

ADDRESS: 700 S 2ND ST

Proposal: Demolish one-story buildings; construct four-story buildings

Review Requested: Final Approval

Owner: Emily Larfviere

Applicant: Evan Litvin, LO Design

History: 1785

Individual Designation: 5/31/1966

District Designation: None

Staff Contact: Allyson.Mehley@phila.gov

BACKGROUND:

This application proposes demolishing two one-story buildings and constructing two four-story buildings at 700 S. 2nd Street. The property runs west from S. 2nd Street to S. Philip Street along Bainbridge Street. The building at the southeast corner of S. 2nd and Bainbridge Streets was constructed about 1785 and individually designated in 1966. The other two buildings on the property are considered non-contributing to the historic resource. The middle one-story building was constructed in the 1940s. The one-story building at the southeast corner of S. Philip and Bainbridge Street, at the rear of the property, was historically designated and listed the Philadelphia Register of Historic Places as 208 Bainbridge Street in 1958, but the designation was rescinded after the upper floors and roof were demolished in 1959.

The two proposed four-story buildings will be single-family residences with pilot houses and roof decks. They will be clad in red brick with entrances facing onto Bainbridge Street. The new buildings will be built directly adjacent to the historic building but there will be no internal connection.

SCOPE OF WORK:

- Demolish two one-story buildings.
- Construct two four-story buildings.

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 design of the proposed four-story buildings successfully differentiates itself from the historic building through its more contemporary design but maintains material compatibility through the use of red brick cladding. However, the massing, size, and scale of the proposed buildings are too large. They should be reduced in height. The cornice of the new buildings should match or be lower than the roofline of the historic building in order to meet Standard 9.
 - The scale and rhythm of the window openings of the proposed buildings are not compatible with the historic building. The design should be further studied and revised to 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.*

- If a future owner wishes to return 700 S. 2nd Street to its original appearance, the two new buildings could be removed and the historic rear openings restored; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Denial as proposed, but approval of a revised design with reduced height and window openings that are more compatible with the rhythm and scale of the historic building, pursuant to Standard 9.



10 JUNE 2025

Property Address: 700 S 2ND ST

Applicant: Lea Litvin AIA // Principal, LO DESIGN

Applicant Email: lea@lodesignco.com

Applicant Phone #: 215-606-4896

Applicant Address: 2116 Locust Street Philadelphia, PA 19103

Property Owners: Max Crispell, Francis Mangubat, Timothy Marker, and Douglas Crispell

Project Description:

The project is located at 700 S 2ND ST between 2ND St, S Philip St, and Bainbridge St. The lot includes two structures: one in which is an existing three-story residential building and another one-story vestige, both combined to approximately 2,267 SF. This property is a part of the Southwark Historic District.

Our proposed work consists of a planned residential development with a total of five units which includes the existing three-unit, three-story building between 2nd St and Bainbridge St to remain. The existing one-story vestige will be demolished and converted into two newly constructed four-story, single-family dwelling units. The two new units will have roof decks accessed by pilot house.

This new construction will be an attached addition to the existing three-story building which will remain. The proposed structure is designed to be contextually responsive to the surrounding neighborhood; the brick façade incorporates fenestration patterning, trim detailing, and subtle plane shifts to align with the heights, rhythm, and proportions of surrounding rowhomes. The pilot houses are set back to minimize visual impact while using materials that are color-matched to the brick tone. These design strategies are intended to reference and interpret the adjacent historic fabric in an architecturally cohesive and compelling manner.

We look forward to discussing our proposed project with the Architectural Committee and the Philadelphia Historical Commission. Thank you for your consideration.

Sincerely,

Lea Litvin AIA LEED AP BD&C
Principal, LO Design

Evan Litvin RA NCARB
Partner, LO Design

700 S 2ND ST

Philadelphia Historical Commission
Architectural Committee

June 24, 2025



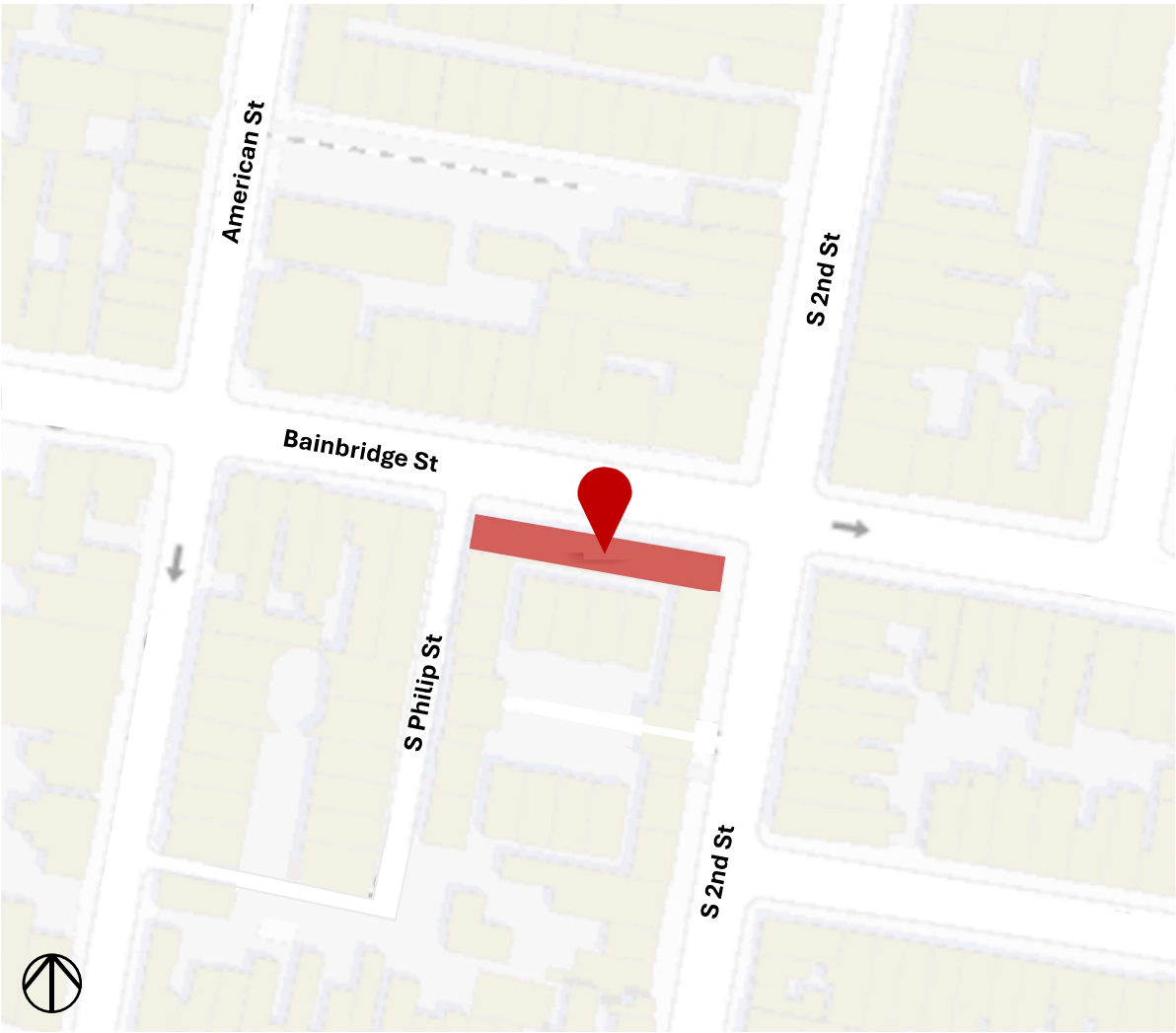
2116 Locust Street // Philadelphia, PA 19103

