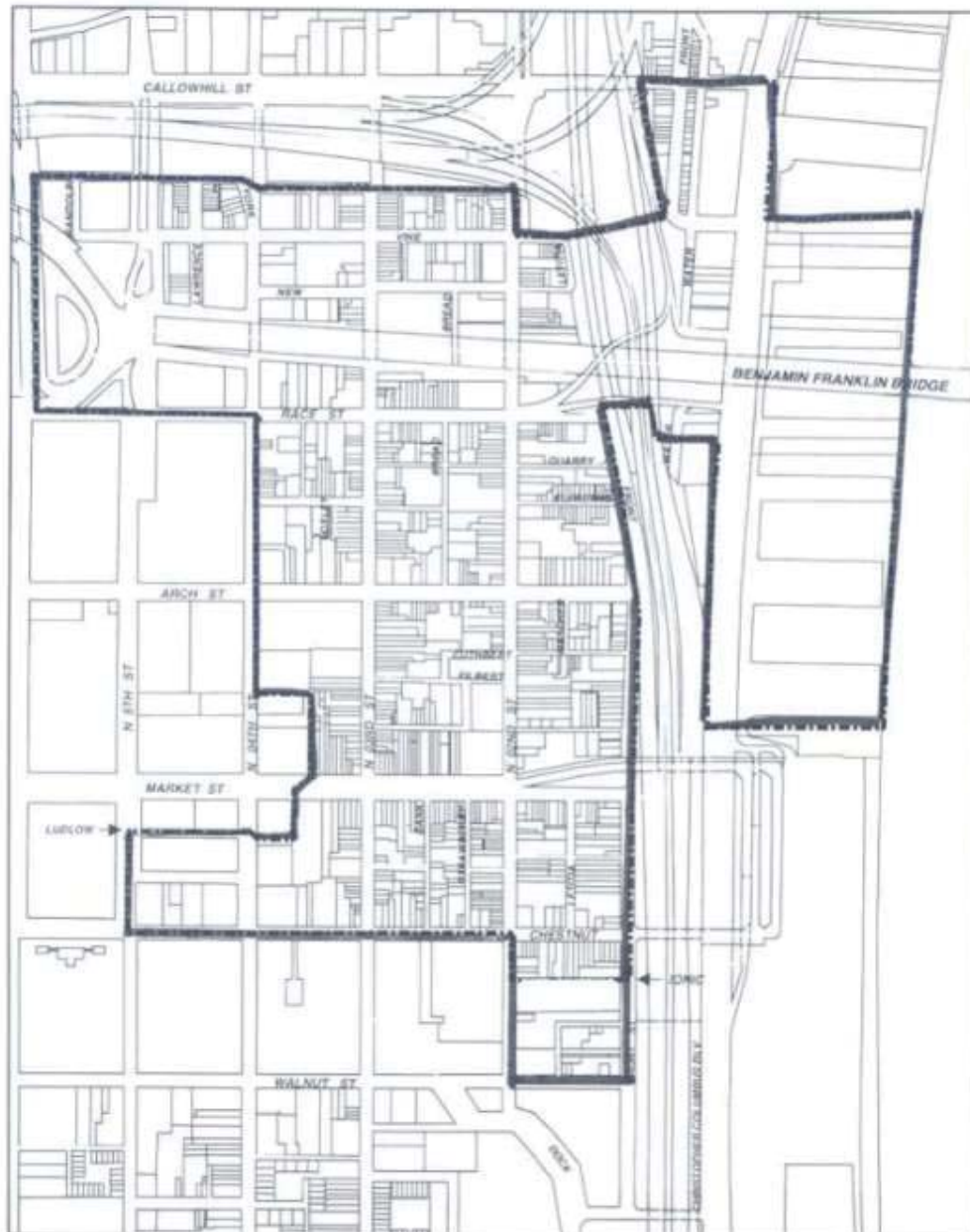


S. John Page Company, referenced by philadephiabuildings.org, with no reference in Historical Designation Documents

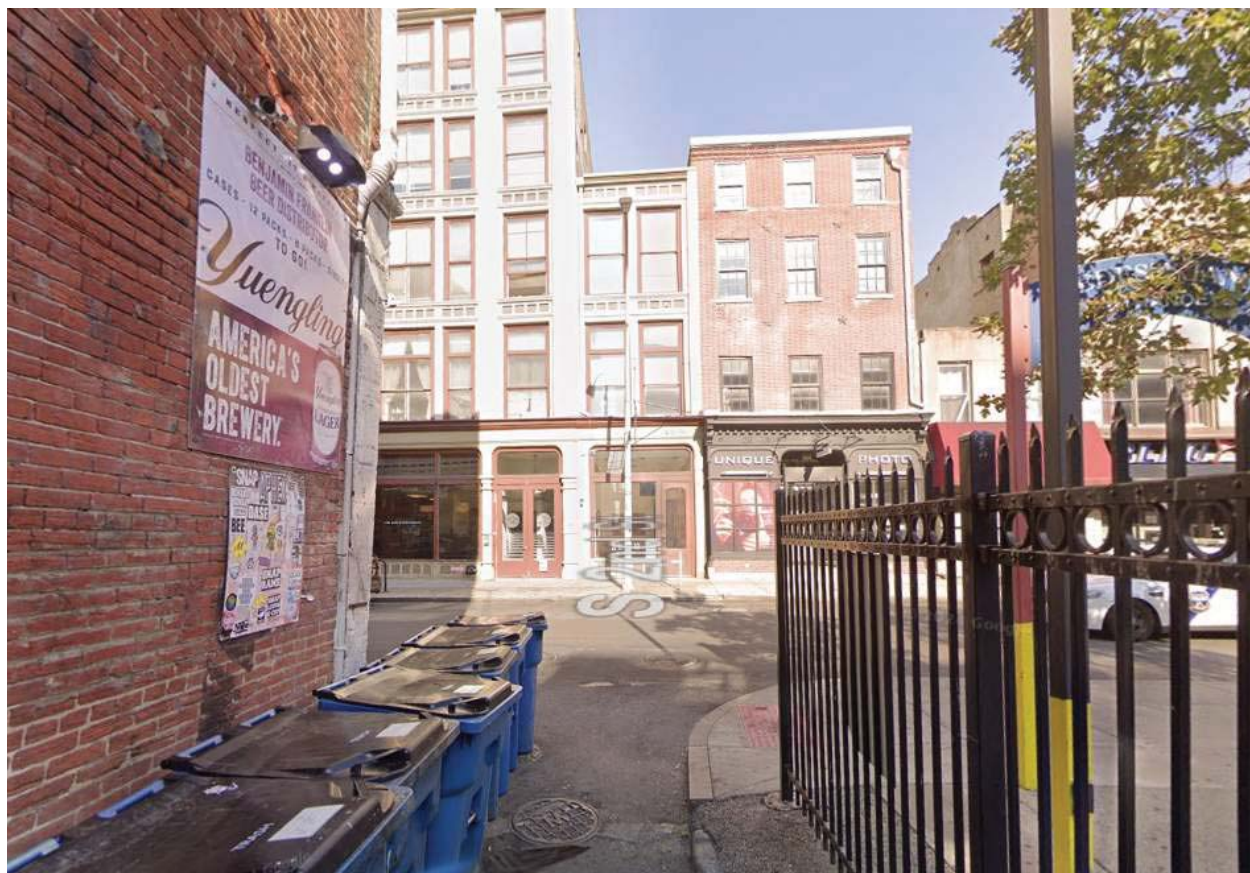


28 South 2nd St: 4-story, 3-bay, brick, Greek Revival building with 3-bay storefront. Granite and concrete stoops; squared entrance opening with metal security screen in front; storefront window with metal security screen; painted granite storefront pilasters and cornice; replacement 1/1 vinyl windows and brick infill at upper stories; corbelled brick cornice; flat roof. North elevation: brick and stucco.

Built c. 1835. Alterations: Edwin Hall & Co. Venetian Gothic storefront added c. 1865; new windows installed on 4th story, 1988. Designated: 7 Oct 1976. Significant.



OLD CITY HISTORIC DISTRICT
Designated 12 December 2003



View from Black Horse Alley



Views looking south on 2nd Street



Views looking North on 2nd St.

