

**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. 2<sup>nd</sup> Street. The property runs west from S. 2<sup>nd</sup> Street to S. Philip Street along Bainbridge Street. The building at the southeast corner of S. 2<sup>nd</sup> 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and listed the Philadelphia Register of Historic Places as 208 Bainbridge Street in 1958, but the designation was rescinded after the upper floors and roof were demolished in 1959.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. 2<sup>nd</sup> 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.



2 JULY 2025

**RE: Revised Application – 700 S 2<sup>ND</sup> ST**

**Property Address:** 700 S 2<sup>ND</sup> ST

**Applicant:** Lea Litvin AIA - Principal, Lo Design

**Applicant Email:** [lea@lodesignco.com](mailto: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

Dear Members of the Philadelphia Historical Commission,

We are pleased to submit this revised application in response to feedback addressed during the Architectural Commission meeting on June 24, 2025, concerning *Standard 9 of the Secretary of the Interior's Standards for the Treatment of Historic Properties*. The project is located at 700 S 2<sup>ND</sup> ST between 2<sup>ND</sup> 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.

The revised design reflects our intent to reinforce the distinctiveness of the existing historic structure while ensuring that the proposed adjacent new construction is compatible with the massing, scale, and materials of both the contributing historic resource and surrounding context. To address concerns and better align with Standard 9, we have made the following key modifications:

- **Eliminated the pilot houses**, replacing them with a low-profile skylight hatch. This reduces both the physical and visual bulk of the buildings.
- **Reduced the size of the roof decks by nearly 200 square feet**, softening their presence and improving the overall proportion relative to the historic structure.
- **Revised the roof deck guardrails from parapet walls to open metal slats on all sides**, enhancing visual transparency and minimizing their impact on the roofline.
- **Redesigned the fourth floor as a clearly defined "penthouse level,"** set back uniformly by 1'-0" from the primary façade and clad in slate (synthetic or natural, subject to staff approval) to clearly distinguish it from the historic masonry and create a strong lower cornice line.
- **Significantly reduced the number and size of windows at the fourth-floor level**, reducing the perceived massing and improving contextual sensitivity.
- **Narrowed window openings across the building façade**, establishing a more vertical rhythm and proportional relationship to nearby historic structures.

- **Carefully aligned new cornice lines, window heads, and sills with those of the existing historic building,** reinforcing continuity and strengthening the architectural dialogue between old and new.

This updated design approach intentionally separates the architectural language of the new addition from that of the historic structure, while maintaining cohesion through scale, material quality, and detail. It acknowledges the existing building and new construction as distinct but related volumes, in keeping with the principles outlined in the national guidance and acknowledging the history of the site, which contained separate buildings.

We remain committed to a respectful and rigorous design process and look forward to continuing our dialogue with 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 2<sup>ND</sup> Street

Philadelphia Historical Commission

July 11, 2025



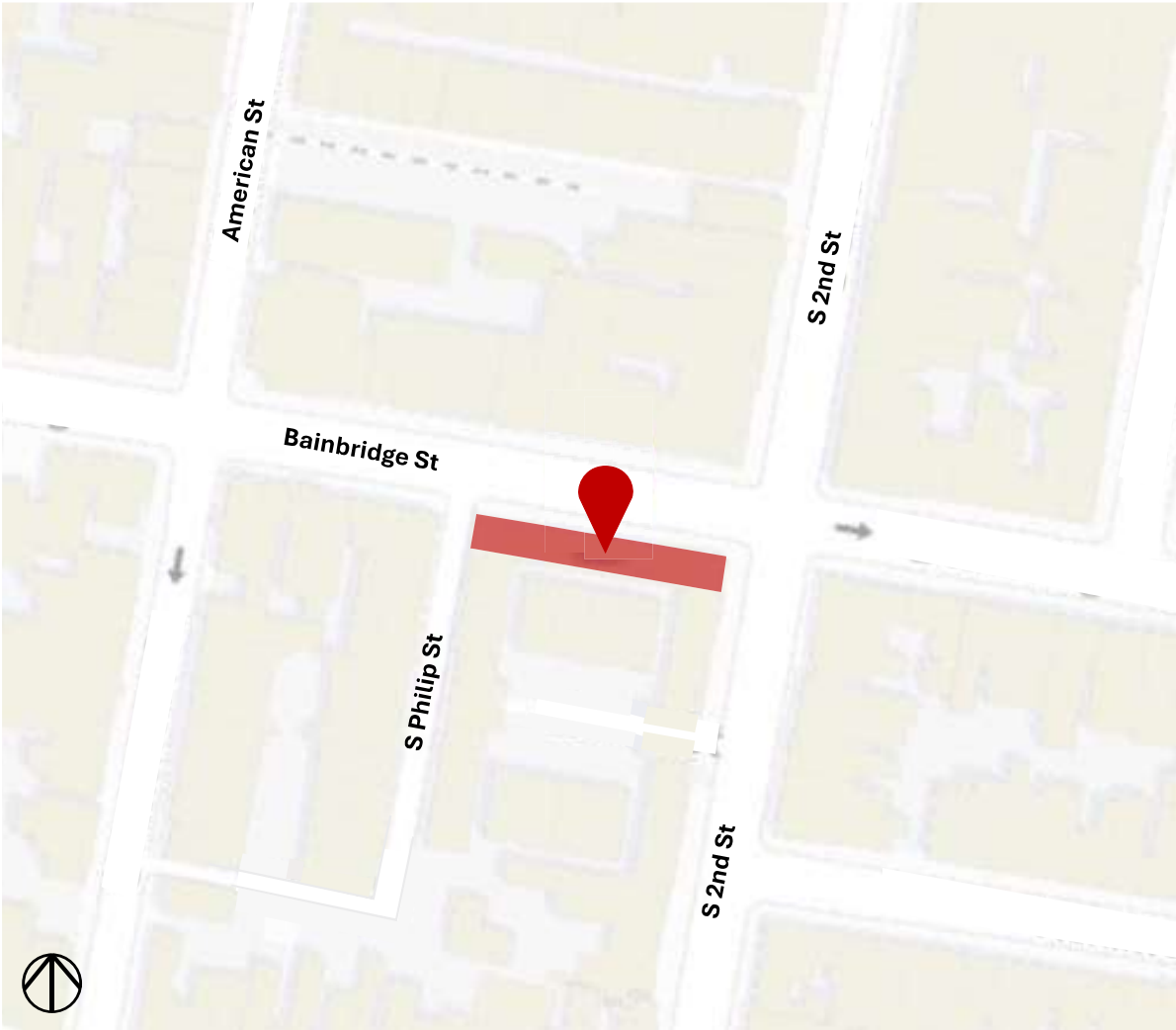
2116 Locust Street // Philadelphia, PA 19103

[www.lodesignco.com](http://www.lodesignco.com) // [215] 606-4896

[info@lodesignco.com](mailto:info@lodesignco.com)

