


Public Comment for  
700 S. 2nd Street

 Outlook

700 SOUTH 2ND STREET

**From** erika cronin <erikacronin7@gmail.com>  
**Date** Sun 6/22/2025 7:51 PM  
**To** preservation <preservation@Phila.gov>  
**Cc** Jon Farnham <Jon.Farnham@Phila.gov>

 2 attachments (1 MB)  
JotNot\_01-13-2025.pdf; JotNot\_06-22-2025.pdf;

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Dear Philadelphian Historic Commission

I am writing to you in response to the building permit application for 700 S 2nd Street. I live directly adjacent to the proposed new addition and have strong concerns about the building as currently shown. I want to strongly urge the architectural committee to deny the building permit application. I wish I could be there for this zoom meeting, but I have to drop my daughter off at camp and drive to DC that morning. Thank you for taking the time to read this email.

First, The proposed development is not compatible with the height, size or scale of the existing historic resource. The proposed development is too tall and too large. The proposed building is shown as 100% lot coverage with no rear setback from the property line or relief as the building moves upward. It should match or be lower than the existing building's height and cornice line. The proposed addition will tower over the existing historic building and should instead be more in keeping with its historic character. This development will tower over my home and negatively affect my access to light and air. Also, the lack of setbacks from the historical building will make it extremely difficult to see the difference between old and new. We need to protect these historical buildings. This was once a fish market that was built over 100 years ago. The brick itself is beautiful and so is the home. It would be horrible to see this changed.

Second, This developer is currently suing me over an unjust claim. He presented his case with no evidence, no reports and no openness to resolve the problem before going to court. He has threatened me with the "best lawyers in the country" and he has outright lied about "water damage". This "flow of water" was a picture of years of mold. He filed for emergency relief and was denied. He filed under unjust claims and the case has now gone into discovery. I am not sure why he can ask for this new proposal when he is currently suing the HOA of queens court, Unit D (me) and Unit C. Please see photos attached and txt messages.

Third, I have a strong objection to the new development's lack of open space at the ground and setback from the surrounding buildings and lot lines. I believe this building does not meet the zoning code and will require multiple variances in order to be constructed as shown, which the community will not support.

I request that the developer lower the cornice height and eliminate the solid parapet to reduce the overall height of the building. I would like to see the height of the pilot houses reduced to the fullest extent possible. The rear parapet is solid brick and 4' higher than the 38' height limit creating a 42' solid wall condition directly along our property line. The pilot houses extend further up another 10' creating a over 50' tall massive blank wall with no relief. On Philip Street which is only 20' wide. The proposed addition towers over the existing buildings with no relief and does not respect the small nature of the narrow street.

Finally, in 2009 and 2013, a developer similar to scale was proposed on this property and was denied. L&I and the zoning committee denied for a variance. I request that this committee respect the prior judgement.

Thank you for your time to read this very important letter. We need to protect these historical buildings. History is what makes this city amazing.

Best,  
Erika

Erika Cronin  
715 S Philps Street, Unit D, Philadelphia, PA 19147  
267-273-5324



Bainbridge &gt;



iMessage  
Mon, Nov 11 at 7:31 AM

Good morning Erika, this is Francis  
your neighbor on 700 S 2nd  
(Bainbridge).

There is a bunch of water coming  
in from your back yard into my  
basement (mold). Could I look at  
your back yard later with  
contractor?

Hi. Sorry. I left for Pittsburgh and  
will not be back till tomorrow  
night. I did check the back and my  
drain is drained/dry and no pools  
of water. My back is the middle of  
the three decks

Ok. Would be great if we can do  
sometime this week



iMessage



10:23

5G

< 89



Bainbridge >

Mon, Nov 18 at 12:10 PM

Hi Erika, did Scott call you this weekend? My attorney

12:53

5G



This is my wall filled with water and mold

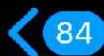
Mon, Nov 18 at 1:30 PM

No he did not. It also has only rained once in months. Look like you need a new wall. I know that building has structural problems



iMessage





Scott &gt;



iMessage  
Wed, Nov 20 at 4:38 PM

Erika, I had you had a nice day. I spoke with Francis earlier this evening. Are you part of a HOA/is your home part of an association? Regarding access to the back wall of 700 S. 2nd owned by Francis, we have ruled out all other points of access. If Francis is there to monitor and oversee his contractor, would you feel more comfortable allowing the contractor to get to the backyard deck on your property? We can also work with you on dates and time periods for access in order to minimize disruption to you and your family. We are trying to work with you and avoid having to get a court order. The contractor simply needs to determine the cause and origin of the water from the rear of the property. Your deck would be put back together at no cost. Happy to talk on the phone if preferred. - Scott Reidenbach ([www.reidenbachlaw.com](http://www.reidenbachlaw.com))

"I hope you had...."



iMessage





Scott &gt;



type of access in your backyard for this investigation. As you can tell, I'm trying to give you several options and avoid this, but it appears that you are unwilling to work with us. Please call or respond by the end of today with your decision. Thank you. Also, please feel free to have your uncle or the attorney you mentioned contact me instead. I don't want to bother you unnecessarily.