www.lodesignco.com // [215] 606-4896

info@lodesignco.com

LO DESIGN

SITE LOCATION

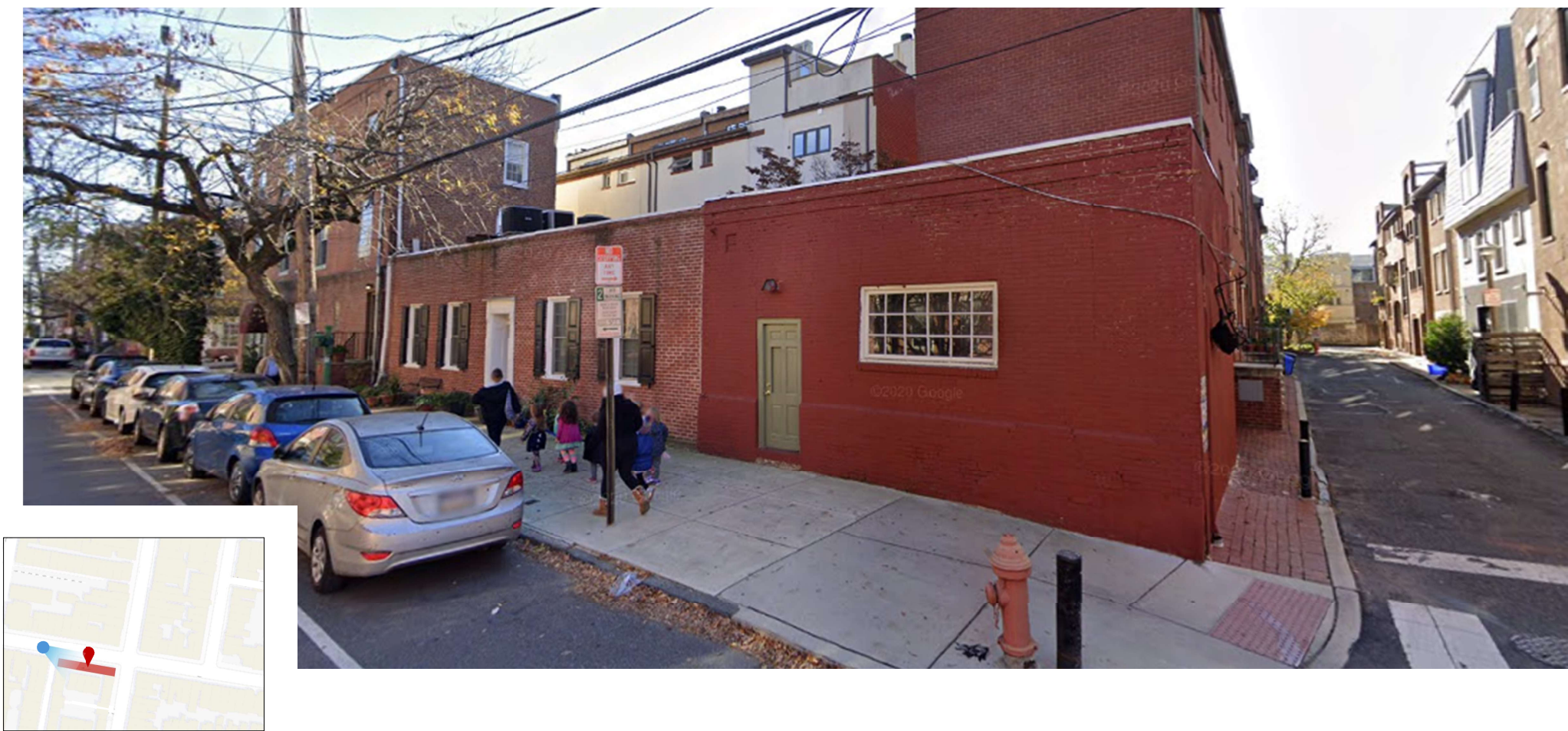


Courtesy of Atlas.phila.gov

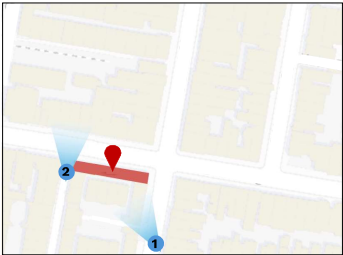
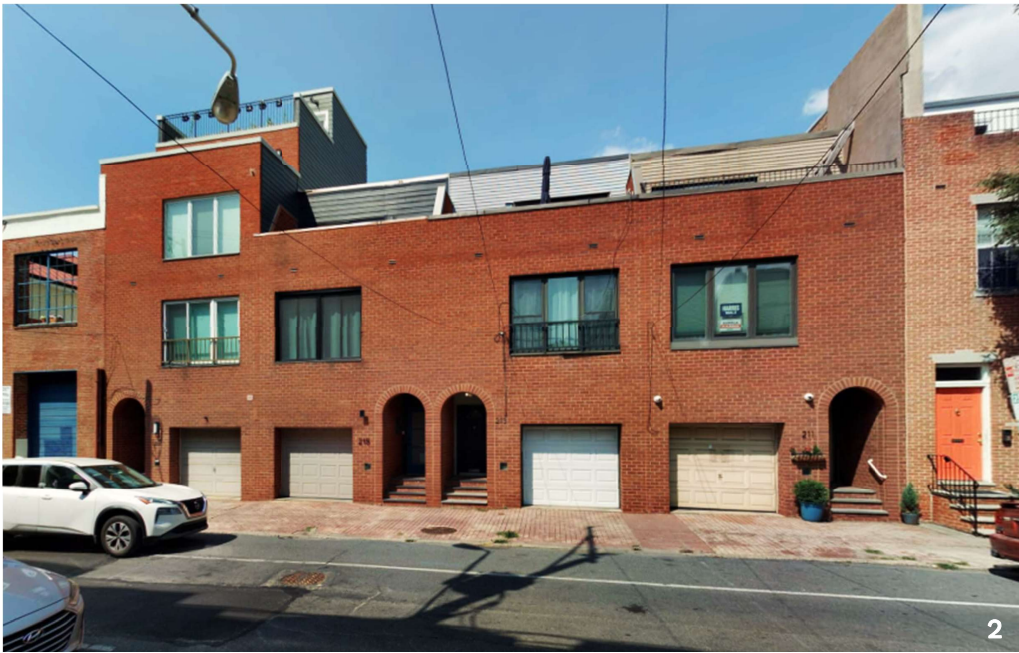
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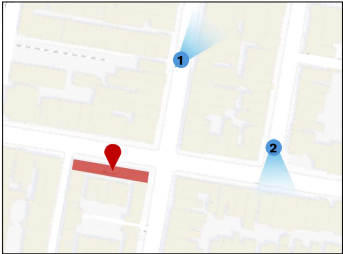