**LO DESIGN**

**SITE LOCATION**



*Courtesy of Atlas.phila.gov*



**EXISTING SITE CONTEXT**

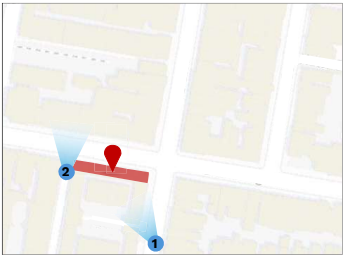


**EXISTING SITE CONTEXT**



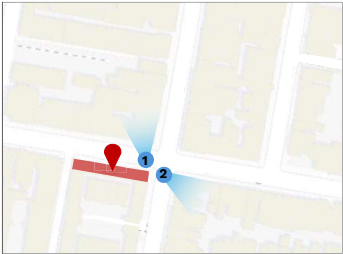


**EXISTING SITE CONTEXT**



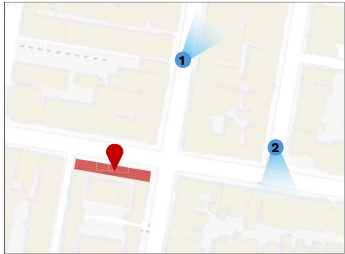
**EXISTING SITE CONTEXT**

**REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING**



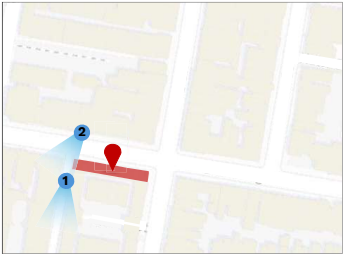


**EXISTING SITE CONTEXT**



EXISTING SITE CONTEXT

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING

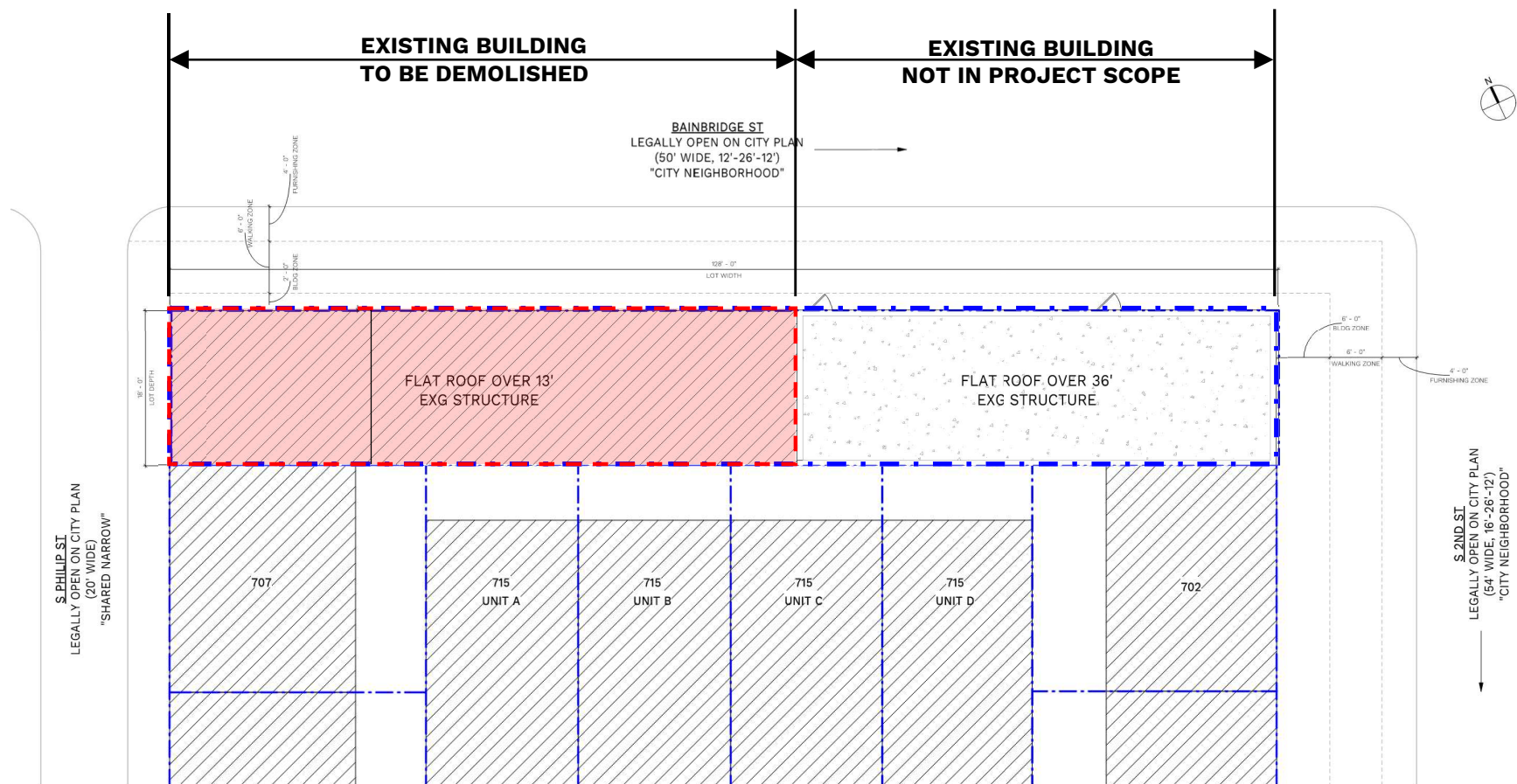




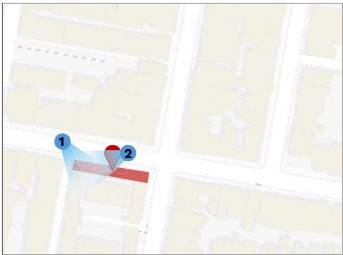
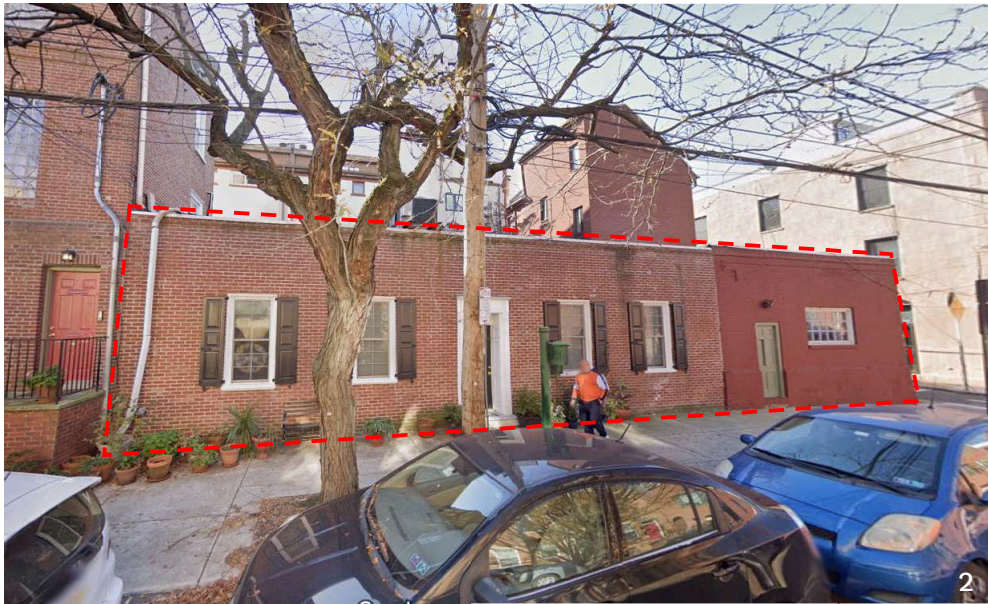
**LO DESIGN** 700 S 2ND ST | Philadelphia Historical Commission Architectural Committee | June 24, 2025