Thu, Nov 21 at 11:33 AM

How about we touch base Monday

Thu, Nov 21 at 1:16 PM

I'm sorry, but I can't wait that long. Please let me know your thoughts or let me know if a phone call is easier. I am really trying to avoid going to court over this.

Thu, Nov 21 at 2:39 PM

Why are you not contacting the other neighbor? Why is it only two of us. And I am the one you are taking to court



iMessage





Mon, Nov 11 at 7:40 PM

My back yard is fine so I will not allow your contractor to access it. Sorry

Ok. My lawyer will be in touch. I have the best attorneys in the country.

Water moisture reading 18%. This tests 95% which is 5x what a material defect is.

Was seeing if we can resolve amicably; we can proceed with and go through attorneys.

You do know we are in a drought. My uncle is an attorney so I will have him look over anything you send me

Mon, Nov 18 at 12:10 PM

Hi Erika, did Scott call you this weekend? My attorney

12:53 📶

5G 🔋

New iMessage

Cancel

Mon, Nov 18 at 12:10 PM

Hi Erika, did Scott call you this weekend? My attorney



New iMessage

Cancel

To: David Labar



Where do you think this water is coming in from?

Outside

Ok Thank you

Check the neighbors yard and drain. It could even be coming from the roof running down the side of the house



You THE MAN

Delivered

+ iMessage



This is my wall filled with water and mold

Mon, Nov 18 at 1:30 PM

No he did not. It also has only rained once in months. Look like you need a new wall. I know that building has structural problems





Outlook

Development at 700 S 2nd Street

From Regina Jacob <regina.jacob23@gmail.com>  
Date Mon 6/23/2025 11:59 AM  
To preservation <preservation@Phila.gov>  
Cc Jon Farnham <Jon.Farnham@phila.gov>

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SUBJECT: 700 SOUTH 2ND STREET

To Whom it May Concern in c/o Philadelphia Historic Commission,

I am writing this letter with regards to the building permit request for **700 S 2nd St** and I feel strongly that the architectural committee **denies** this request.

I live in very close proximity to the proposed addition, and I have sincere objections to the development as it is *currently* designed. The new building does not meet the Standard 9 criteria for new additions or related new construction as it is not compatible with the massing, size, scale or architectural features of the existing historic resource that are vitally important to the nature of the Southwark National Historic District.

More specifically:

- The proposed development is not compatible with the height, size or scale of the existing historic resource. As shown, the addition towers over the existing historic building which leads me to believe this will look like an "eyesore" in the middle of an historic neighborhood in an area with extensive historical significance. The proposed development is too tall and too large and will, therefore, look more like an obstruction rather than a complement to the existing structures. It really should match or be lower than the existing building's height and cornice line.
- Additionally, the new development has a distinct lack of open space at the ground and set-back from the surrounding buildings and lot lines, again making it appear like more of an eyesore rather than complementary.
- Lastly, this building does not meet the zoning code and will require multiple variances in order to be constructed as shown, which my neighbors and I will not support. Specifically, on Philip Street which is only 20' wide, the proposed addition towers over the existing buildings with no relief and does not respect the small nature of the narrow street

For precedence, in 2009 and 2013, a development similar in size and scale was proposed on this property and denied by the city's department of Liability & Inspection as well as the zoning committee. We request that this committee respect the prior judgement.

Thank you kindly for your attention to this matter.

Sincerely,  
Regina Jacob  
706 S 2nd St., Queen Court #11  
Philadelphia, PA 19147



Outlook

Concerns Regarding 700 S 2nd Street Development

From: Emily Kaplan <emily.kaplan1@gmail.com>  
Date: Sun 6/22/2025 9:42 PM  
To: preservation <preservation@Phila.gov>  
Cc: Jon Farnham <Jon.Farnham@phila.gov>

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Philadelphia Historical Commission,

I am writing as a concerned resident of Queen Village regarding the proposed addition at 700 S 2nd Street, a structure that directly borders my own property. I ask that the Architectural Committee give serious consideration to rejecting this application due to its incompatibility with the surrounding historic fabric.