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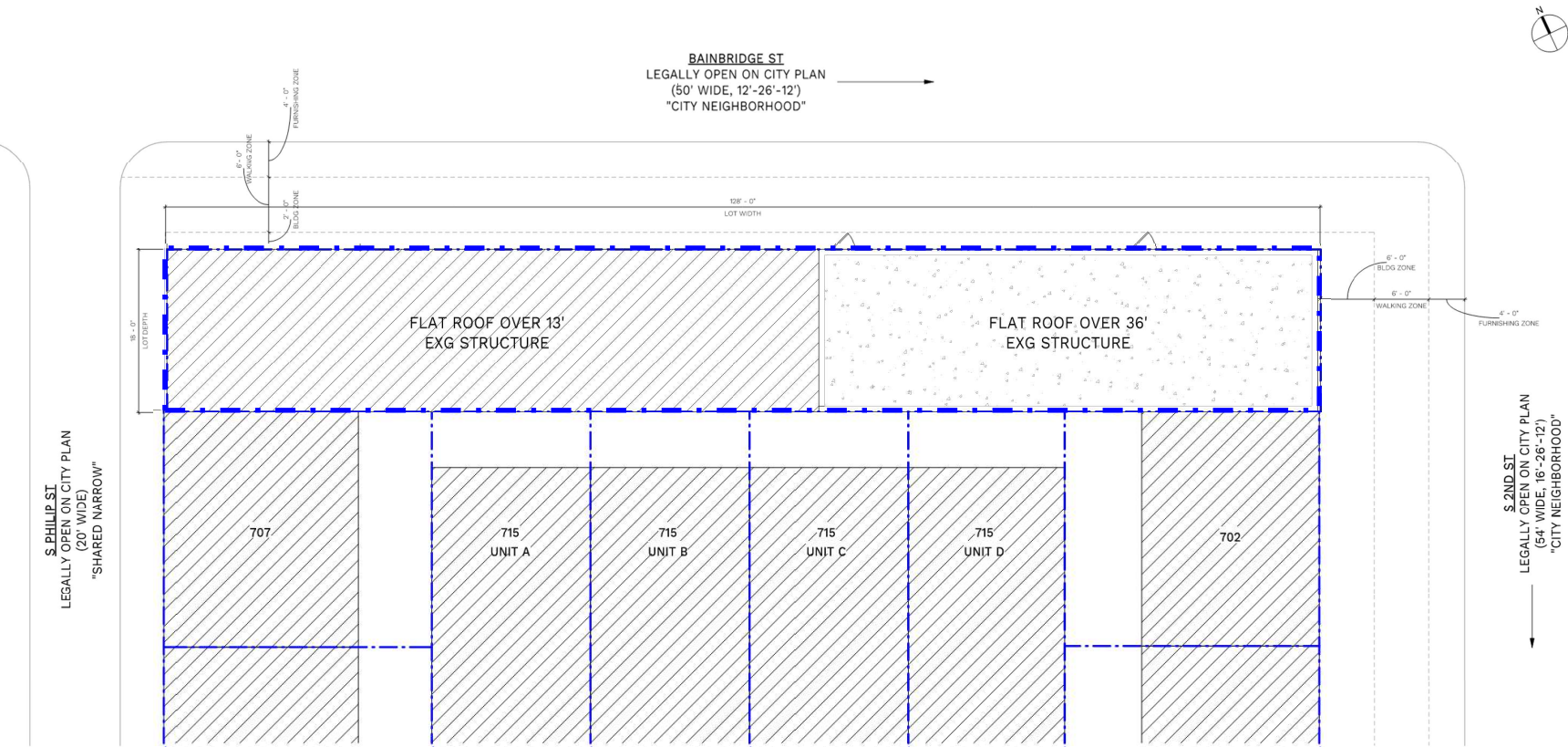
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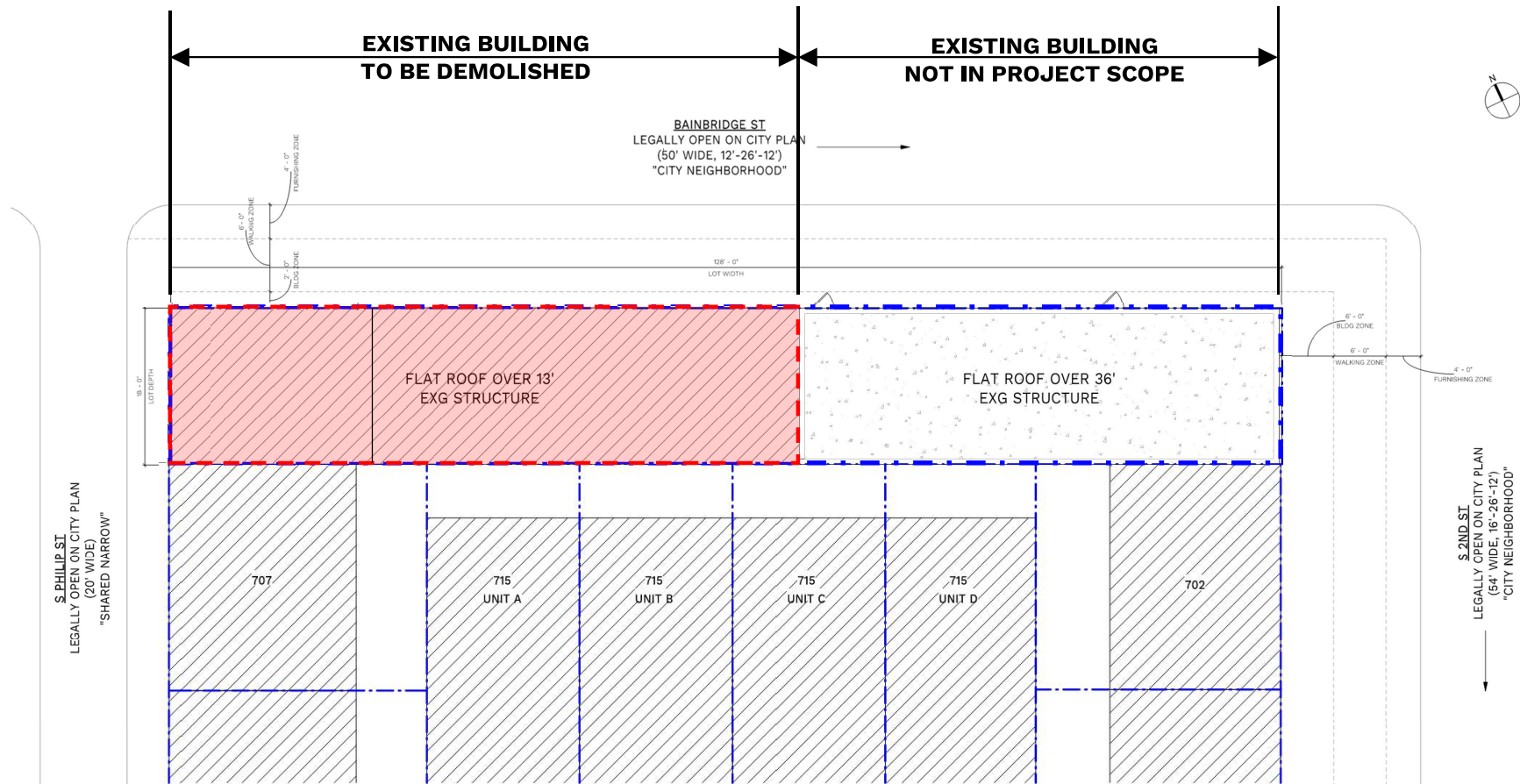
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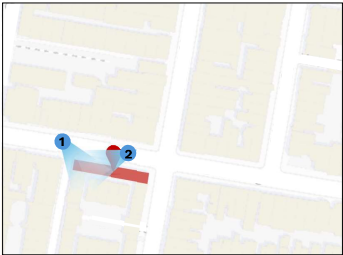
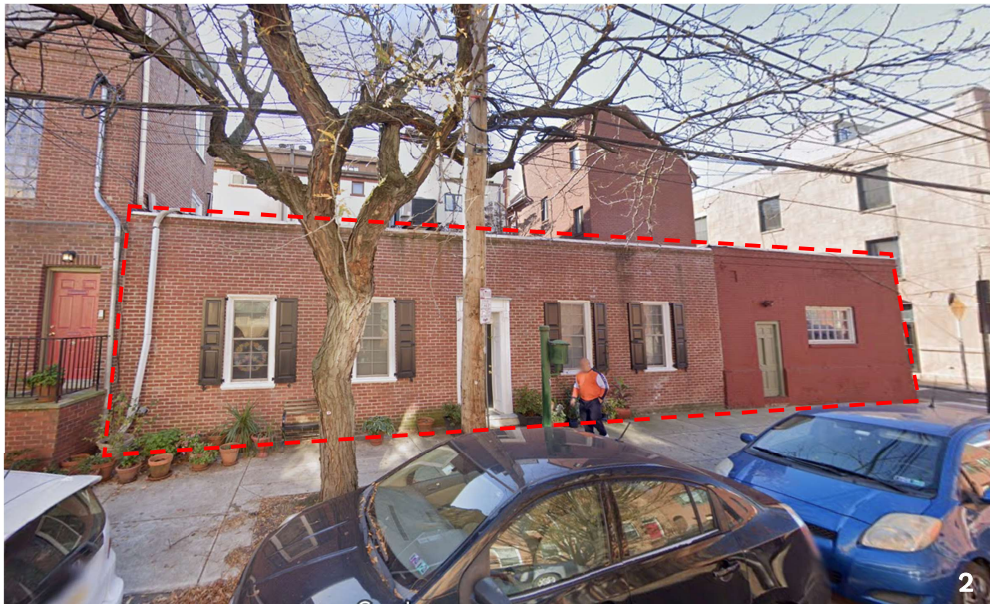
EXISTING SITE PLAN