PROPOSED DEMOLITION

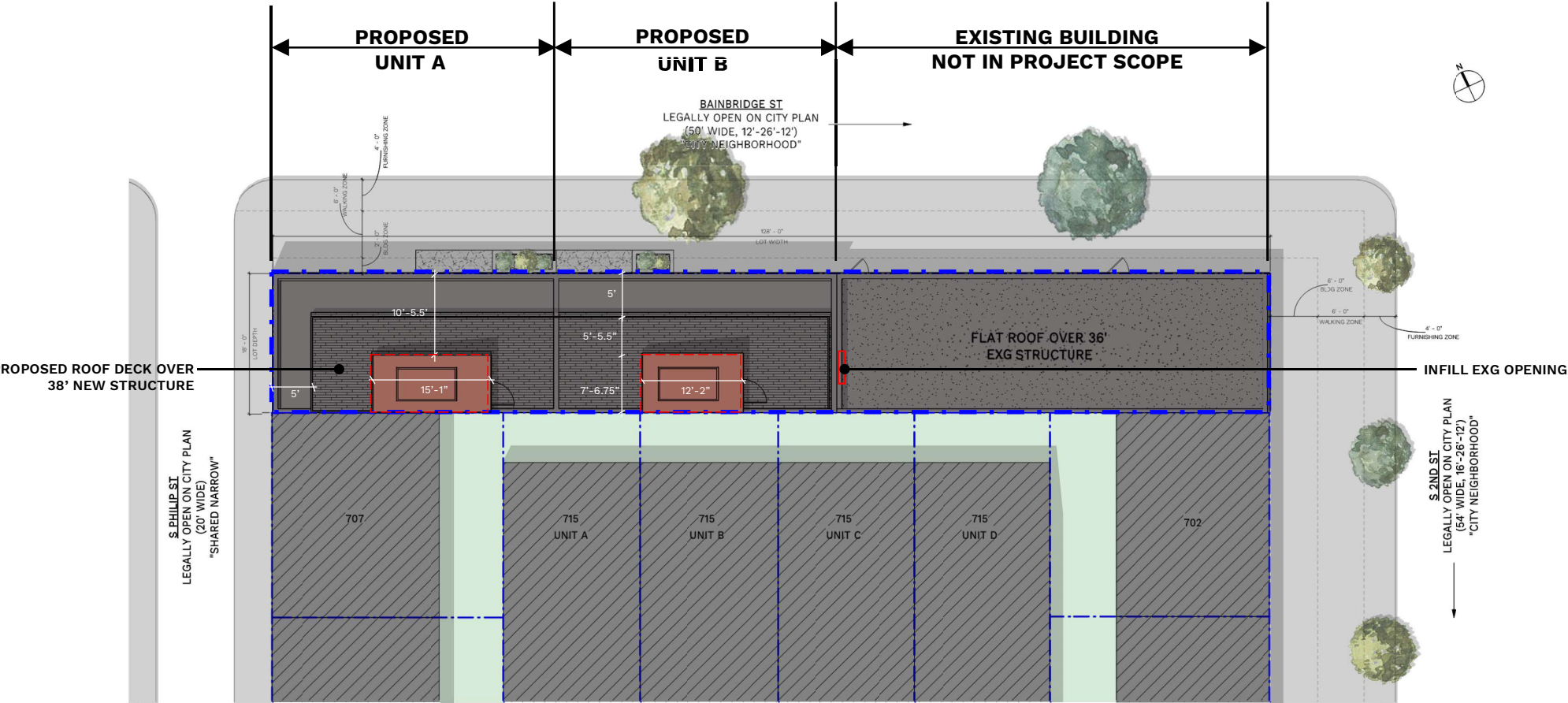


**PROPOSED DEMOLITION**



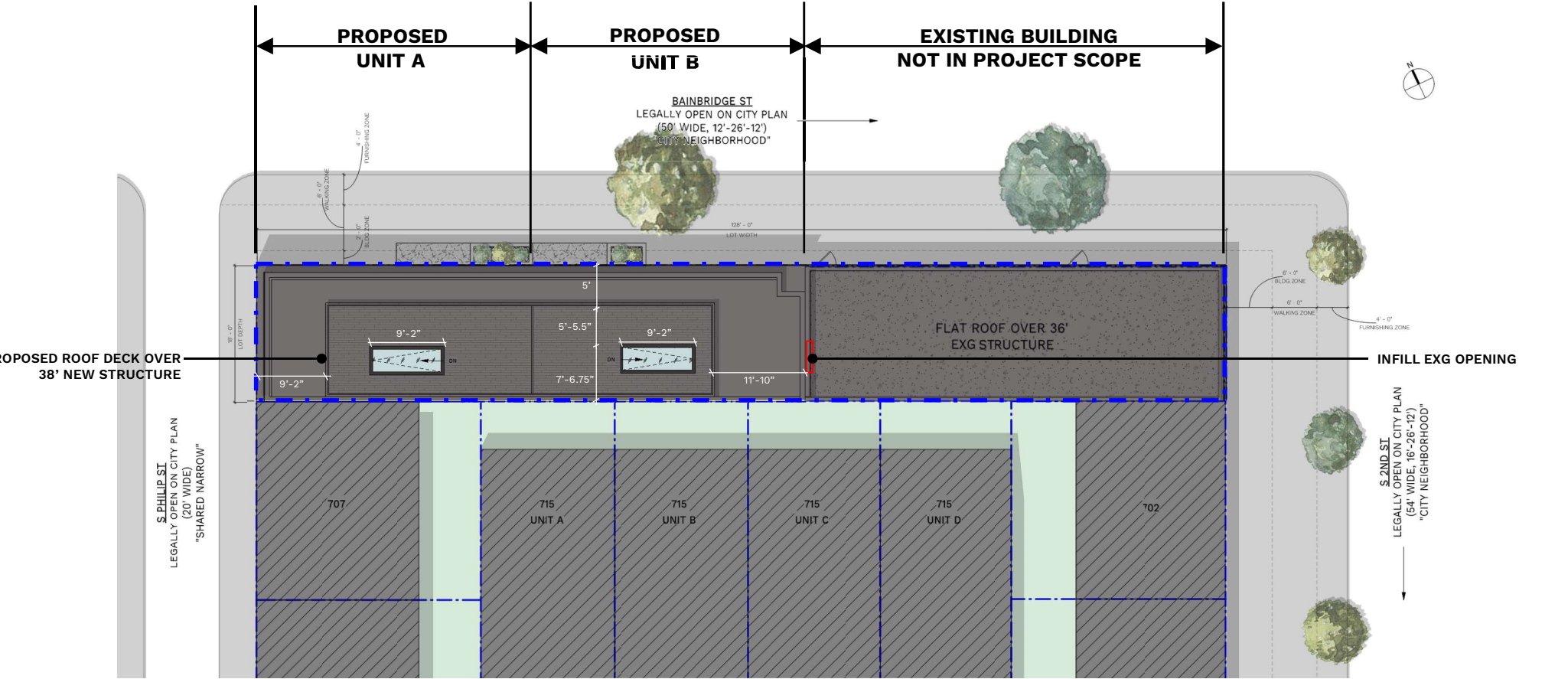


PROPOSED SITE PLAN



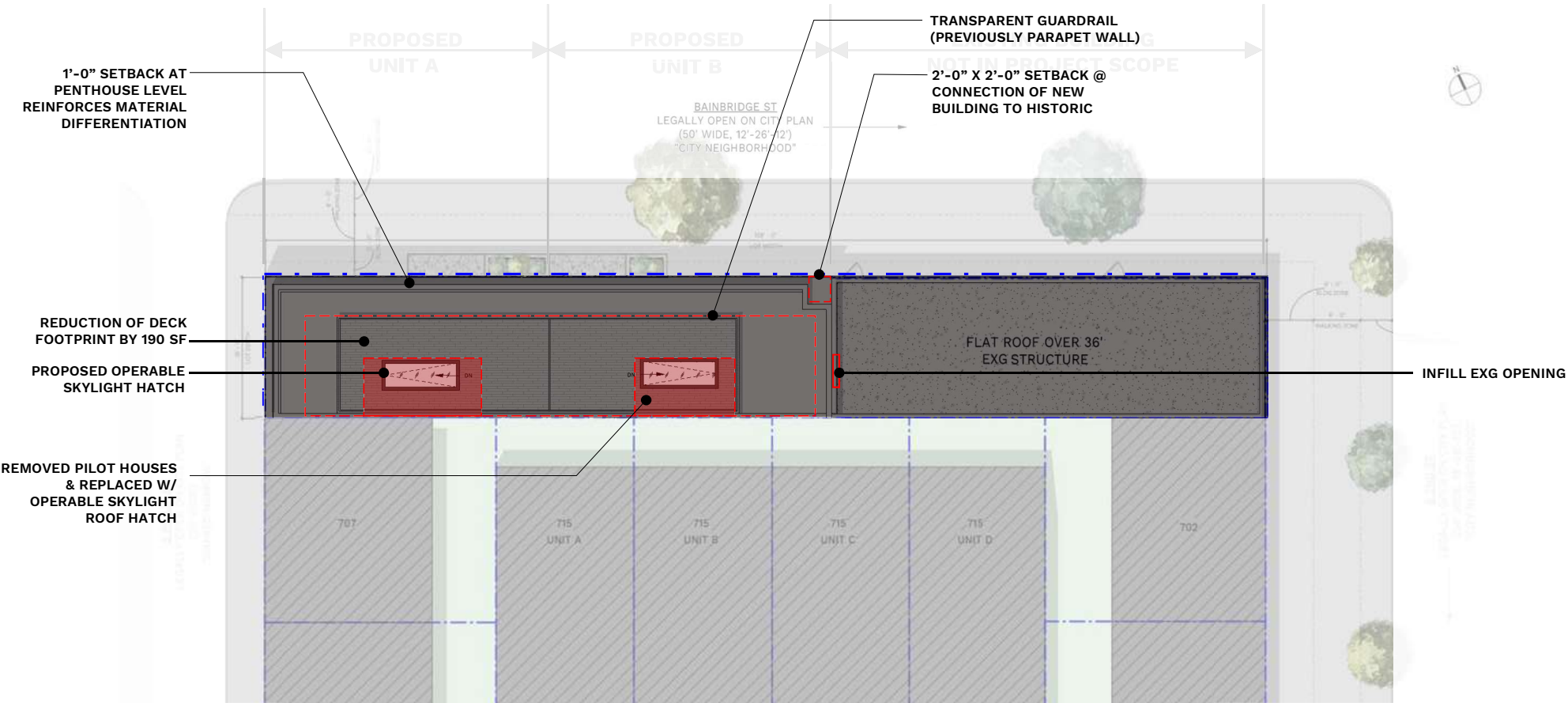
**PROPOSED SITE PLAN**  
WITH REVISIONS

**REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING**

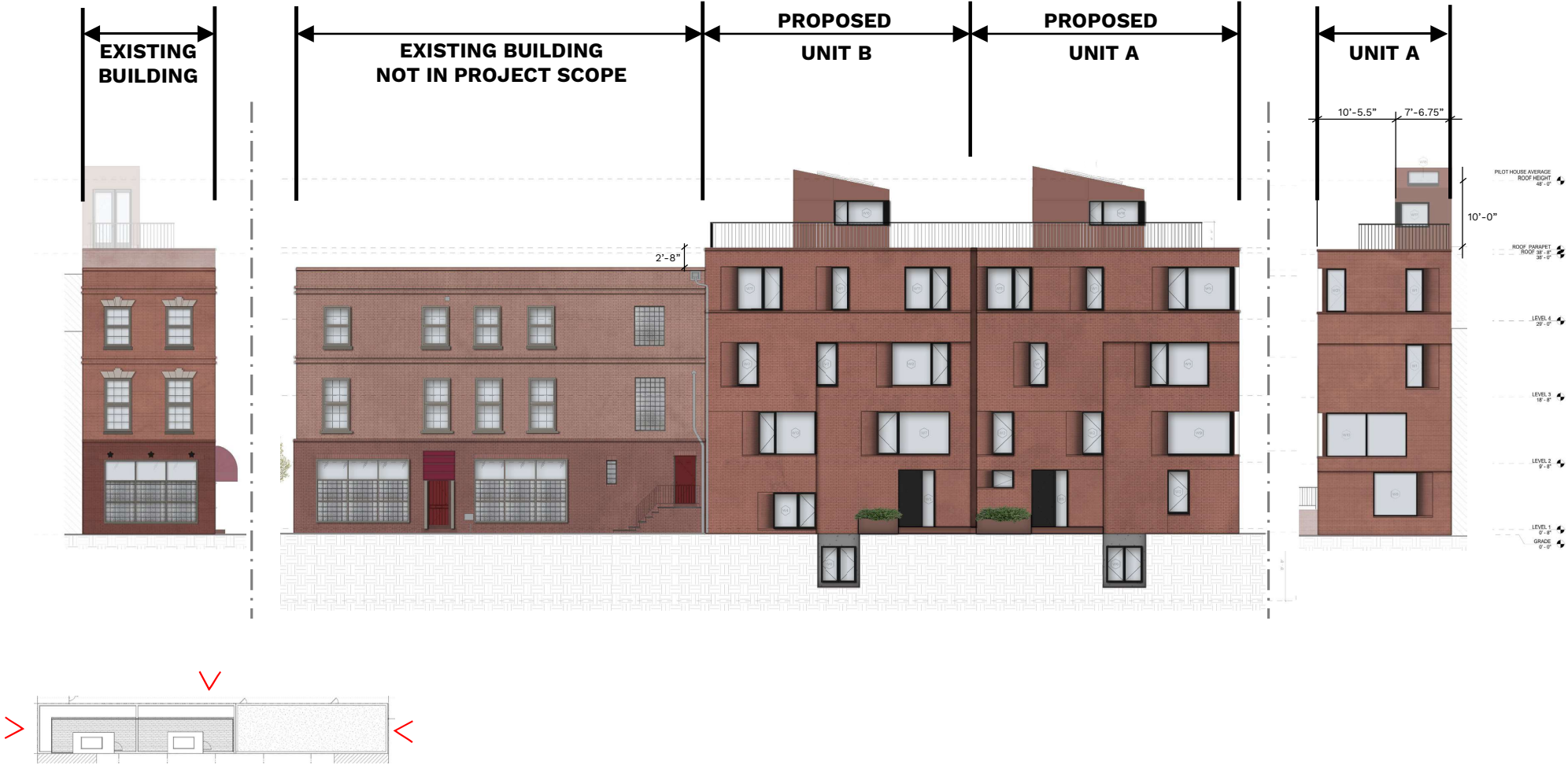


**PROPOSED SITE PLAN**  
WITH REVISIONS

**REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING**



**BUILDING ELEVATIONS**  
FACADES





**BUILDING ELEVATIONS**  
FAÇADE REVISIONS

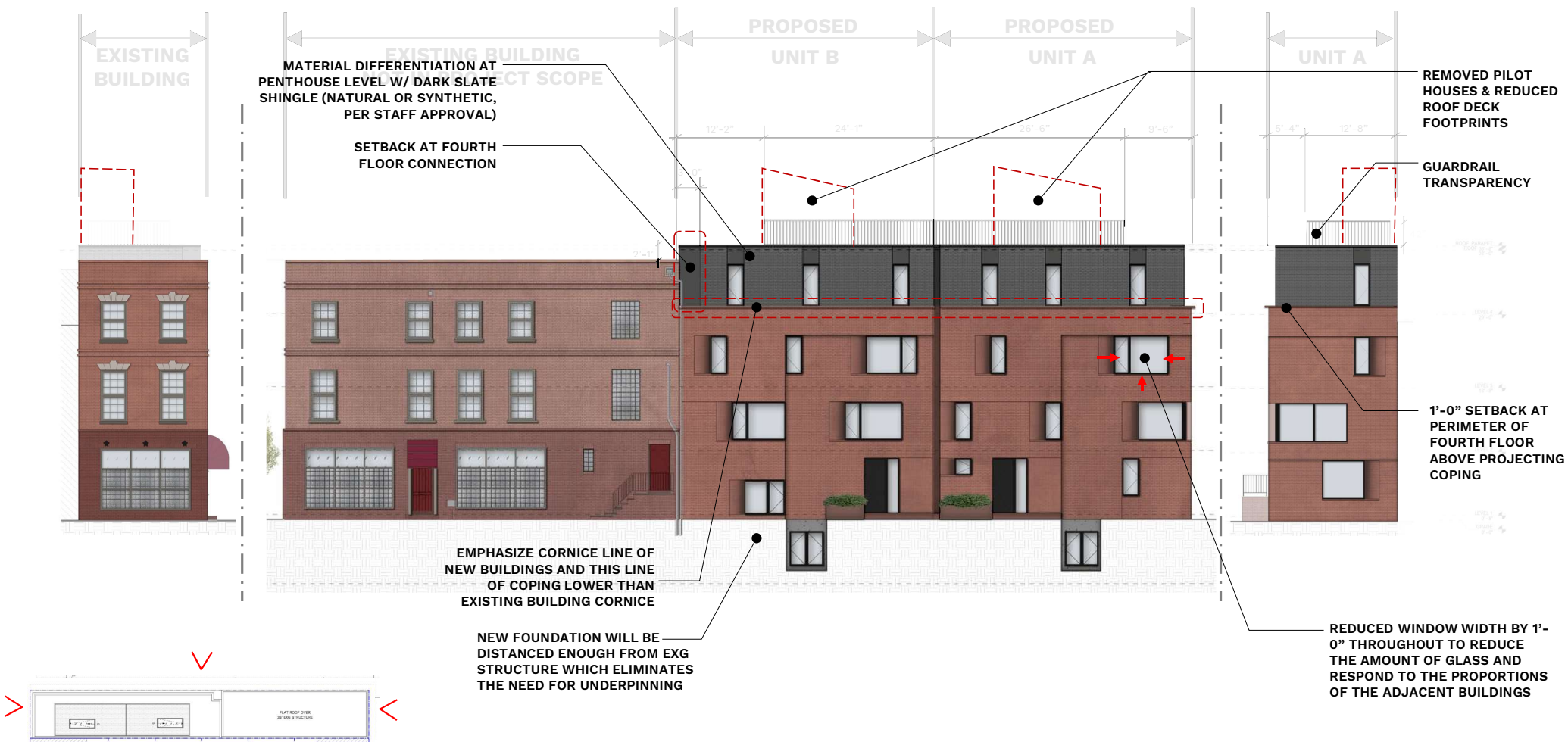
REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING





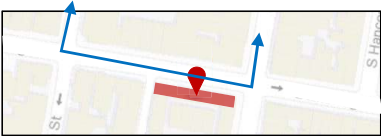
**BUILDING ELEVATIONS**  
FAÇADE REVISIONS