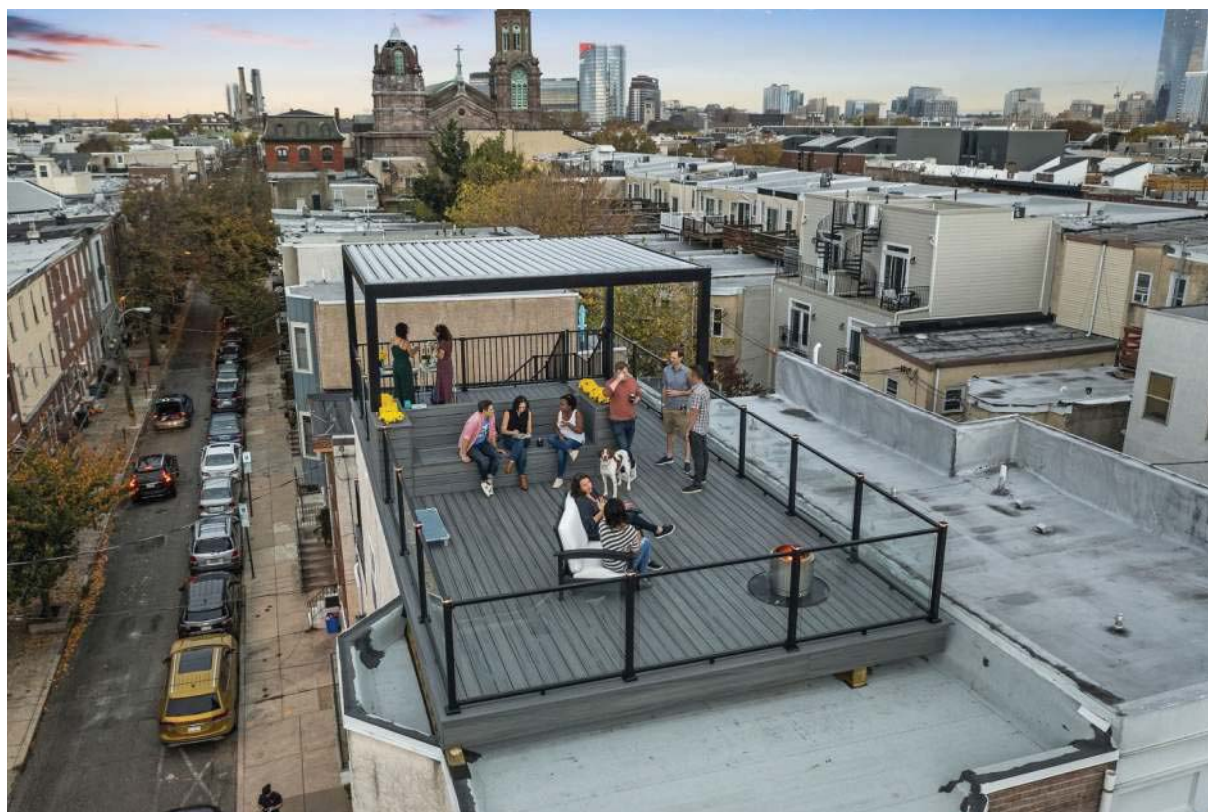


Looking North on Strawberry St.



View of 28 S 2nd Street from Strawberry St





Sample materials and finishes (colors may vary)

ZONING:
CMX-3 Community Commercial Mixed Use
PROPERTY DATA:
 28 S. 2nd Street
 21'-0" x 129'-6"

ZONING DATA:

	ALLOWED	EXISTING
MAX OCCUPIED AREA	75%	10%
MIN. SIDE YARD	0FT	0FT
MAX. FLOOR AREA RATIO	500%	40%
ROOF DECK SETBACK	5FT	N/A

ZONING:
CMX-3 Community Commercial Mixed Use
PROPERTY DATA:
 28 S. 2nd Street
 21'-0" x 129'-6"

ZONING DATA:

	ALLOWED	EXISTING
MAX OCCUPIED AREA	75%	10%
MIN. SIDE YARD	0FT	0FT
MAX. FLOOR AREA RATIO	500%	40%
ROOF DECK SETBACK	5FT	N/A

PHASED PLANNING ZONING CODE
14-604. ACCESSORY USES AND STRUCTURES.

(a) ROOF DECKS.
ROOF DECKS ARE PERMITTED FOR RESIDENTIAL USES IN ALL ZONING DISTRICTS. ROOF DECKS FOR NON-RESIDENTIAL USES ARE PROHIBITED, EXCEPT IN THE CM-3-C, CM-4-C, OR CM-5-C DISTRICTS, WHERE SPECIAL EXEMPTION APPROVAL, IN ACCORDANCE WITH THE PROCEDURES OF § 14-3337.7, IS REQUIRED. ROOF DECKS ARE NOT PERMITTED ON ANY ACCESSORY STRUCTURE.