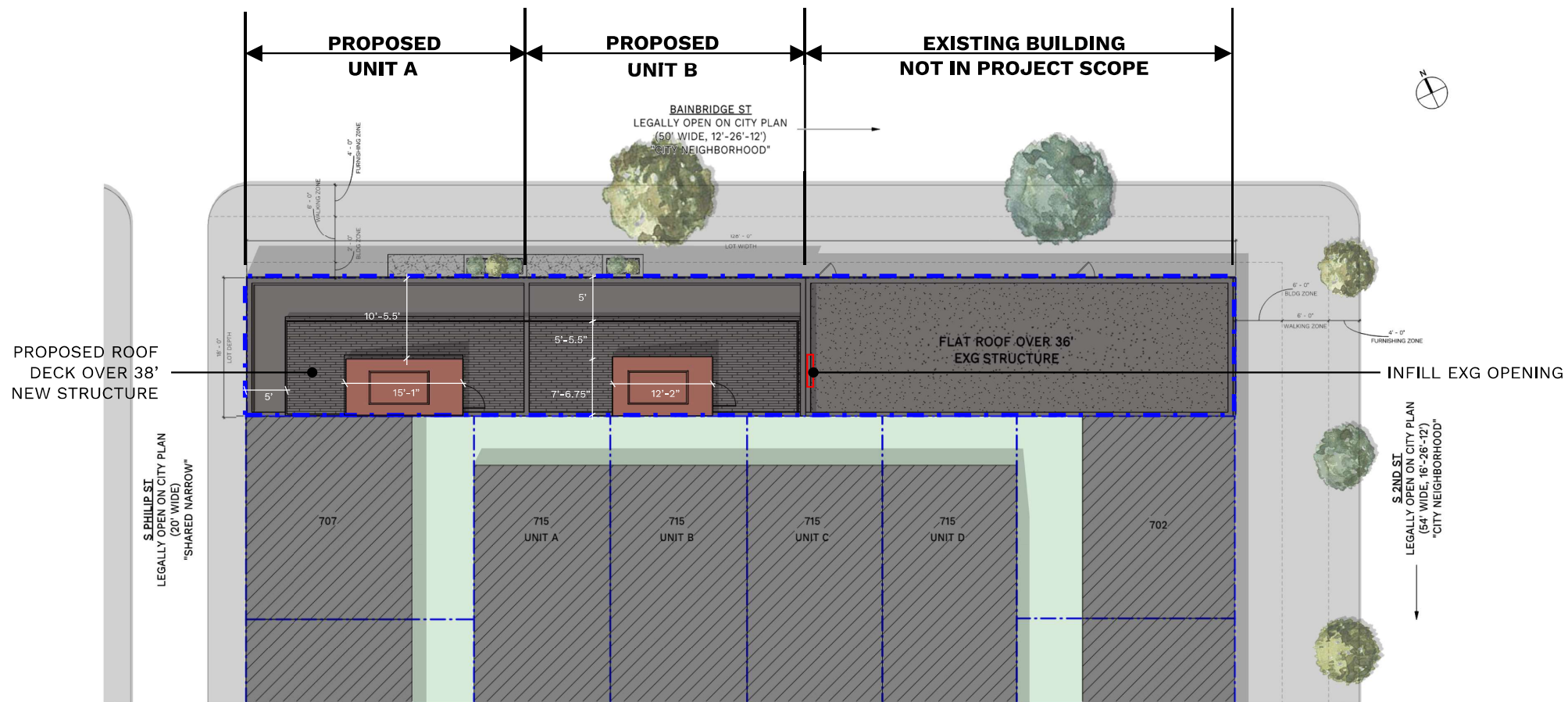
PROPOSED DEMOLITION



PROPOSED DEMOLITION



PROPOSED SITE PLAN



BUILDING ELEVATIONS
FACADES



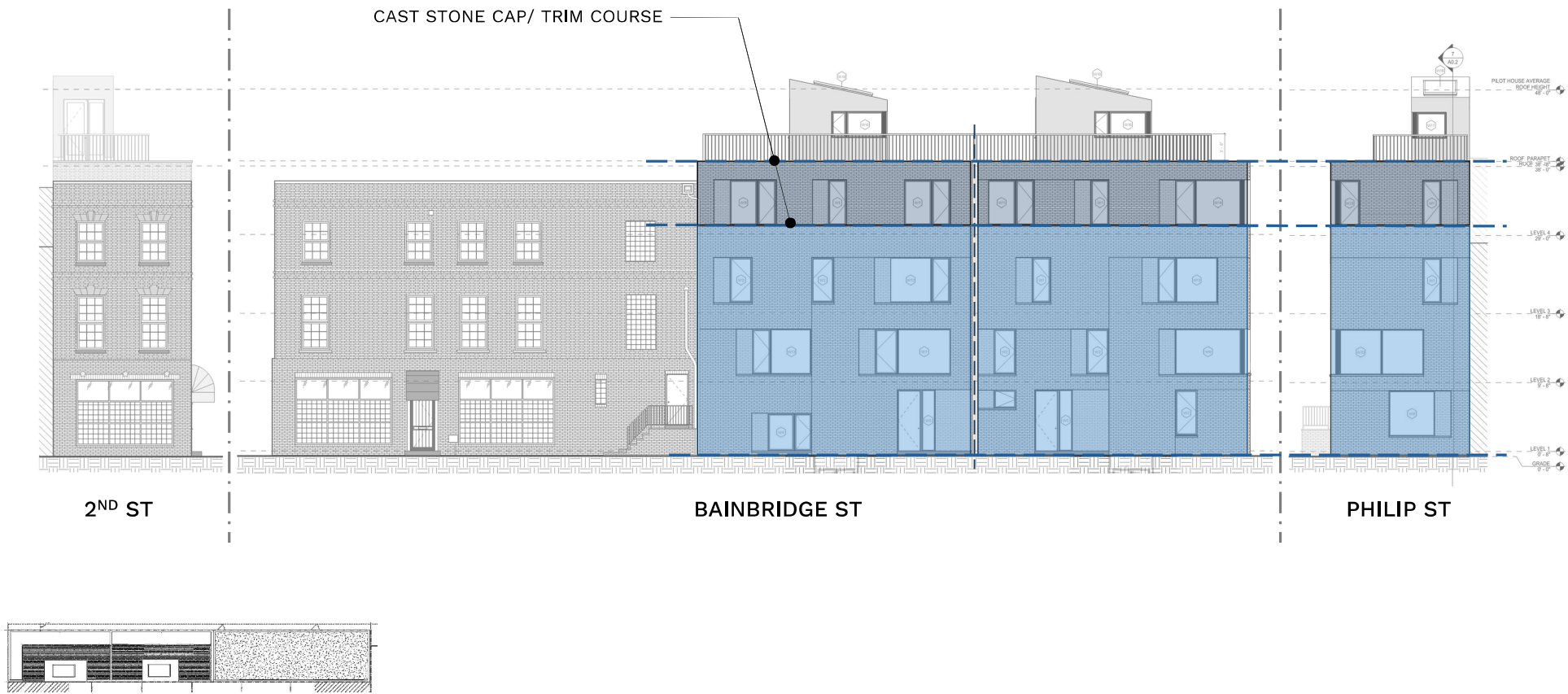
BUILDING ELEVATIONS

FAÇADE ARTICULATION DIAGRAM – TYPICAL SINGLE FAMILY ROWHOME RHYTHM THROUGH BRICK DETAILING

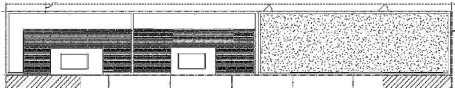
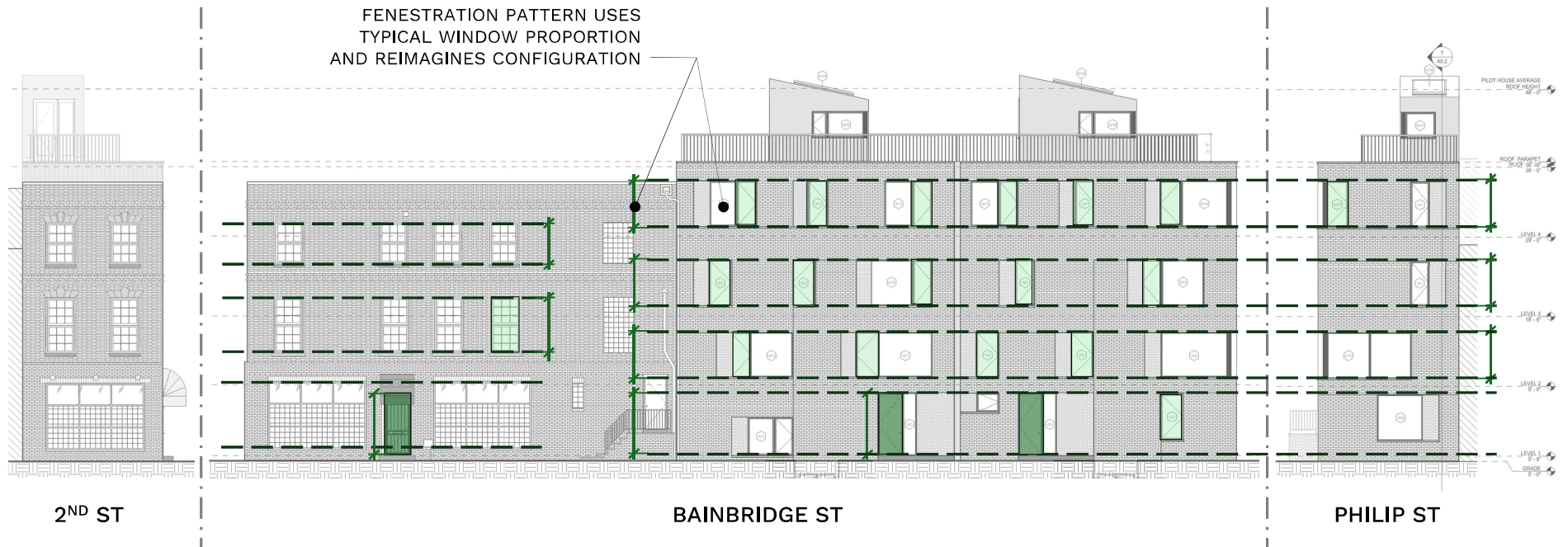