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



**EXISTING SITE CONTEXT**  
SURROUNDING BUILDING HEIGHTS

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



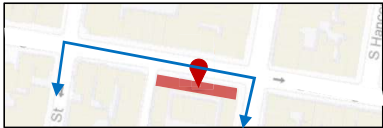
SITE WITH  
PROPOSED  
ADDITION

**EXISTING SITE CONTEXT**  
SURROUNDING BUILDING HEIGHTS

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



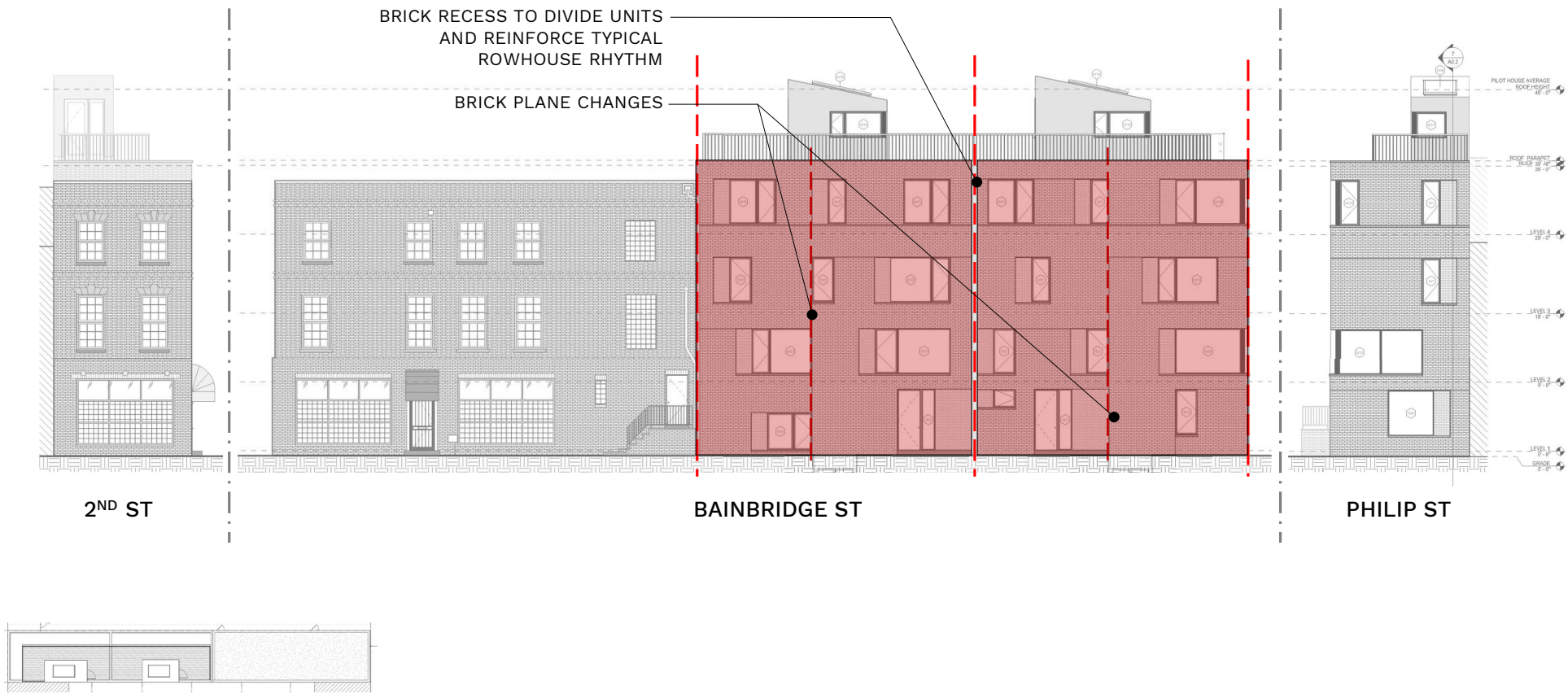
SITE WITH  
PROPOSED  
ADDITION





**BUILDING ELEVATIONS**

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



**BUILDING ELEVATIONS**

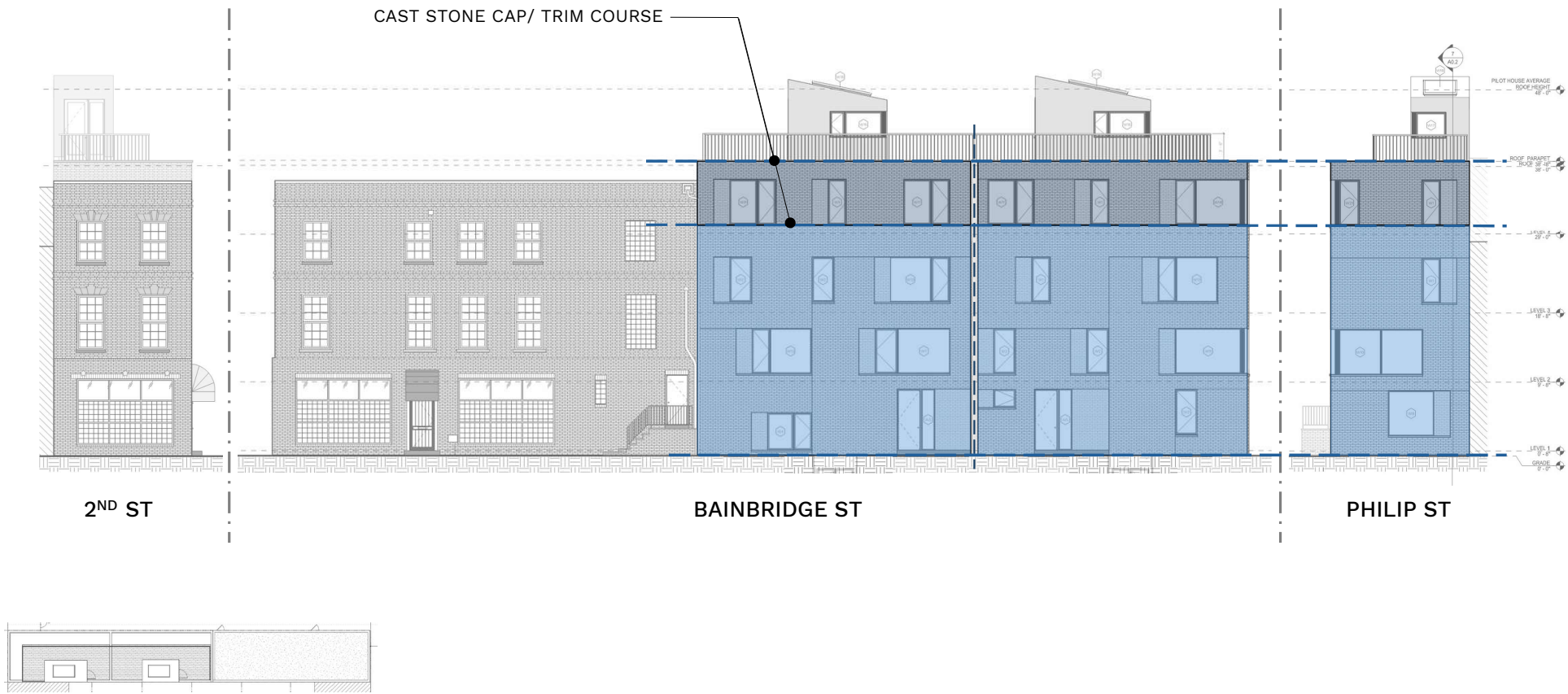
FAÇADE ARTICULATION DIAGRAM – TYPICAL SINGLE FAMILY ROWHOME RHYTHM THROUGH BRICK DETAILING

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



**BUILDING ELEVATIONS**

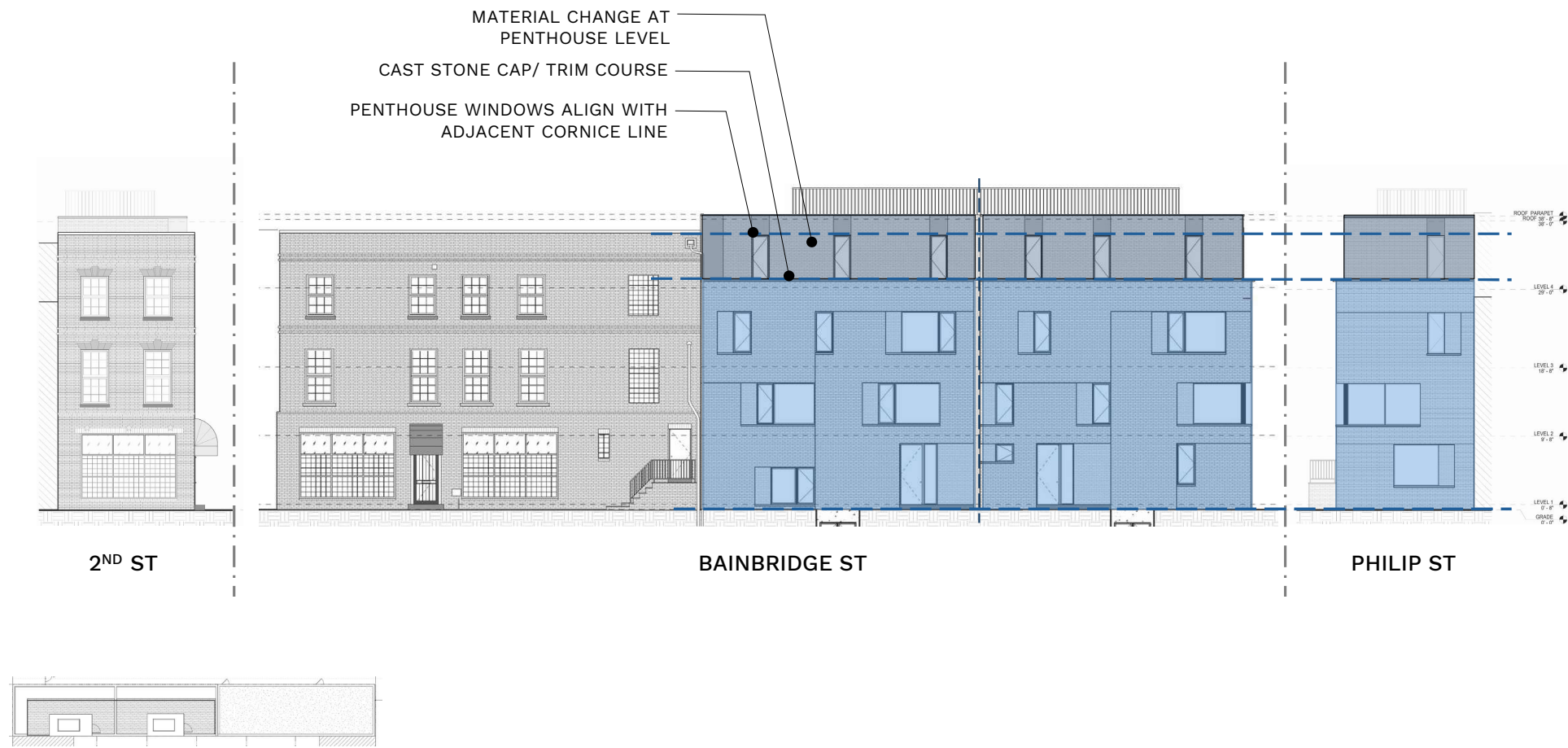
FACADE ARTICULATION DIAGRAM – PROJECTING TRIM COURSE BREAKS DOWN SCALE AND HEIGHT