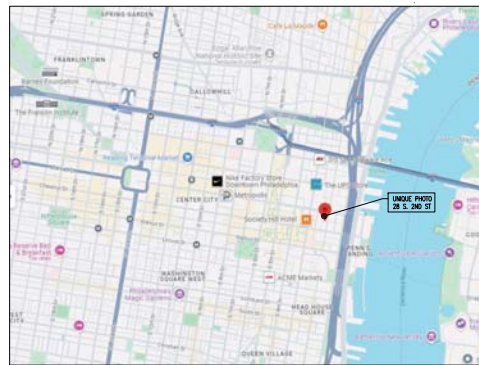
(b) SETBACKS. ROOF DECKS MUST BE SET BACK AT LEAST FIVE FEET FROM THE EXISTING FRONT BUILDING LINE (CLOSEST TO THE FRONT LOT LINE).

(c) HEIGHT. A ROOF DECK AND ASSOCIATED RAILINGS AND FENCING IS CONSIDERED A PERMITTED APPURTENANCE TO A BUILDING. THE BUILDING HEIGHT LIMITATIONS OF THE SUBJECT ZONING DISTRICT, PROVIDED THAT NO PART OF THE DECK SURFACE EXTENDS MORE THAN 48 IN. ABOVE A PLANE THAT IS MIDWAY BETWEEN THE LOWEST AND THE HIGHEST POINTS OF THE BUILDING.

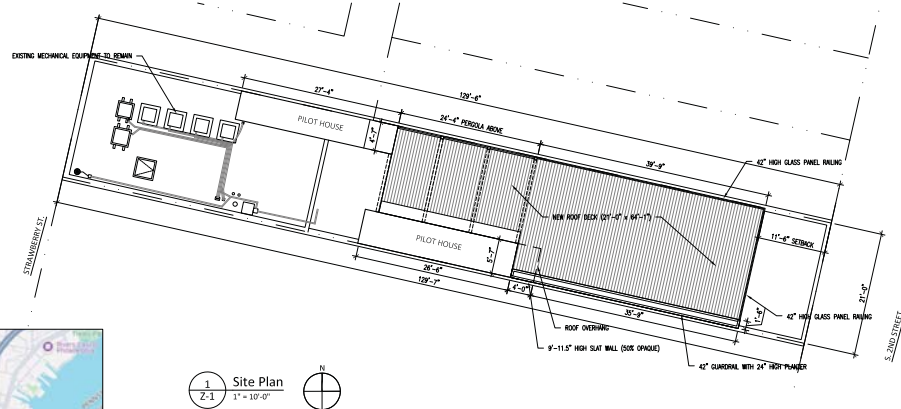
(d) ROOF DECK ACCESS STRUCTURES: A ROOF DECK ACCESS STRUCTURE MEETING THE FOLLOWING REQUIREMENTS IS CONSIDERED A BUILDING APPURTENANCE AND IS NOT CONSIDERED THE BUILDING ITSELF.

- (1) THE ROOF DECK ACCESS STRUCTURE MAY ONLY SERVICE TO ENCLOSE THE ACCESS STAIRS, ELEVATORS, OR OTHER MEANS OF ACCESS.
- (2) EXCEPT IN THE RM-2, RM-3, RM-4, CM-3-C, CM-4-C, CM-5-C, AND RM-5 DISTRICTS, THE ROOF DECK DECK ACCESS STRUCTURE MAY NOT EXCEED 125 SQ. FT. IN AREA. HOWEVER, ROOF DECK ACCESS STRUCTURES THAT ALSO CONTAIN AN ELEVATOR ARE PERMITTED AN AREA OF UP TO 40 SQ. FT.
- (3) ROOF DECK DECK ACCESS STRUCTURES MAY NOT EXCEED 10 FT. IN HEIGHT ABOVE THE SURFACE OF THE ROOF.
- (4) ROOF DECK ACCESS STRUCTURES MUST MEET THE SAME SETBACK REQUIREMENTS AS THE ASSOCIATED ROOF DECK. ANY PART OF THE ROOF DECK ACCESS STRUCTURE LOCATED MORE THAN 42 IN. ABOVE THE SURFACE OF THE ROOF DECK MUST BE SET BACK AN ADDITIONAL 5 FT. FROM THE REQUIRED SETBACK OF THE ASSOCIATED ROOF DECK. THE ROOF DECK ACCESS STRUCTURE MUST BE SET BACK 5 FT. FROM THE EXTREME REAR BUILDING LINE.