BUILDING ELEVATIONS

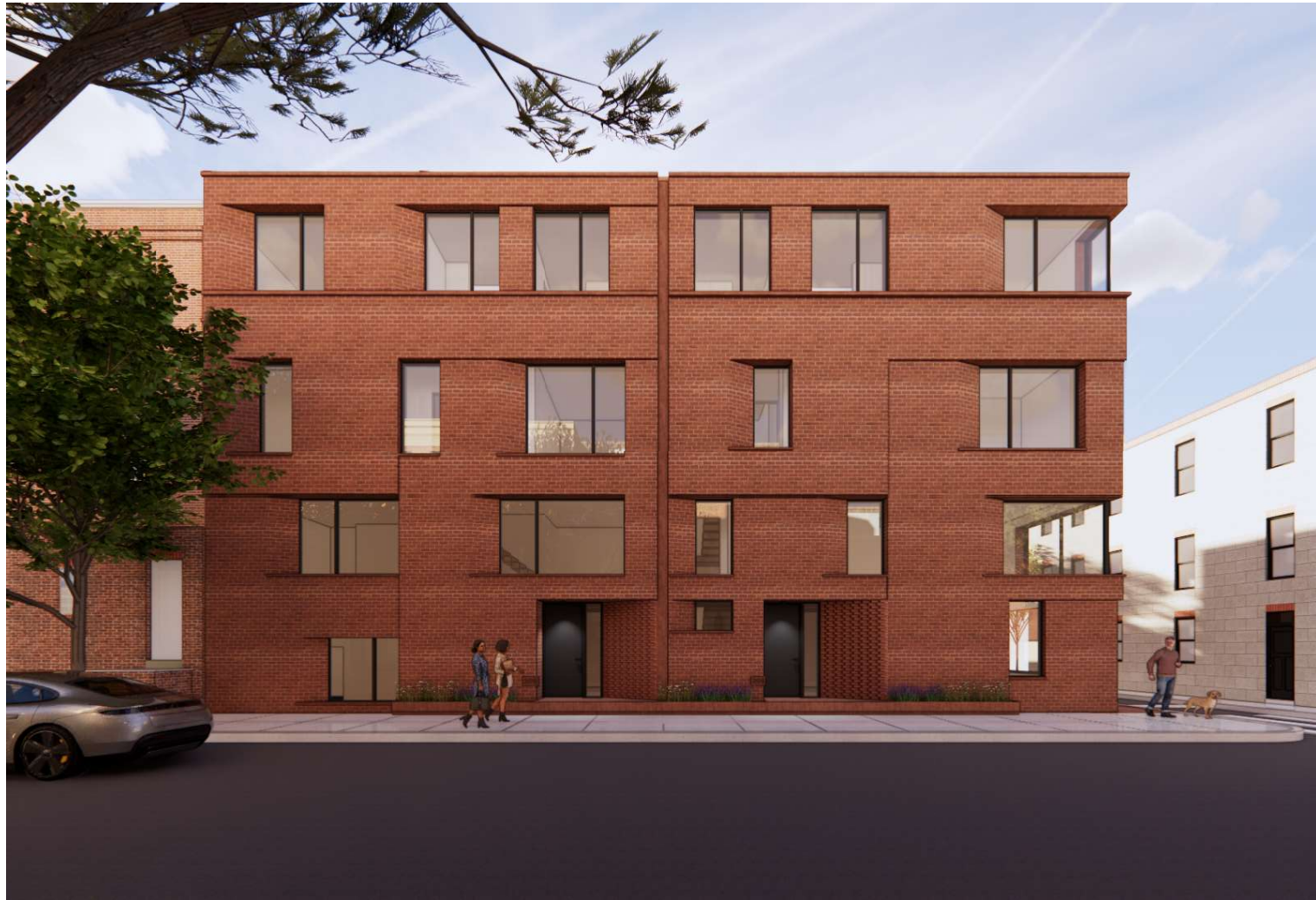
FACADE ARTICULATION DIAGRAM — PROJECTING TRIM COURSE BREAKS DOWN SCALE AND HEIGHT



FACADE ARTICULATION DIAGRAM – WINDOW PATTERNING



RENDERINGS



View OF North Façade on Bainbridge St

RENDERINGS



View OF Existing Building looking West down Bainbridge St

RENDERINGS



View looking East down Bainbridge St

RENDERINGS



View looking West from Bainbridge St

RENDERINGS

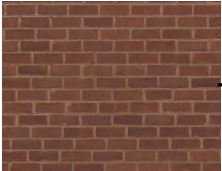


View looking East from Bainbridge St

**PROPOSED MATERIAL
PALETTE**



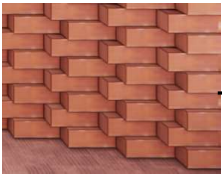
Cast Stone Cap, Sills
and Projecting Band



Molded Red Brick
With Red Mortar



Solid Door w/ full
Height Sidelight



Brick Pattern At
Entrances



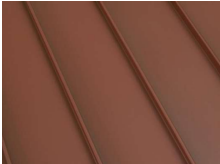
CASEMENT WINDOWS WITH
ANGLE BRICK RETURNS

ENGRAVED HOUSE
ADDRESS NUMBER

BUILT-IN PLANTER
AT GRADE

View looking East from Bainbridge St

**PROPOSED MATERIAL
PALETTE – PILOT HOUSE**



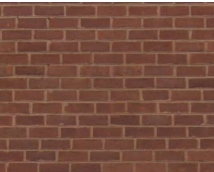
Red-Tone Standing
Seam Metal to Color
Match Brick Tone



Fiber Cement Panel to
Color Match Brick Tone



Painted Metal
Guardrail



Molded Red Brick
With Red Mortar

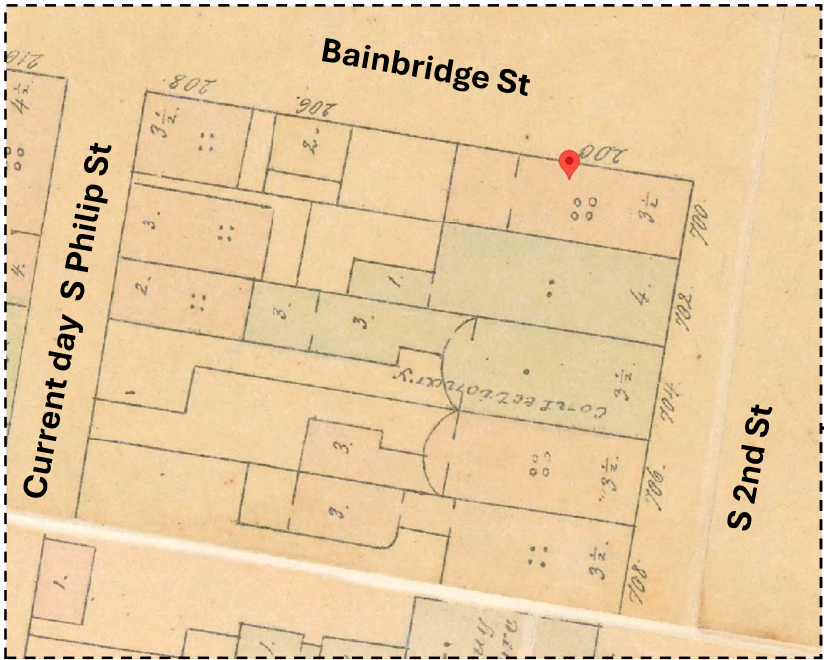


View looking West from Bainbridge St

APPENDIX

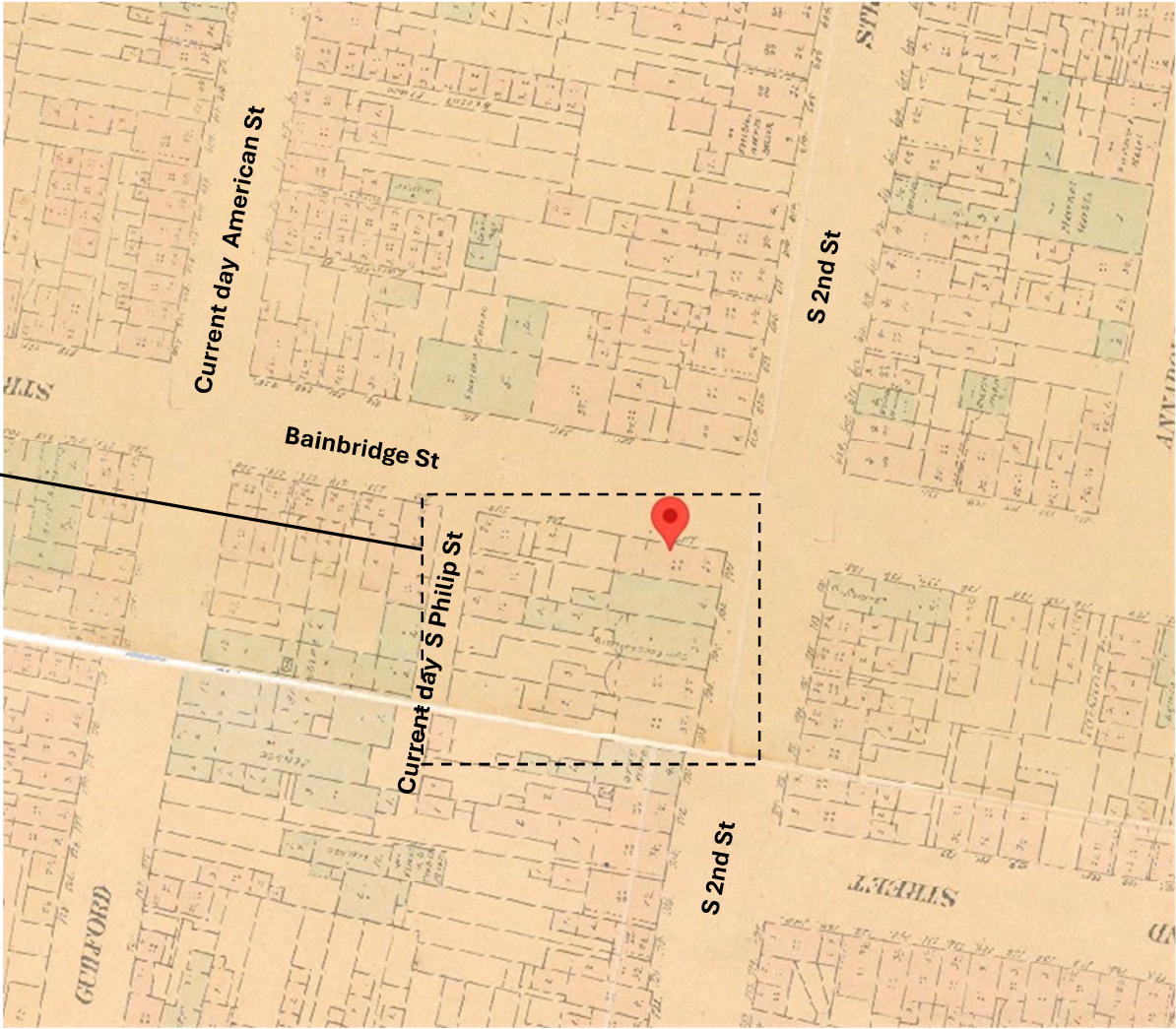
Courtesy of 1858-1860 Philadelphia Atlas