The proposed structure undermines the architectural character and scale of the Southwark historic district. In its current design, the development fails to respect the proportions, style, and rhythm of the existing historic building and the streetscape at large.

Key concerns include:

- The proposed addition looms over neighboring homes on Philip Street, a narrow and intimate block that cannot support a structure of such dominating presence.
- There is no meaningful transition between the original building and the new construction. Without a setback, the lines between old and new blur, diminishing the historic identity of the original structure.
- The building's height and scale are excessive in relation to the existing houses and surrounding buildings. Rather than complementing the historic structure, it overwhelms it.
- This proposal appears to conflict with existing zoning restrictions and would likely require multiple variances. Past attempts to push similar projects through on this site were denied for good reason (in 2009 and 2013), and those decisions should serve as precedent now.

This neighborhood values its heritage deeply, and the scale of this proposal does not reflect the care or contextual understanding that such a setting demands. I urge the Committee to uphold preservation standards and deny the application.

Thank you for your time and attention.

Sincerely,

Emily Kaplan  
702 S 2nd St



Objection to Proposed Construction at 700 S 2nd Street

From Jerzy Kolaczynski <koljerry@yahoo.com>  
Date Sun 6/22/2025 8:51 PM  
To preservation <preservation@Phila.gov>  
Cc eva surmacz <evasurmacz@yahoo.com>

1 attachment (17 KB)  
Rejection.docx

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Dear Philadelphia Historical Commission,  
Our objection the to the above-referenced new construction is attached.

Best regards,  
Jerzy Kolaczynski and Eva Surmacz

**Subject: Objection to Proposed Construction at 700 S 2<sup>nd</sup> Street**

We are writing to formally express our objections to the proposed new construction as long-term residents (since 2000) of neighboring Unit C, located at 715 S. Philip Street. A narrow 9-foot-wide space separates our unit—as well as Units A, B, and D—from the applicant's property, which currently consists of the rear wall of a three-story structure (to remain intact) and two single-story buildings.

The current configuration of the applicant's property allows for valuable natural light and partial views of the city skyline—benefits we have enjoyed for decades. Due to the historic character of the applicant's property, there was a reasonable expectation that these conditions would remain unchanged. However, the proposed new construction would dramatically restrict the light and views in our north side rooms, thereby diminishing our quality of life and damping the value of our property. The new construction will also negatively alter the architectural character of the entire south side of Bainbridge Street, from S. Philip Street to 2nd Street.

Specifically:

- The proposed structure is overwhelming in scale, with a four-story elevation from ground level, topped by an additional one-story construction. According to the construction plans, the resulting height of the rear wall as seen from Units C, B, and A will effectively be five stories—completely out of scale with the surrounding buildings.
- The façade design facing Bainbridge Street is disproportionate and stylistically inconsistent with the adjacent historic properties. Its modern, outsized appearance would detract from the architectural cohesion of the neighborhood, eroding the historic aesthetic and contributing to the loss of this area's historic identity and significance within the broader context of American history.
- This proposal reflects a disregard for the well-being of neighbors, the impact on their property values, the integrity of this historic neighborhood, and the preservation of its place in U.S. heritage.

For these reasons, we respectfully urge the Philadelphia Historical Commission to reject the applicant's proposal for new construction.

Sincerely,  
Jerzy Kolaczynski and Eva Surmacz  
Unit C, 715 S. Philip Street



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**700 SOUTH 2ND STREET**

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**From** Kira Sender <ksender416@gmail.com>  
**Date** Sun 6/22/2025 11:12 PM  
**To** preservation <preservation@Phila.gov>  
**Cc** Jon Farnham <Jon.Farnham@phila.gov>

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Dear Philadelphia Historical Commission,

I am writing as a resident of Queen Village with serious concerns about the proposed addition at 700 S 2nd Street. I live adjacent to the property and would be directly impacted by the changes this project would bring to the character of our historic neighborhood. I purchased my home, in part, because of the charming and historic architecture that defines this block, and I'm deeply concerned about preserving that character.

While I recognize the importance of thoughtful development, the scale and design of the proposed addition appear incompatible with the surrounding architecture and the historic context of the Southwark district. The building's height and mass would dominate the neighboring rowhomes—particularly those along Philip Street, a narrow residential block defined by modest, historic structures.