HEIGHT AND AREA LIMITATIONS FOR ROOFTOP STRUCTURES: A ROOFTOP STRUCTURE, INCLUDING CANOPIES, PERGOLAS AND SOLAR PANELS, MUST MEET THE HEIGHT, AREA, AND SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT AND ANY APPLICABLE OVERLAYS UNLESS TABLE 14-701-6 OF THE PHILADELPHIA ZONING CODE INCLUDES A SPECIFIC EXCEPTION FOR THE APPURTENANCE.

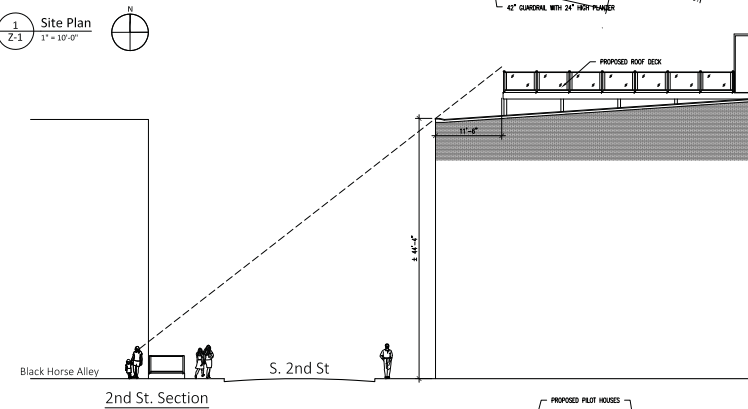


Location Map

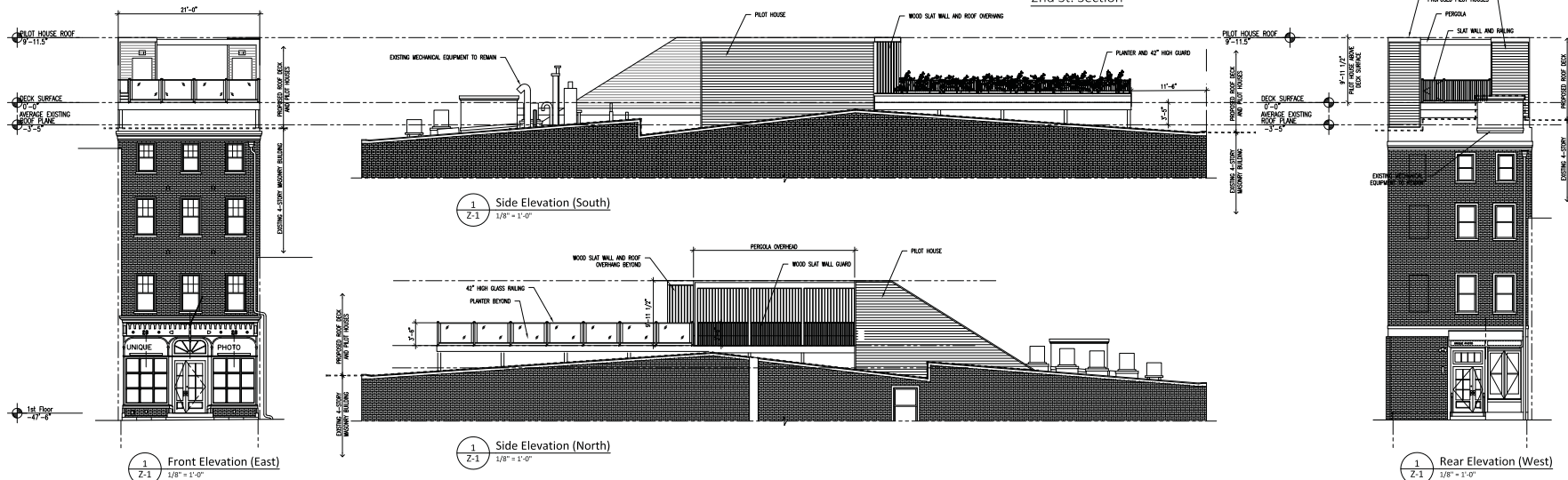


1
Z-1

Site Plan
1" = 10'-0"