**BUILDING ELEVATIONS**

FACADE ARTICULATION DIAGRAM – BREAKING DOWN SCALE AND HEIGHT

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING

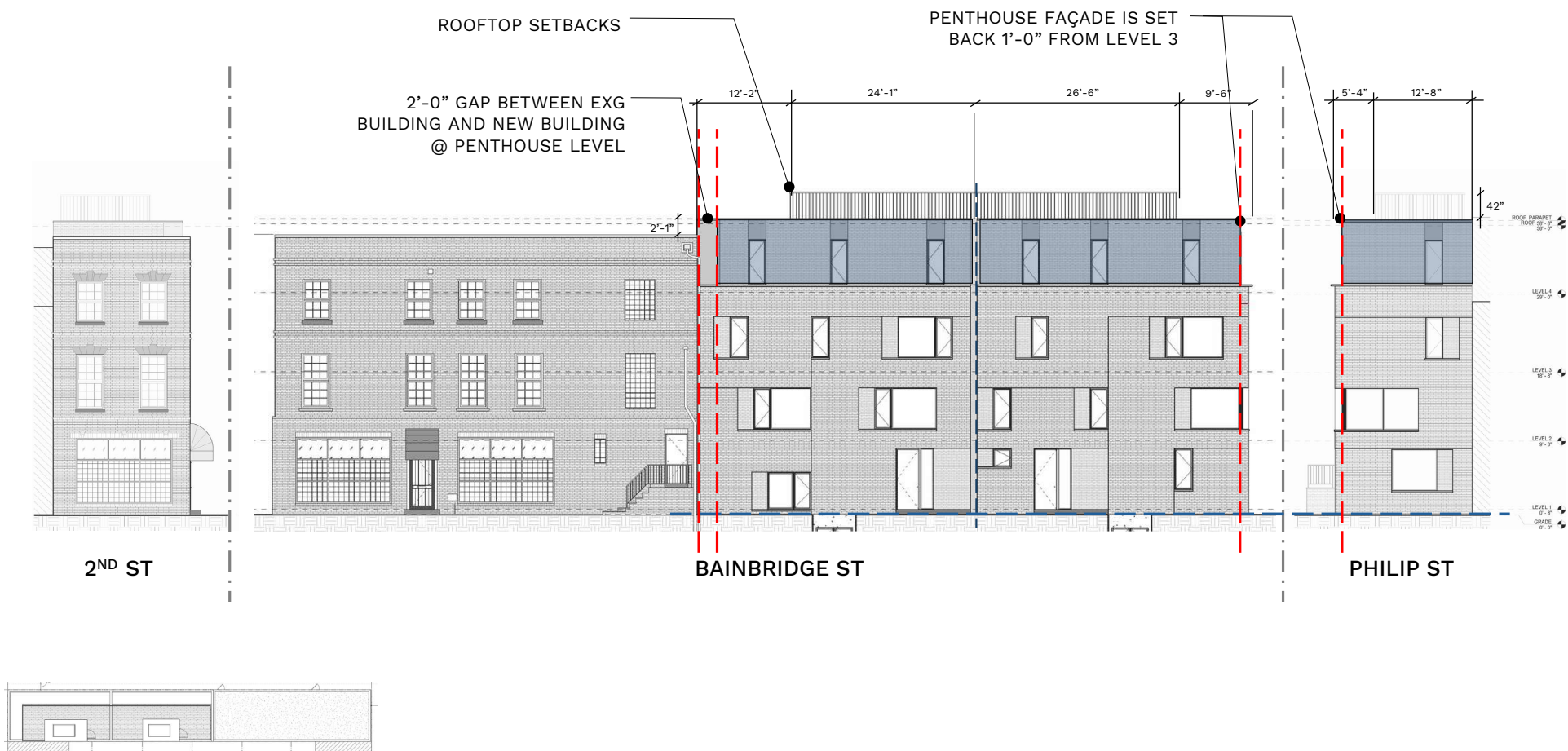




**BUILDING ELEVATIONS**

FACADE ARTICULATION DIAGRAM – SETBACKS AT PENTHOUSE LEVEL

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING





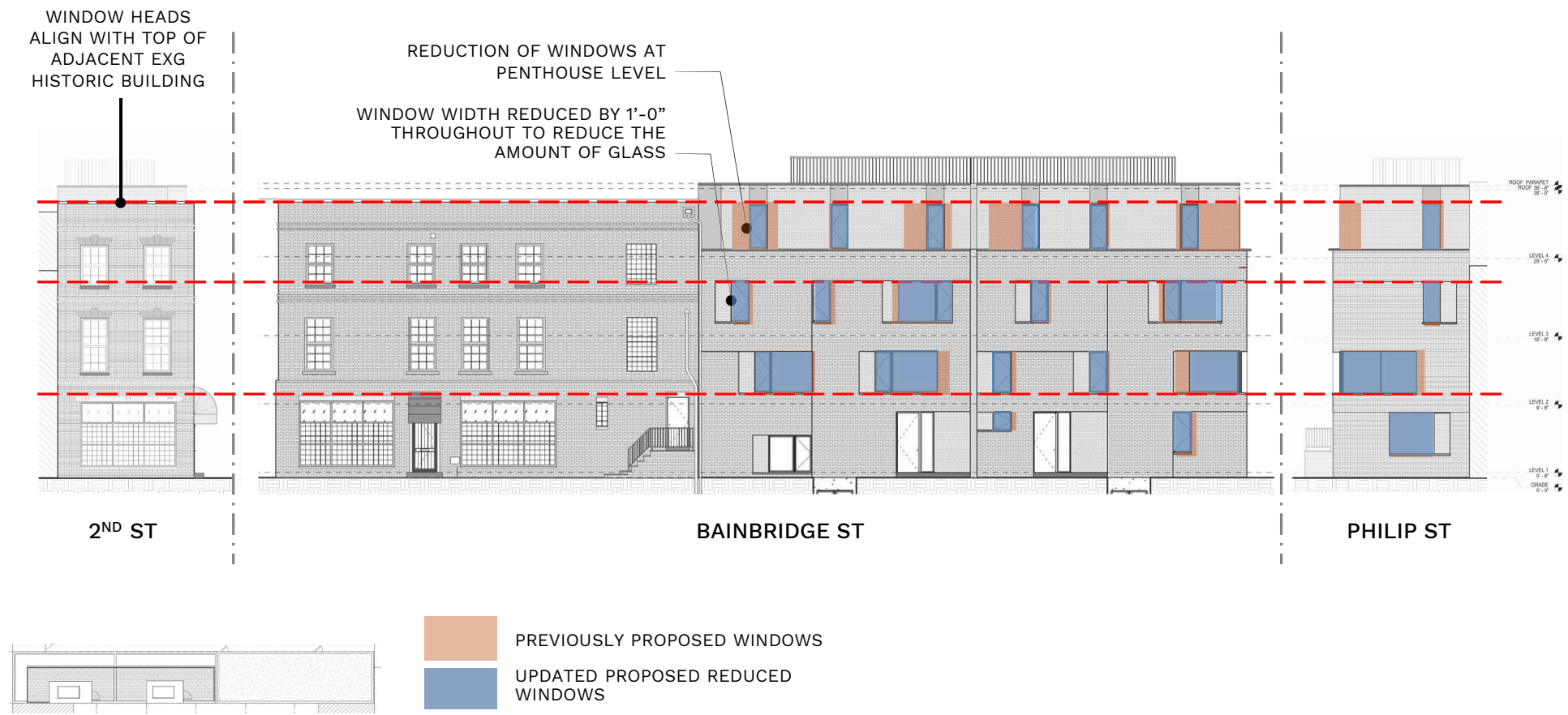
**BUILDING ELEVATIONS**  
FACADE ARTICULATION DIAGRAM – WINDOW PATTERNING



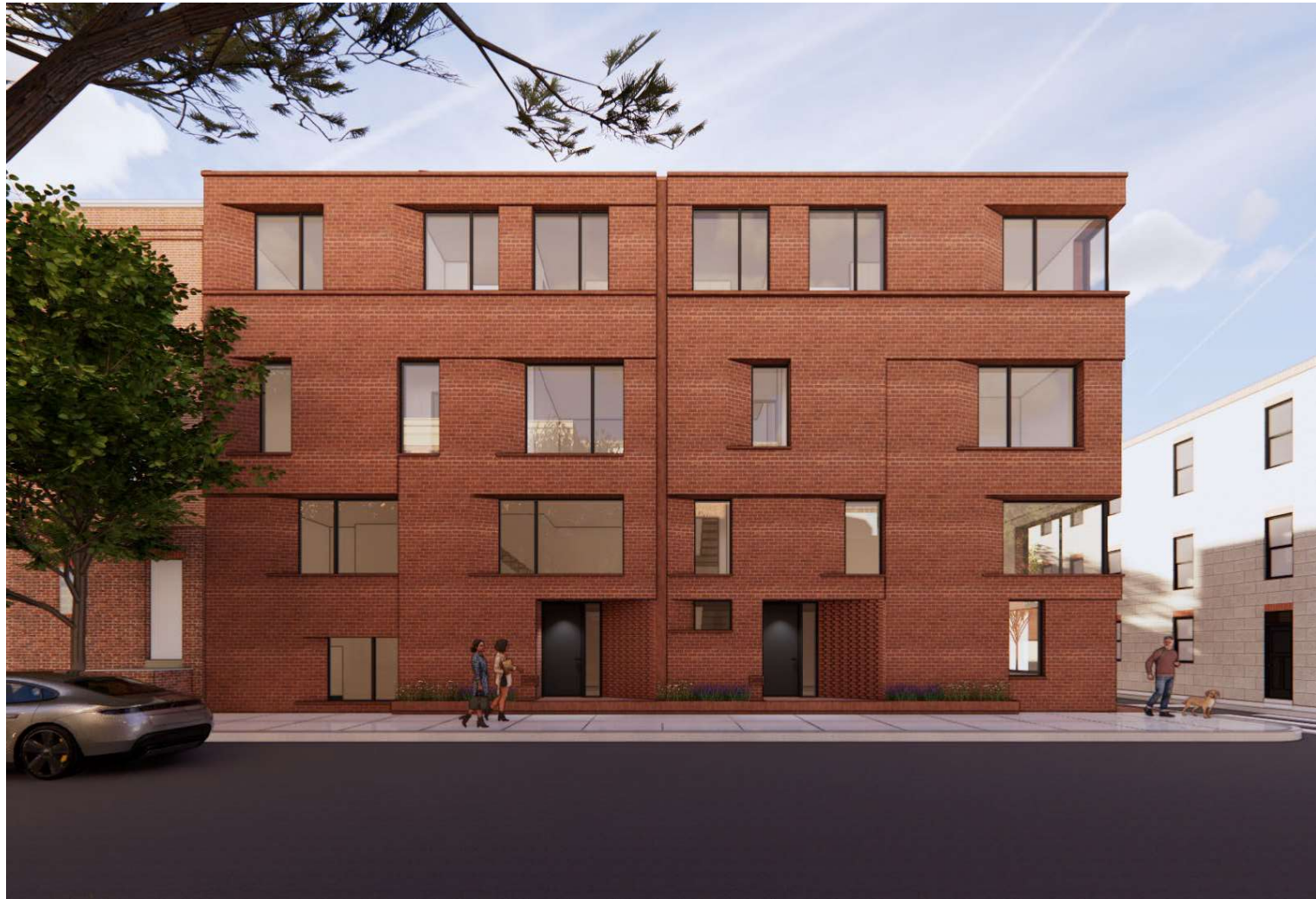
**BUILDING ELEVATIONS**

FACADE ARTICULATION DIAGRAM – WINDOW PATTERNING

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



## RENDERINGS



View of North Façade on Bainbridge St



RENDERINGS

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



View of North Façade on Bainbridge St

**RENDERINGS**



View of Existing Building looking West down Bainbridge St



**RENDERINGS**

**REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING**



View of Existing Building looking West down Bainbridge St

**RENDERINGS**

**REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING**



View of Existing Building looking West down Bainbridge St



**RENDERINGS**

**REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING**



View of Existing Building looking West down Bainbridge St



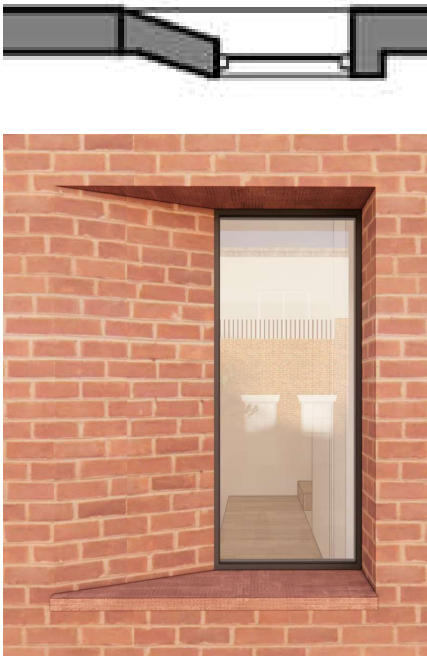
**RENDERINGS**



View looking East down Bainbridge St

RENDERINGS

**WINDOW FAÇADE DETAIL**  
Depth and articulation of brick  
façade obscures visibility of  
glazed openings



REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING

View looking East down Bainbridge St



**RENDERINGS**



View looking West from Bainbridge St



RENDERINGS

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



View looking West from Bainbridge St

RENDERINGS

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING

SETBACK NOTCH AT  
CONNECTION OF FOURTH  
FLOOR PENTHOUSE LEVEL TO  
ADJACENT HISTORIC BUILDING

ALIGNMENTS EMPHASIZE  
RELATIONSHIP TO ADJACENT  
HISTORIC BUILDING



View looking West from Bainbridge St



**RENDERINGS**



View looking East from Bainbridge St



RENDERINGS



View looking East from Bainbridge St

RENDERINGS

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING

FOURTH FLOOR SETBACK AND  
MATERIAL DIFFERENTIATION  
EMPHASIZES 3-STORY MASS,  
RELATING TO EXISTING  
BUILDING AND CONTEXT