HISTORICAL MAP - 1858











Reference	
Brick or Stone dwellings	
<input type="checkbox"/>	First class (Slate or metal roof & coped)
<input type="checkbox"/>	Second class (Slate or metal roof not coped)
<input type="checkbox"/>	Third class (Slate & shingle roof)
<input type="checkbox"/>	Fourth class (Shingle roof)

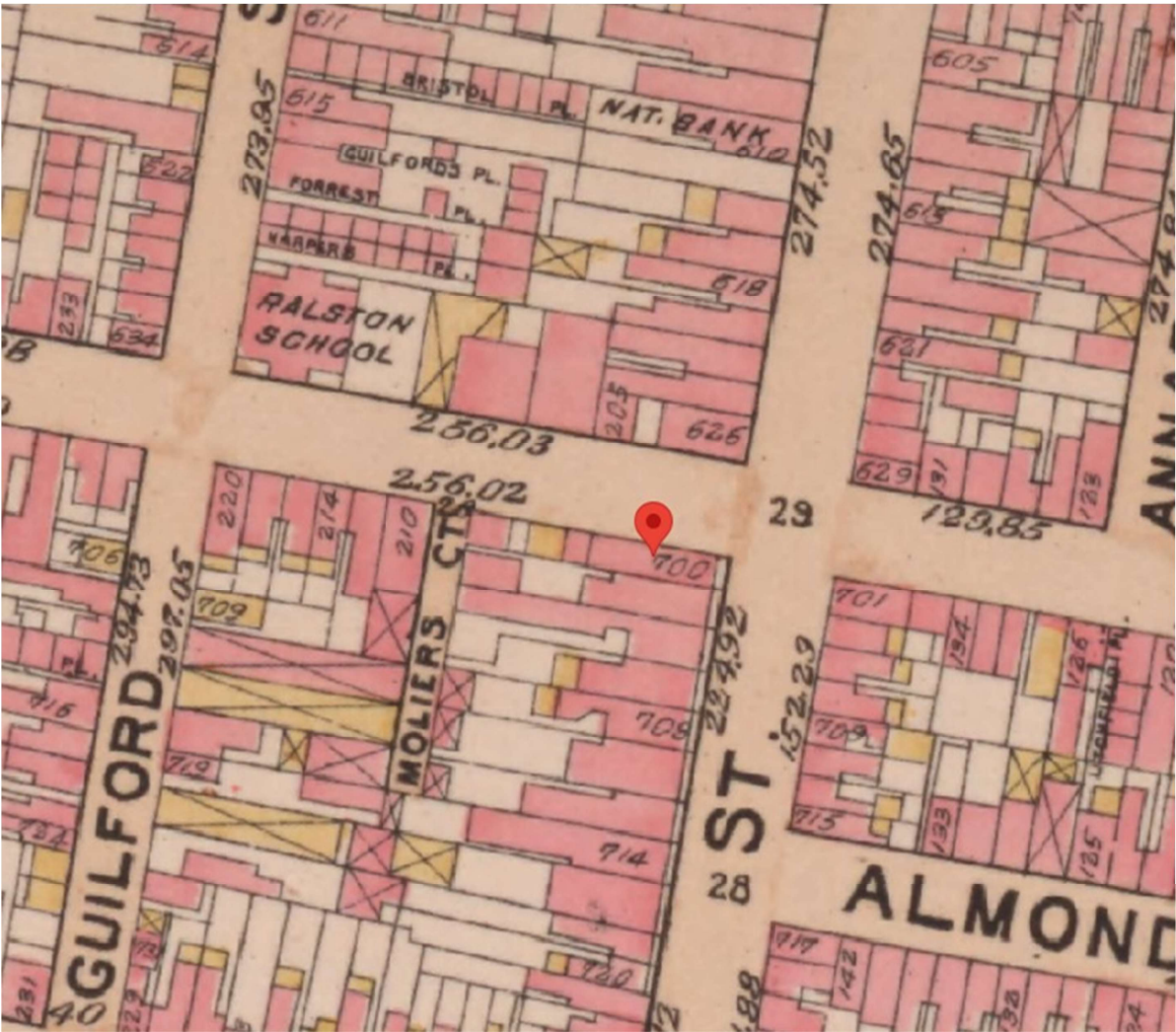
With Stores under	
<input type="checkbox"/>	First class (Slate or metal roof & coped)
<input type="checkbox"/>	Second class (Slate or metal roof not coped)
<input type="checkbox"/>	Third class (Slate & shingle roof)
<input type="checkbox"/>	Fourth class (Shingle roof)
<input type="checkbox"/>	Framed dwellings
<input type="checkbox"/>	Framed dwellings with stores under



Courtesy of 1858-1860 Philadelphia Atlas

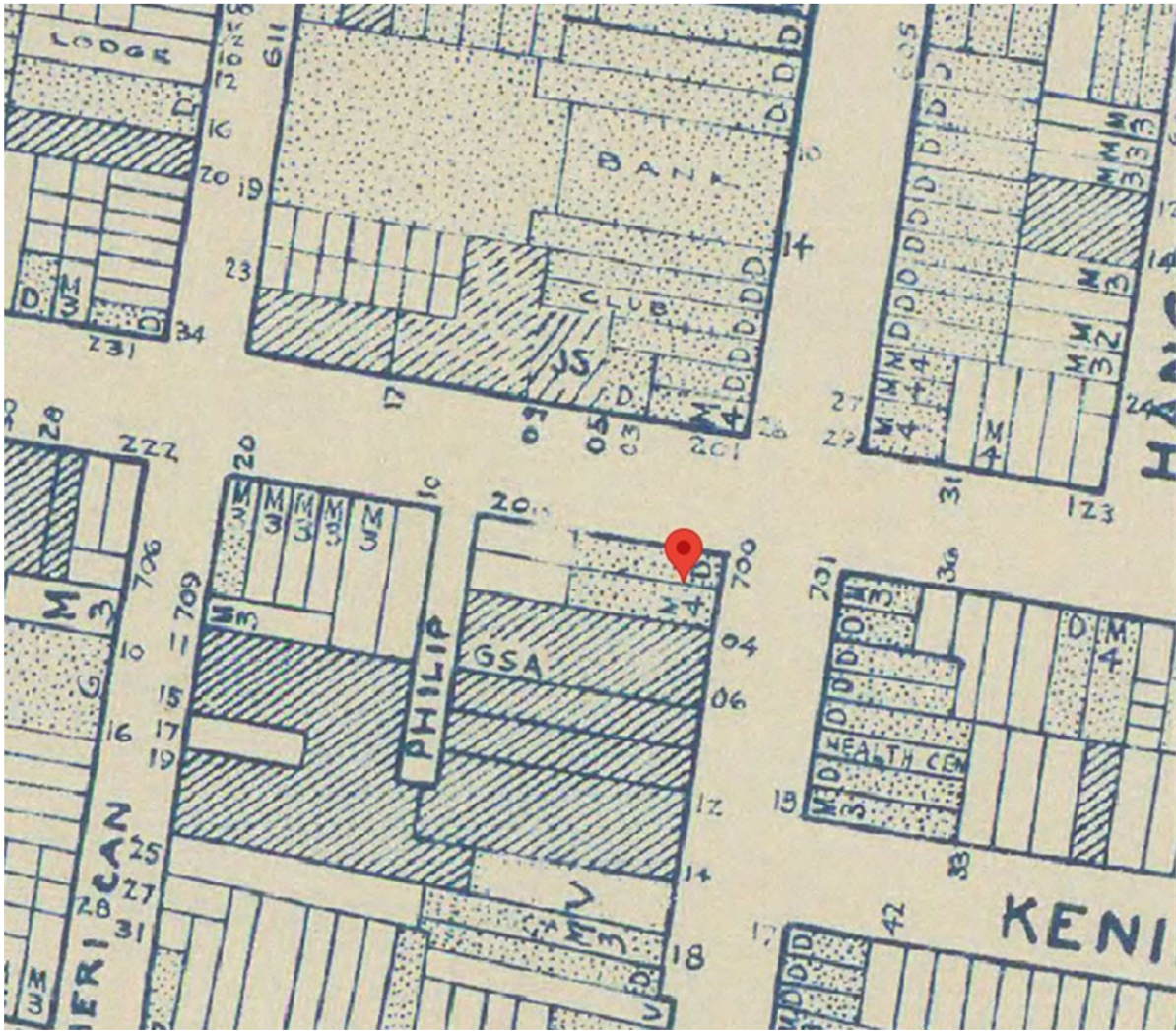
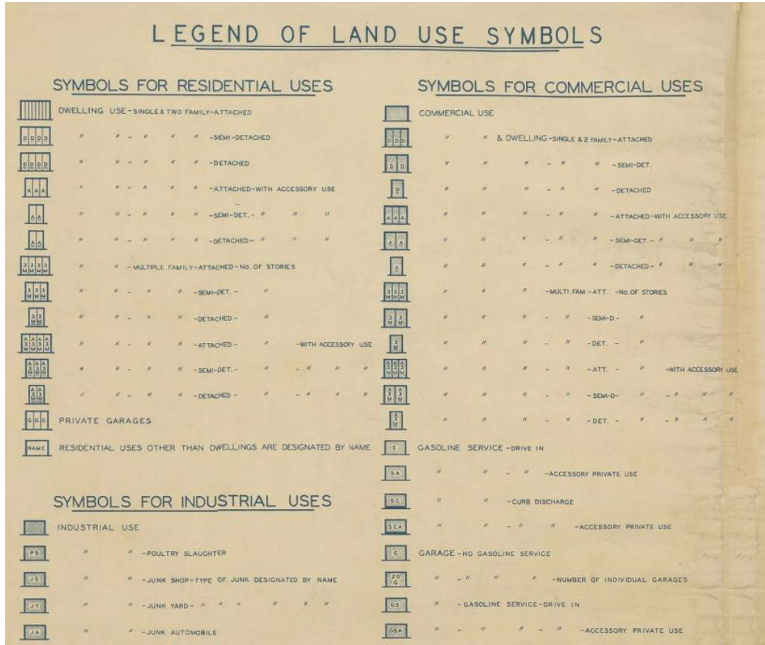
HISTORICAL MAP - 1895