To lessen the building's visual impact and better align it with the surrounding historic context, I ask that the developer consider reducing the overall height of the structure. Specifically, lowering the cornice line and removing the solid parapet would significantly reduce the building's massing. Additionally, scaling down the pilot houses as much as possible would help minimize the looming effect on nearby properties. As it stands, the proposed height would overshadow neighboring homes and diminish residents' access to natural light and airflow.

Furthermore, the proposed addition lacks any meaningful visual transition from the original building, resulting in a structure that overwhelms rather than complements its historic foundation. Without a setback, the distinction between the historic and new construction becomes unclear, which ultimately detracts from the architectural value of the original structure.

Similar development attempts at this site have previously been denied (in 2009 and 2013) and I believe those decisions reflected a sound commitment to preservation and neighborhood integrity. This proposal does not address the concerns that led to those prior rejections and would require variances to proceed.

As someone who lives just steps from this property, I urge the Commission to consider the lasting impact this project would have—not only on the streetscape, but on the character of our shared historic community. I respectfully ask that the application be denied.

Thank you for your time and thoughtful review.

Sincerely,

Kira Sender  
702 S. 2nd St.





Outlook

700 SOUTH 2ND STREET

From Janie Kenny <kennyandjanie@gmail.com>  
Date Sun 6/22/2025 11:08 PM  
To preservation <preservation@Phila.gov>  
Cc Jon Farnham <Jon.Farnham@Phila.gov>

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Dear Philadelphia Historic Commission,

I am sending this letter in response to the building permit application for **700 S 2nd Street**. I want to strongly urge the architectural committee to deny the building permit application.

I am a neighbor in Queen Village in close proximity to the proposed addition and am writing to express my strong objections to the proposed development as currently designed. For the following reasons, the new building does not meet the Standard 9 criteria for new additions or related new construction. The proposed development is not compatible with the massing, size, scale or architectural features of the existing historic resource that are vitality important to the nature of the Southwark National Historic District.

- We have the following concerns with the proposed development:
- The proposed development is not compatible with the height, size or scale of the existing historic resource
  - As shown, the addition towers over the existing historic building and should instead be more in keeping with its historic character.
  - The proposed development is too tall and too large. It should match or be lower than the existing building's height and cornice line.
  - The lack of setback from the existing historic building make it difficult to understand the difference between the old and new
  - We have a strong objection to the new development's lack of open space at the ground and setback from the surrounding buildings and lot lines
  - We believe this building does not meet the zoning code and will require multiple variances in order to be constructed as shown, which the community will not support
  - Specifically on Philip Street which is only 20' wide - the proposed addition towers over the existing buildings with no relief and does not respect the small nature of the narrow street
  - In 2009 and 2013, a development similar in size and scale was proposed on this property and denied by L&I and the zoning committee for a variance. We request that this committee respect the prior judgement.

Thank you for your time and assistance.

Sincerely,  
Janie and Ken Tsang  
710 S 2nd St



Outlook

700 South 2nd Street

From Hilary Young <hilary.siegel@gmail.com>  
Date Sun 6/22/2025 11:40 PM  
To preservation <preservation@Phila.gov>  
Cc Jon Farnham <Jon.Farnham@phila.gov>

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Hi Philadelphia Historic Commission,

I am writing to strongly urge the architectural committee to deny the building permit application for **700 S 2nd Street**.

Having lived in Queen Village for over a decade, I live in close proximity to the proposed addition and am writing to express my strong objections to the design proposals for that property. In addition to wanting to maintain the historical charm of the neighborhood, here are the facts behind my request:

- I know that the proposed building does not meet the Standard 9 criteria for new additions or related new construction.
- The proposed development is not compatible with the massing, size, scale or architectural features of the existing historic resource that are vitality important to the nature of the Southwark National Historic District.
- The proposed development is not compatible with the height, size or scale of the existing historic resource
- As shown, the addition towers over the existing historic building and should instead be more in keeping with its historic character.
- The proposed development is too tall and too large. It should match or be lower than the existing building's height and cornice line.
- The lack of setback from the existing historic building make it difficult to understand the difference between the old and new

I believe this building does not meet the zoning code and will require multiple variances in order to be constructed as shown, which the community will not support.

Thank you for your time and consideration with this matter,

Sincerely,

Hilary Young  
814 S 3rd Street

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Hilary Young Creative  
516.456.4655  
[hilary@hilaryyoungcreative.com](mailto:hilary@hilaryyoungcreative.com)  
[www.hilaryyoungcreative.com](http://www.hilaryyoungcreative.com)  
[Like HYC on Facebook](#)  
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