GENERAL REDUCTION OF  
GLAZING WITH FOCUS ON  
PENTHOUSE LEVEL



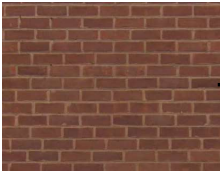
View looking East from Bainbridge St



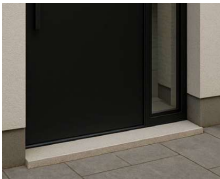
**PROPOSED MATERIAL  
PALETTE**



Cast Stone Cap, Sills  
and Projecting Band



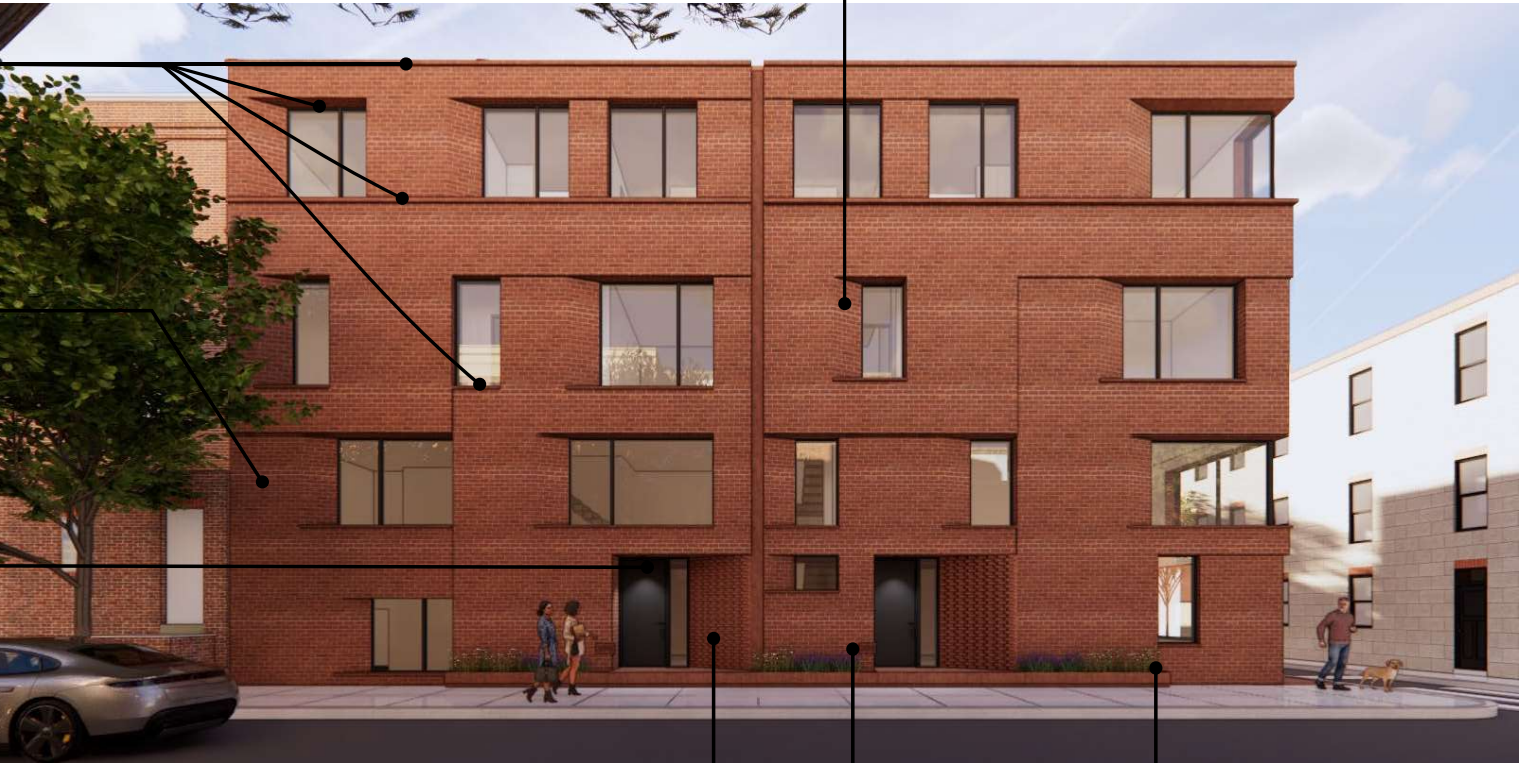
Molded Red Brick  
With Red Mortar



Solid Door w/ full  
Height Sidelight



Brick Pattern At  
Entrances



CASEMENT WINDOWS WITH  
ANGLED BRICK RETURNS

ENGRAVED HOUSE  
ADDRESS NUMBER

BUILT-IN PLANTER  
AT GRADE

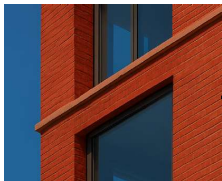
View looking East from Bainbridge St



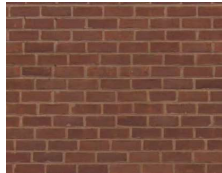
**PROPOSED MATERIAL  
PALETTE**



Synthetic or Natural Slate tiled  
façade @Penthouse level



Cast Stone Cap, Sills  
and Projecting Band



Molded Red Brick  
With Red Mortar



Solid Door w/ full  
Height Sidelight



Brick Pattern At  
Entrances



**REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING**

CASEMENT WINDOWS WITH  
ANGLED BRICK RETURNS

ENGRAVED HOUSE  
ADDRESS NUMBER

BUILT-IN PLANTER  
AT GRADE

View looking East from Bainbridge St

**PROPOSED MATERIAL  
PALETTE – PILOT HOUSE**



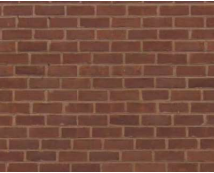
Red-Tone Standing  
Seam Metal to Color  
Match Brick Tone



Fiber Cement Panel to  
Color Match Brick Tone



Painted Metal  
Guardrail



Molded Red Brick  
With Red Mortar



View looking West from Bainbridge St

**PROPOSED MATERIAL  
PALETTE – PENTHOUSE AND ROOFTOP LEVEL**

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HISTORICAL COMMISSION MEETING**



View looking West from Bainbridge St



## APPENDIX

*Courtesy of 1858-1860 Philadelphia Atlas*

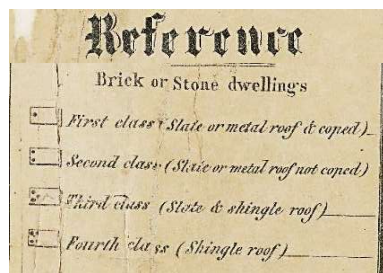
**Current day S Philip St**

**Bainbridge St**

**S 2nd St**

Collector's

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



With Stores under

☐ First class (Slate or metal roof & cuped) \_\_\_\_\_

☐ Second class (Slate or metal roof not cuped) \_\_\_\_\_

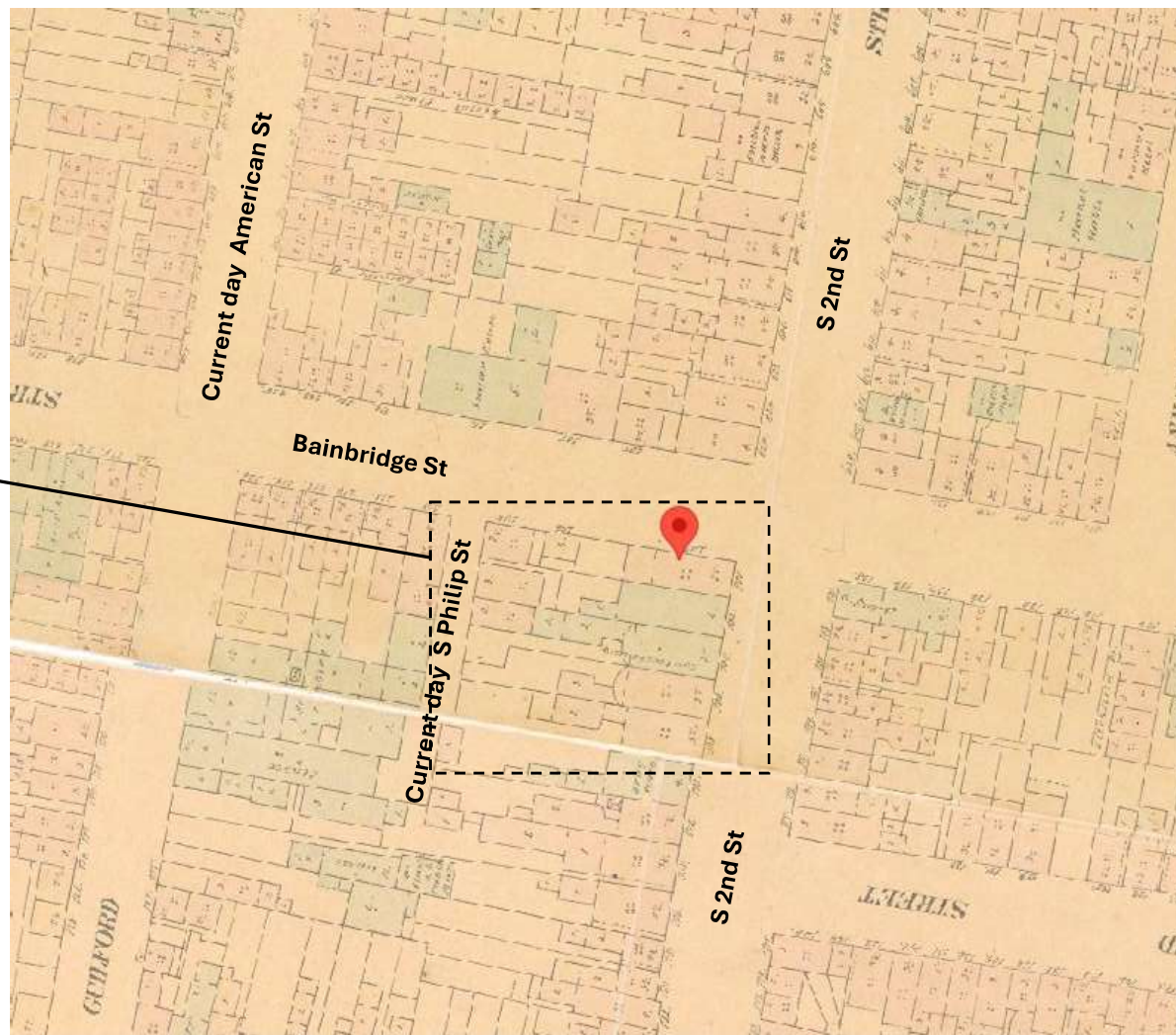
☐ Third class (Slate & shingle roof) \_\_\_\_\_