2nd St. Section



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Elizabeth E. Johnson, RA
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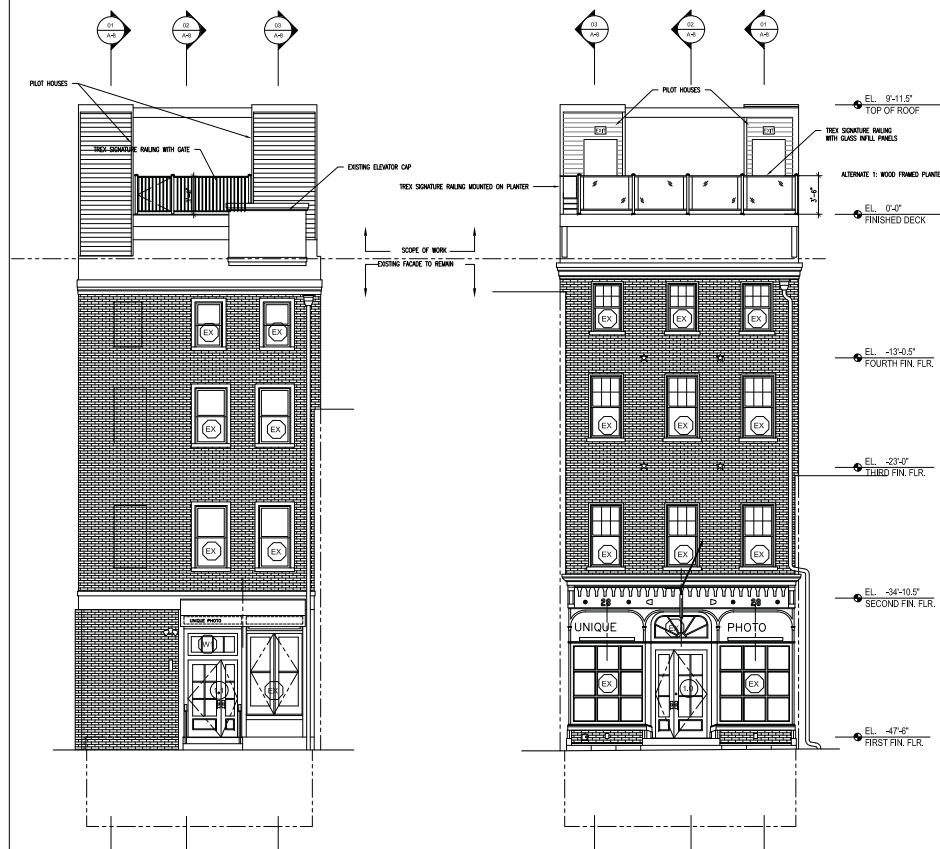
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**Rooftop Deck:
Unique Photo**
28 S. 2nd Street
Philadelphia, PA