EXPLANATIONS.		
	<i>Represents</i>	<i>Brick Building</i>
	<i>"</i>	<i>Frame "</i>
	<i>"</i>	<i>Stone "</i>
	<i>"</i>	<i>Stable or Shed</i>
	<i>"</i>	<i>Block Dimensions & Street Widths</i>
	<i>"</i>	<i>House Numbers</i>
	<i>"</i>	<i>Street Elevation</i>
	<i>"</i>	<i>Adjoining Plate Number</i>



Courtesy of 1895 Philadelphia Atlas

HISTORICAL MAP - 1962



Courtesy of 1962 Land Use Map

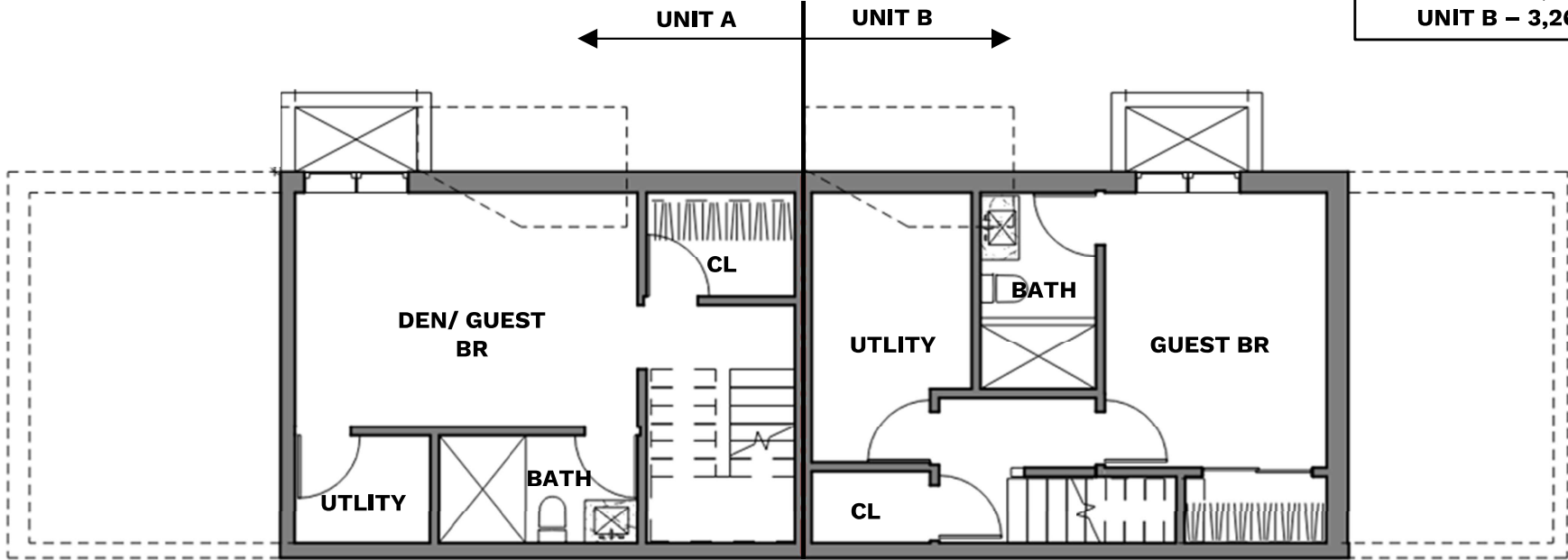
HISTORICAL VIEW



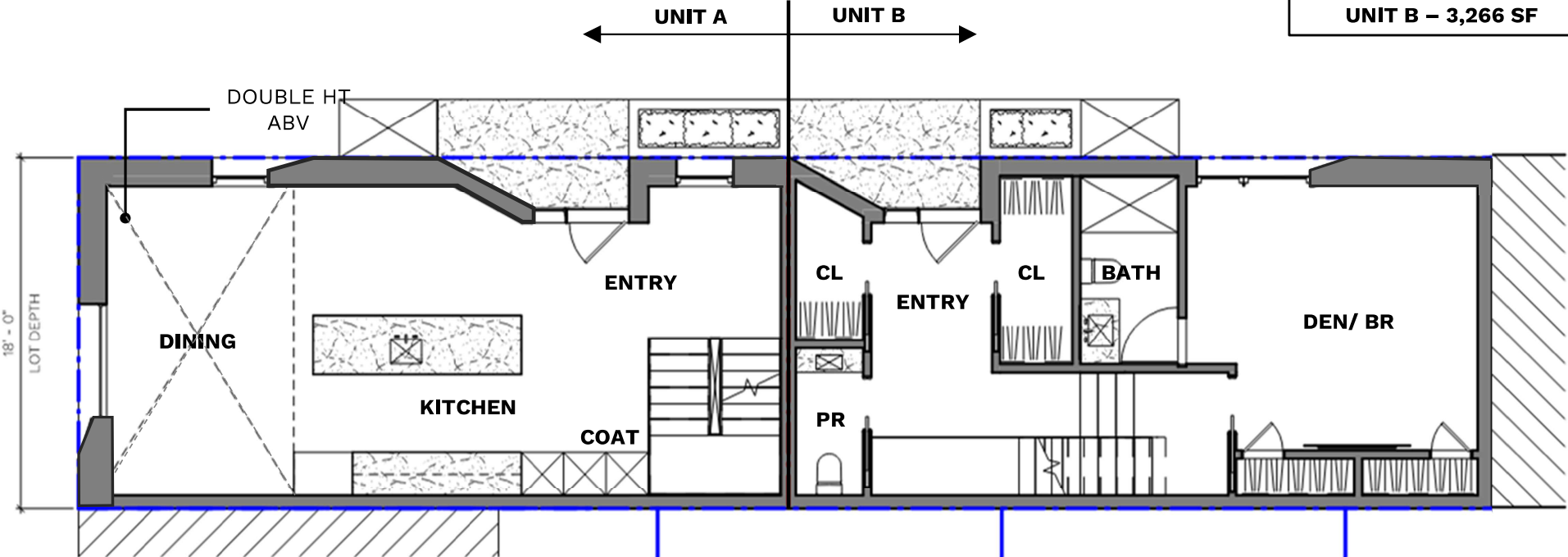
View from 2nd St, 1971, *Photo Courtesy of Philadelphia dept of Records*