☐ Fourth class (Shingle roof) \_\_\_\_\_

\_\_\_\_\_

☐ Frames double \_\_\_\_\_









☒ Frames double with stores under \_\_\_\_\_

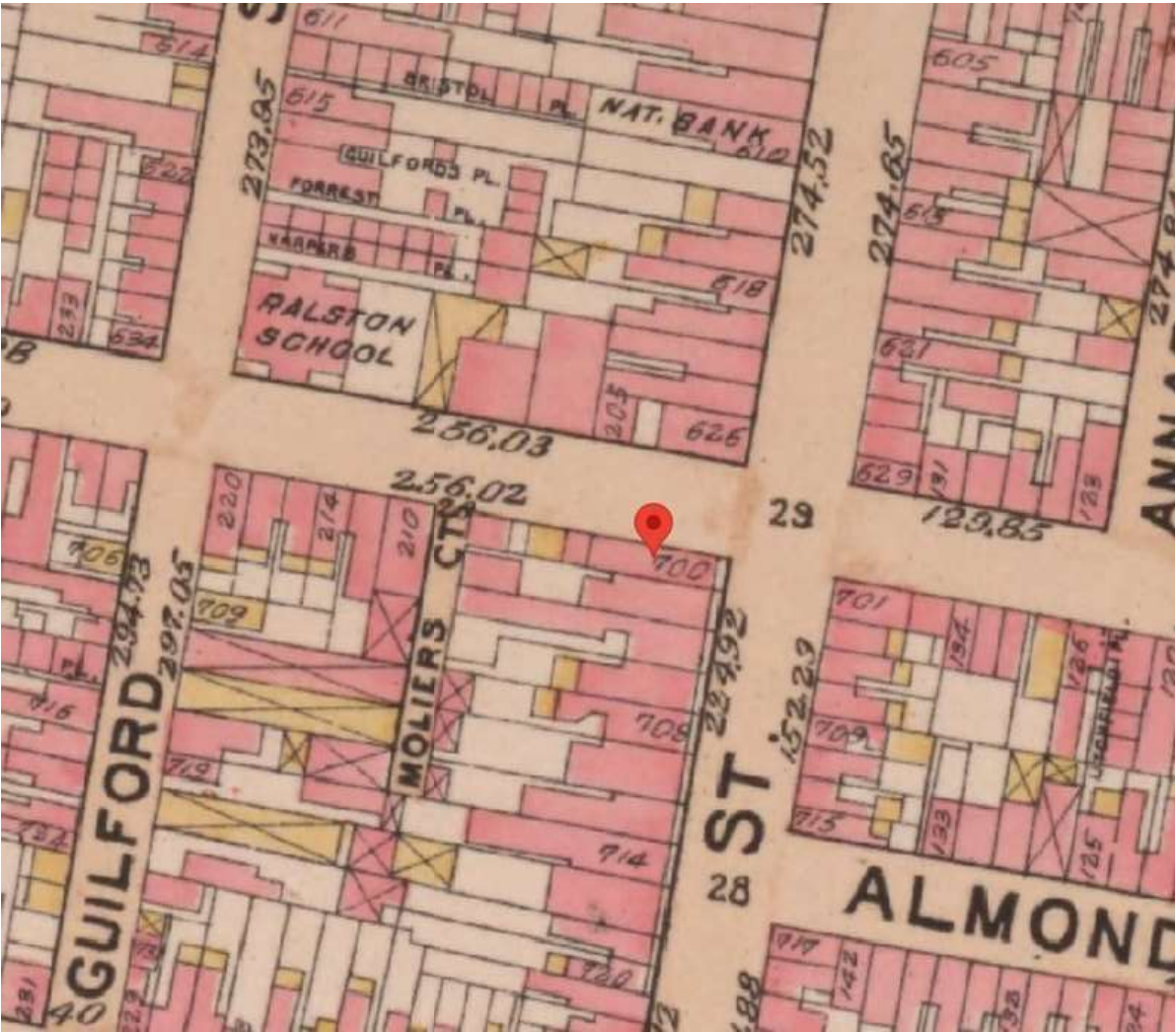


*Courtesy of 1858-1860 Philadelphia Atlas*



**HISTORICAL MAP - 1895**

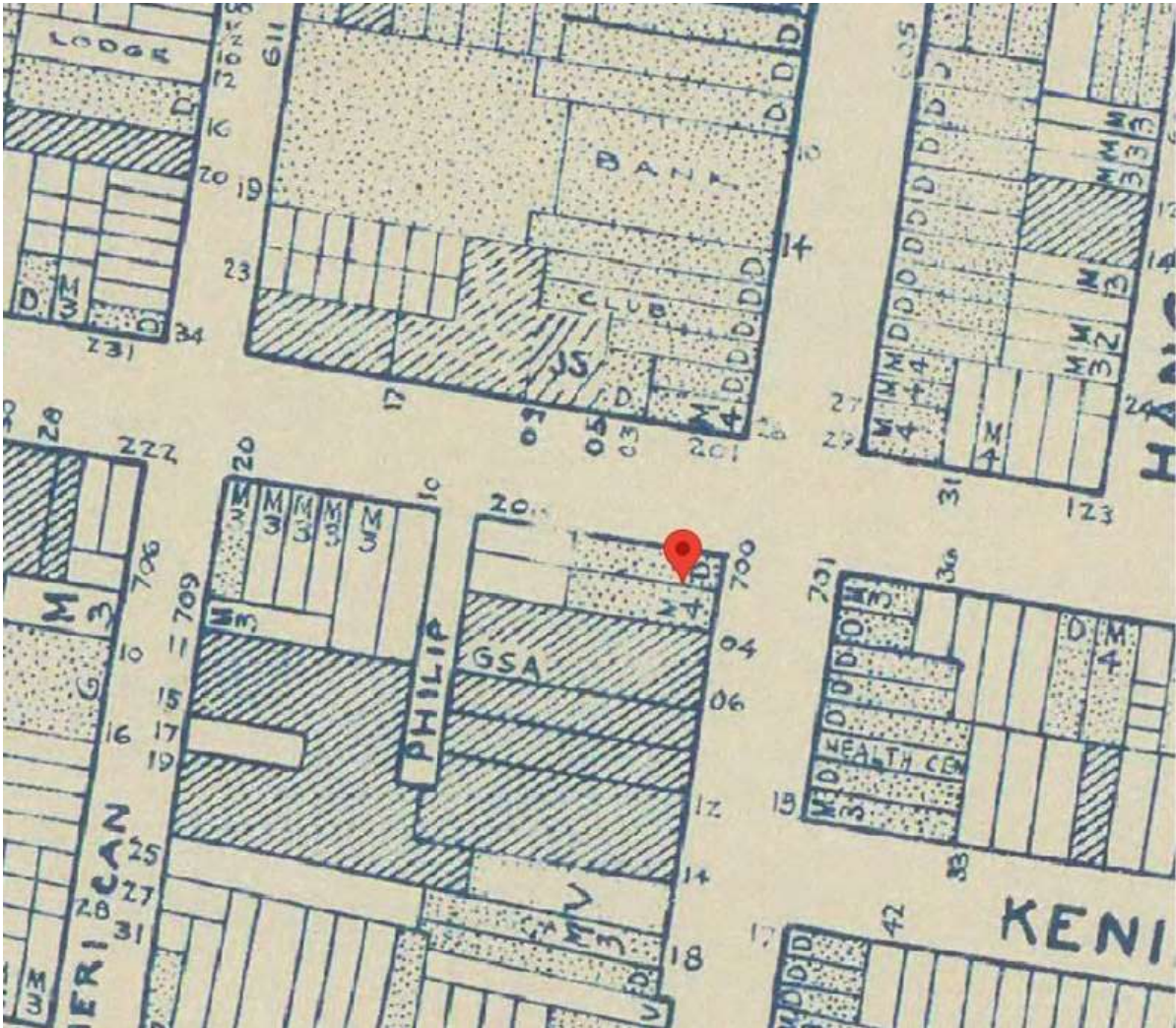
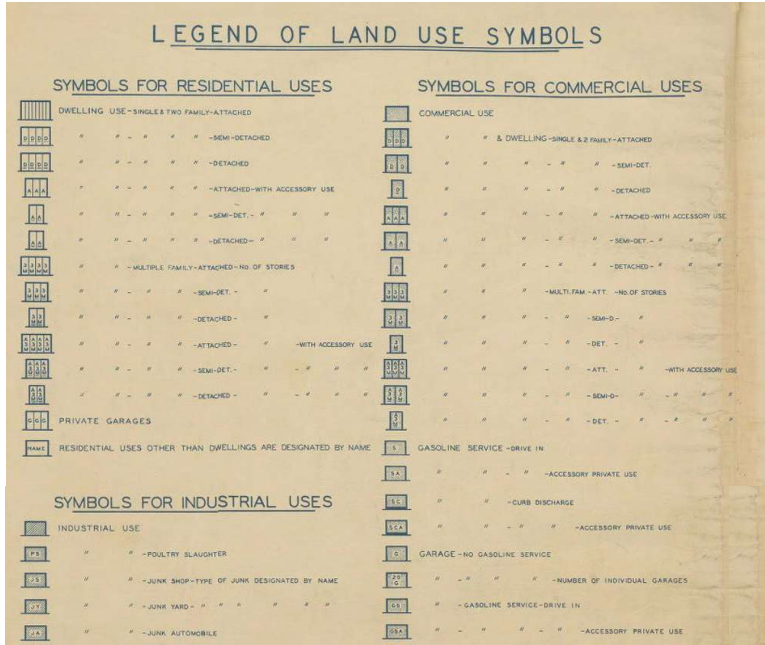
| EXPLANATIONS.  |                   |   |
|--|-------------------|---|
|    | <i>Represents</i> | <i>Brick Building</i>                       |
|    | <i>"</i>          | <i>Frame "</i>                              |
|   | <i>"</i>          | <i>Stone "</i>                              |
|  | <i>"</i>          | <i>Stable or Shed</i>                       |
|  | <i>"</i>          | <i>Block Dimensions &amp; 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