Project Number: 019.068
Date: February 25, 2025

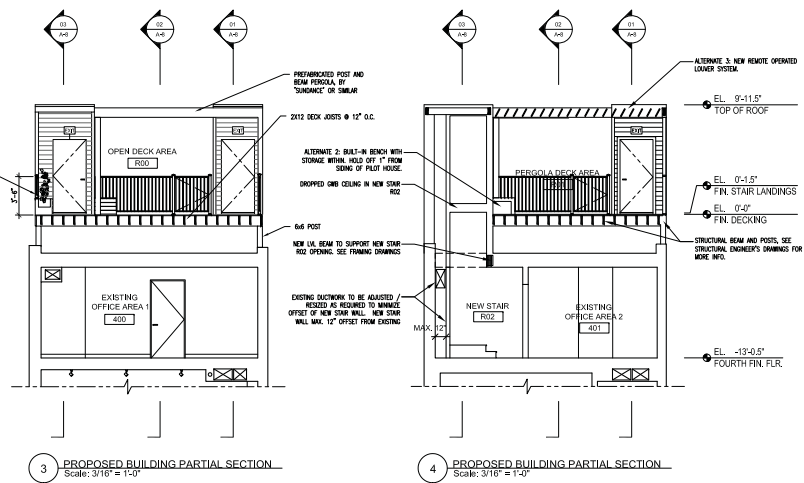
Drawing Name:
Zoning and Cover Sheet

A-0



1 PROPOSED REAR ELEVATION - WEST
Scale: 3/16" = 1'-0"

2 PROPOSED FRONT ELEVATION - EAST
Scale: 3/16" = 1'-0"



3 PROPOSED BUILDING PARTIAL SECTION
Scale: 3/16" = 1'-0"

4 PROPOSED BUILDING PARTIAL SECTION
Scale: 3/16" = 1'-0"

- GENERAL NOTES:**
- EXISTING FIRE-RATED DEMISING WALLS AND STAIR ENCLOSURES TO REMAIN AS IS, UNLESS OTHERWISE NOTED. AT AREAS OF NEW WORK INVOLVING FIRE SEPARATION, CONTRACTOR SHALL SATISFY MINIMUM FIRE RATINGS.
 - ALL NEW DECKING MATERIAL TO BE TREX SELECT, 5/4" X 6" DECK BOARD WITH CONCEALED FASTENERS.
 - RAILING TO BE TREX SELECT ALUMINUM RAILING, STANDARD INFILL OR 42" HT LAMINATED, TEMPERED GLASS PANELS AS INDICATED ON PLANS.
 - ALL NEW WOOD SLAT WALL AND FINISHED WOOD TRIMS TO BE PRIMED AND PAINTED, PRIMED 6 SIDES PRIOR TO INSTALLATION. ALL FASTENER HOLES TO BE FILLED PRIOR TO TOP COATS. COLOR AND SHEEN TBD.
 - COORDINATE WITH EXISTING FIRE ALARM AND SPRINKLER SYSTEM AS REQUIRED.
 - COORDINATE WITH OWNER ON SECURITY SYSTEM REQUIREMENTS.
 - NEW FLOORING: IN AREAS OF NEW WORK, NEW FLOORING TO MATCH EXISTING EXACTLY. ALL NEW CARPET IN NEW STAIR R02 AND NEW STAIR R03 TO MATCH EXISTING EXACTLY.
 - NEW FLOOR THRESHOLDS WHERE SPECIFIED. SEE ADA DETAILS AND SHEET A-1 FOR SILL DETAILS FOR MAXIMUM THRESHOLD HEIGHT ABOVE FINISHED FLOOR.
 - ALL NEW ROOFING: TO BE EPDM 90 MIL RUBBER MEMBRANE AND ADHESIVE OVER: NEW FASTENED WOOD OVERLAY BOARD, NEW CONTINUOUS 2" RIGID INSULATION, NEW VAPOR BARRIER, EXISTING ROOF SUBSTRATE. REPAIR ALL DAMAGED AREAS OF EXISTING SUBSTRATE, MATCH EXISTING THICKNESS EXACTLY.
 - ALL NEW PILOT HOUSE SIDING: STANDARD VINYL SIDING.
 - SEE STRUCTURAL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL INFORMATION AND DETAILS.
 - WHERE "MIN." OR "V.L.F." IS INDICATED ON DIMENSIONS, CONTRACTOR SHALL FIELD VERIFY THAT THE DIMENSION IS OBTAINABLE; IF NOT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
 - ALL DIMENSIONS TAKEN TO OUTSIDE FACE OF FINISH SURFACE, UNLESS OTHERWISE NOTED.
 - MANUFACTURER'S INSTALLATION METHODS SHALL TAKE PRECEDENCE OVER METHODS AS DOCUMENTED. CONSTRUCTION MANAGER TO BRING TO THE ATTENTION OF THE ARCHITECT OR ENGINEER.
 - IF THE EXISTING CONDITION DIFFERS FROM WHAT IS ILLUSTRATED, PLEASE NOTIFY THE ARCHITECT AND ENGINEERS BEFORE PROCEEDING WITH NEW WORK.
 - ALTERNATES:
 - BUILT IN PLANTER ALONG SOUTH EDGE OF DECK. SEE SHEET S-2 FOR DETAILS.
 - BUILT IN BENCH ALONG NORTH SIDE OF PILOT HOUSE. SEE S-2 FOR DETAILS.
 - PRE-FABRICATED PERGOLA. SEE SUPPLEMENTAL MANUFACTURER INFORMATION ATTACHED.

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Issue	Issue For	Date
0	BUILDING SUBMISSION	03/14/25

Rooftop Deck:
Unique Photo
28 S. 2nd Street
Philadelphia, PA

Project Number: 019.068
Date: February 25, 2025

Drawing Name:
Elevations and
Sections

A-6