FLOOR PLANS
BASEMENT

AREAS
UNIT A – 2,967 SF
UNIT B – 3,266 SF

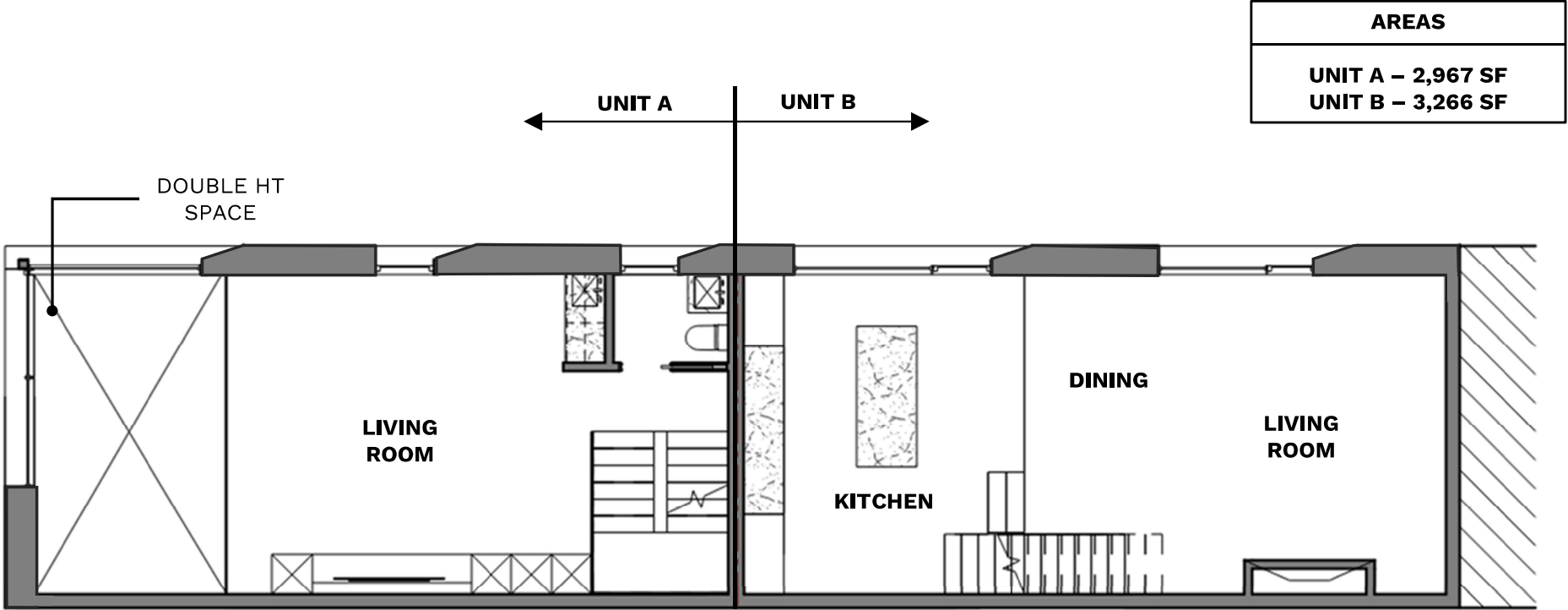


FLOOR PLANS
LEVEL 1

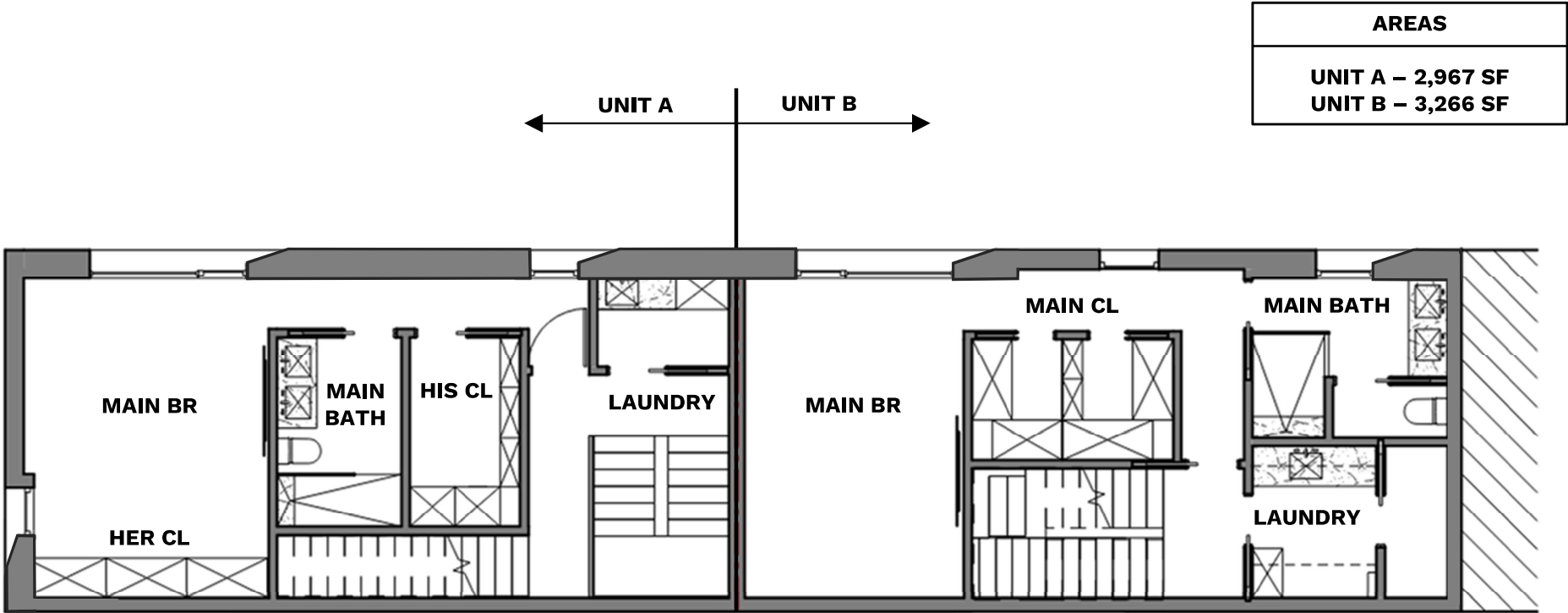


AREAS
UNIT A – 2,967 SF
UNIT B – 3,266 SF

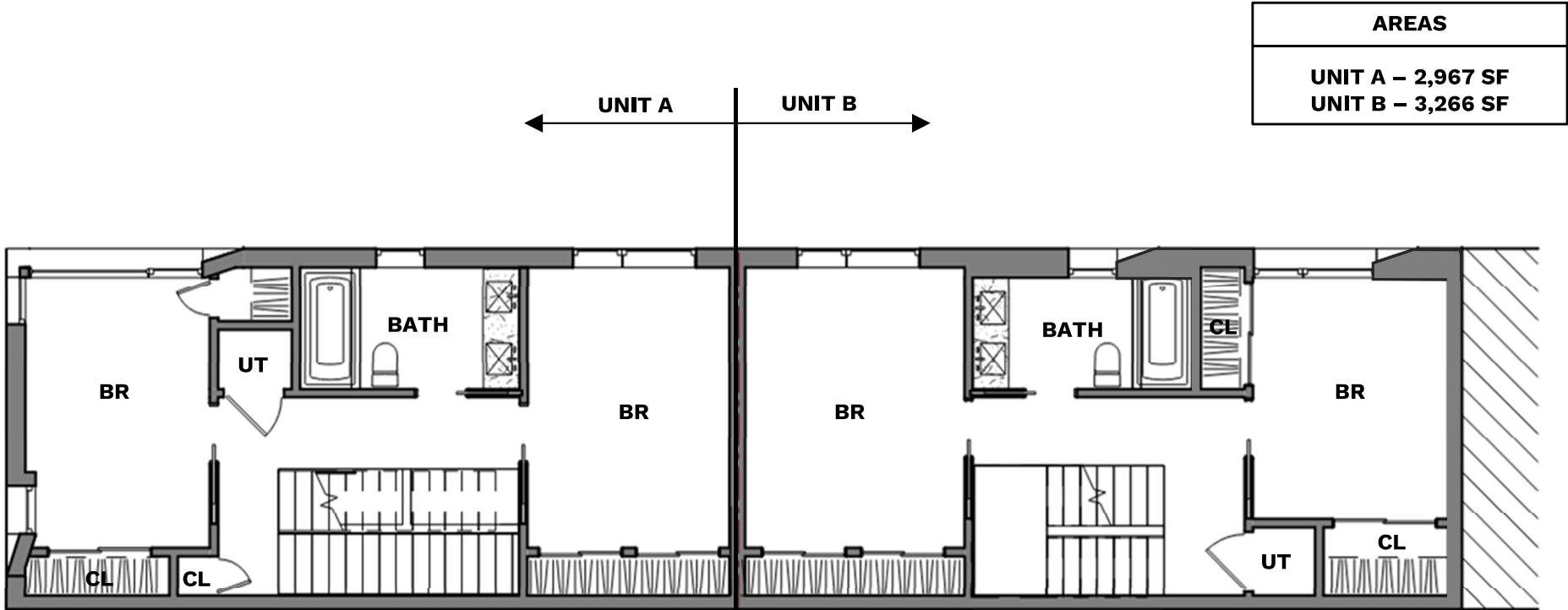
FLOOR PLANS
LEVEL 2



FLOOR PLANS
LEVEL 3



FLOOR PLANS
LEVEL 4



FLOOR PLANS
BUILDING SECTION