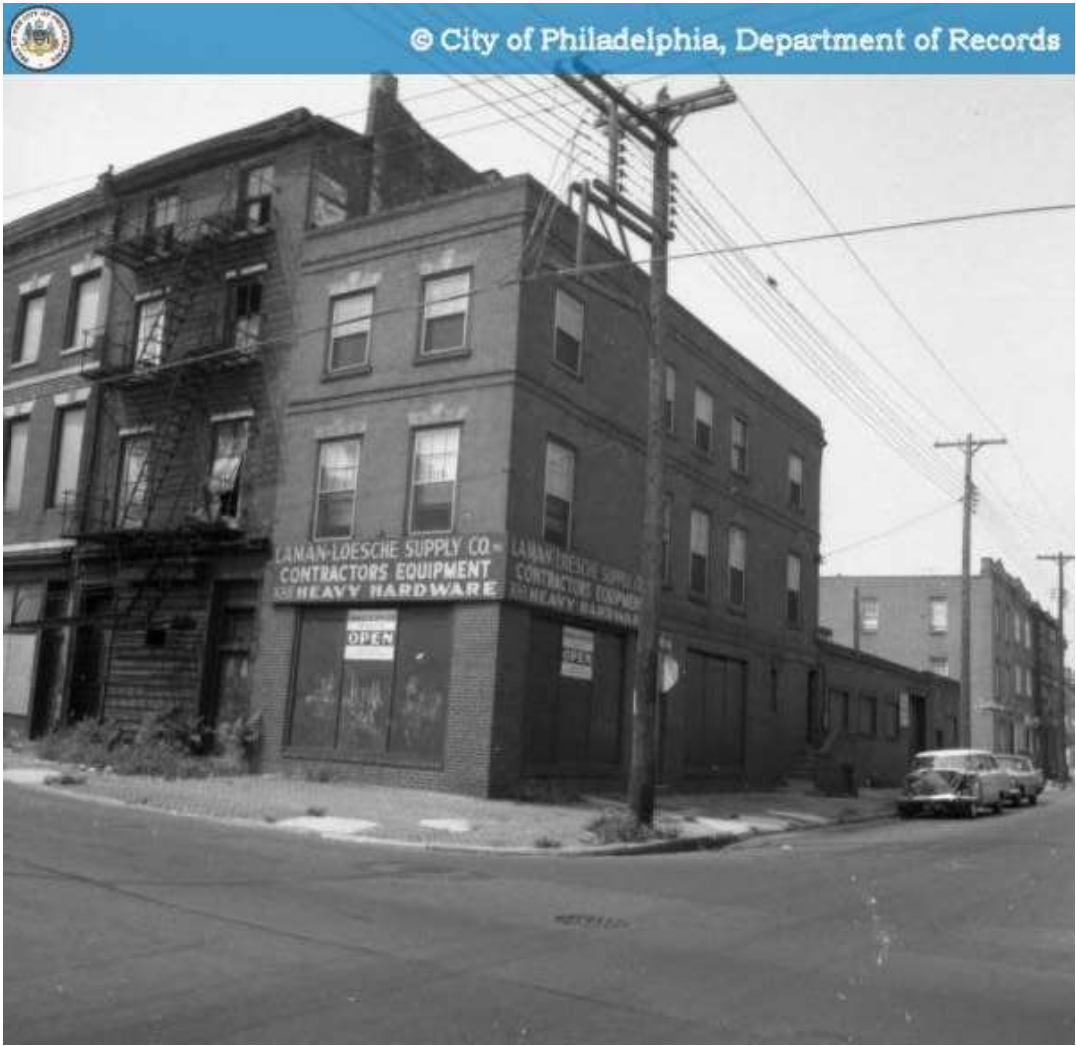


## HISTORICAL MAP - 1962



*Courtesy of 1962 Land Use Map*

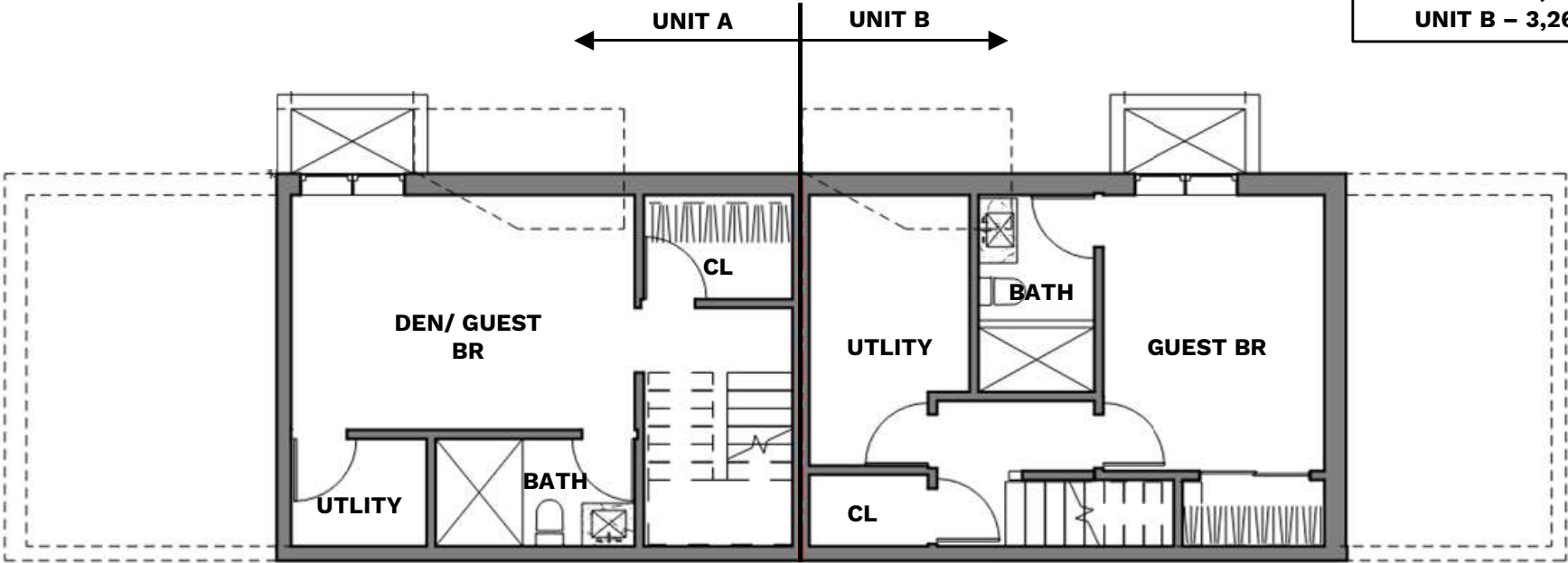
**HISTORICAL VIEW**



View from 2<sup>nd</sup> St, 1971, *Photo Courtesy of Philadelphia dept of Records*

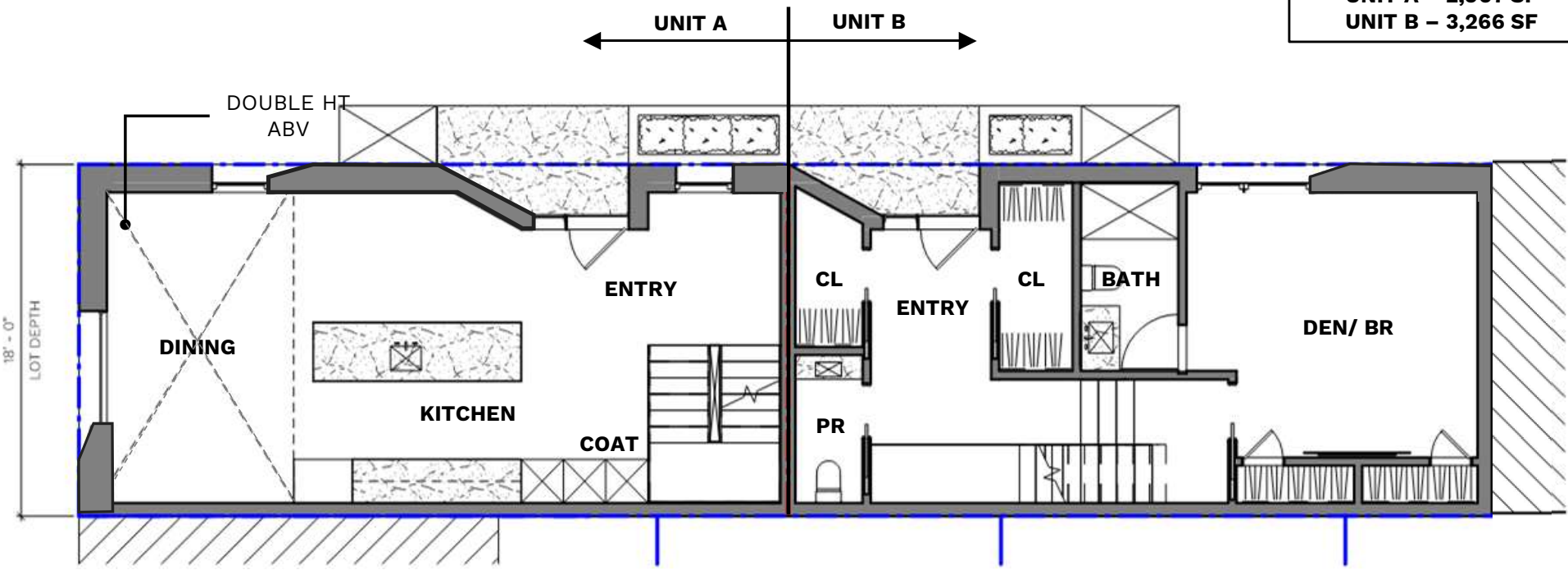
**FLOOR PLANS**  
BASEMENT

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





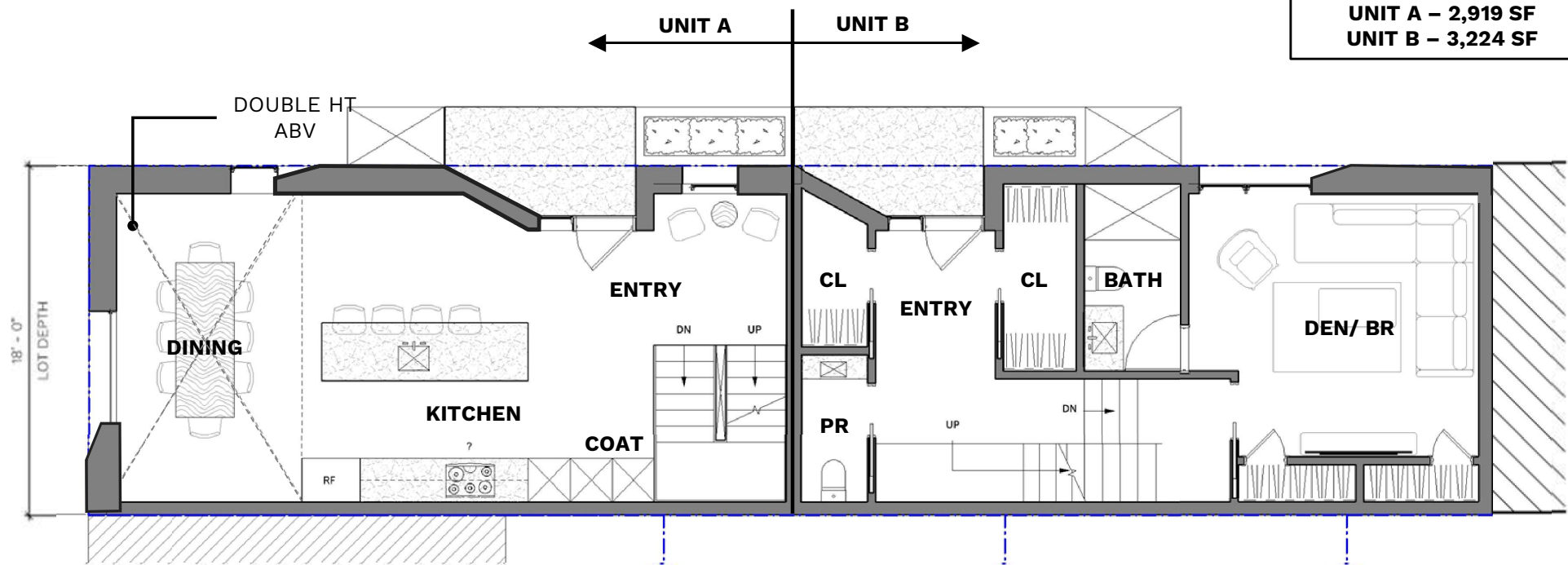
**FLOOR PLANS**  
LEVEL 1



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

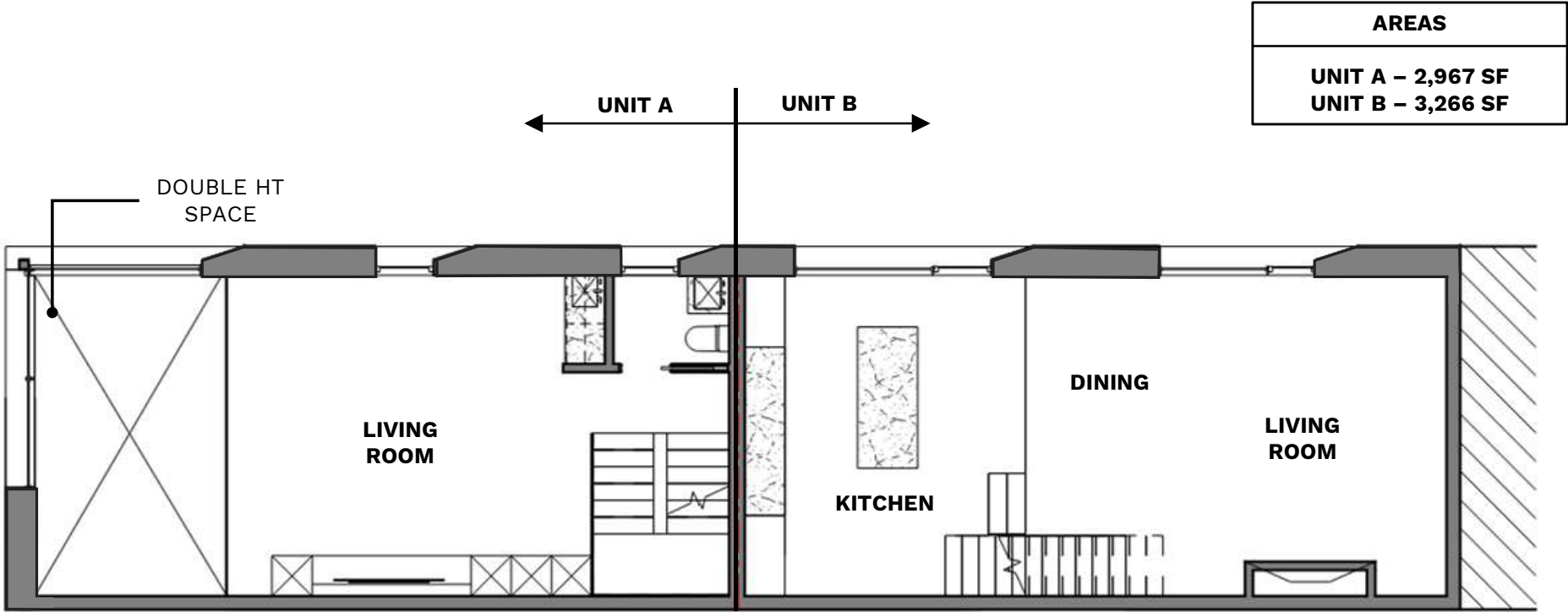
**FLOOR PLANS**  
LEVEL 1

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING



| AREAS             |
|-------------------|
| UNIT A – 2,919 SF |
| UNIT B – 3,224 SF |

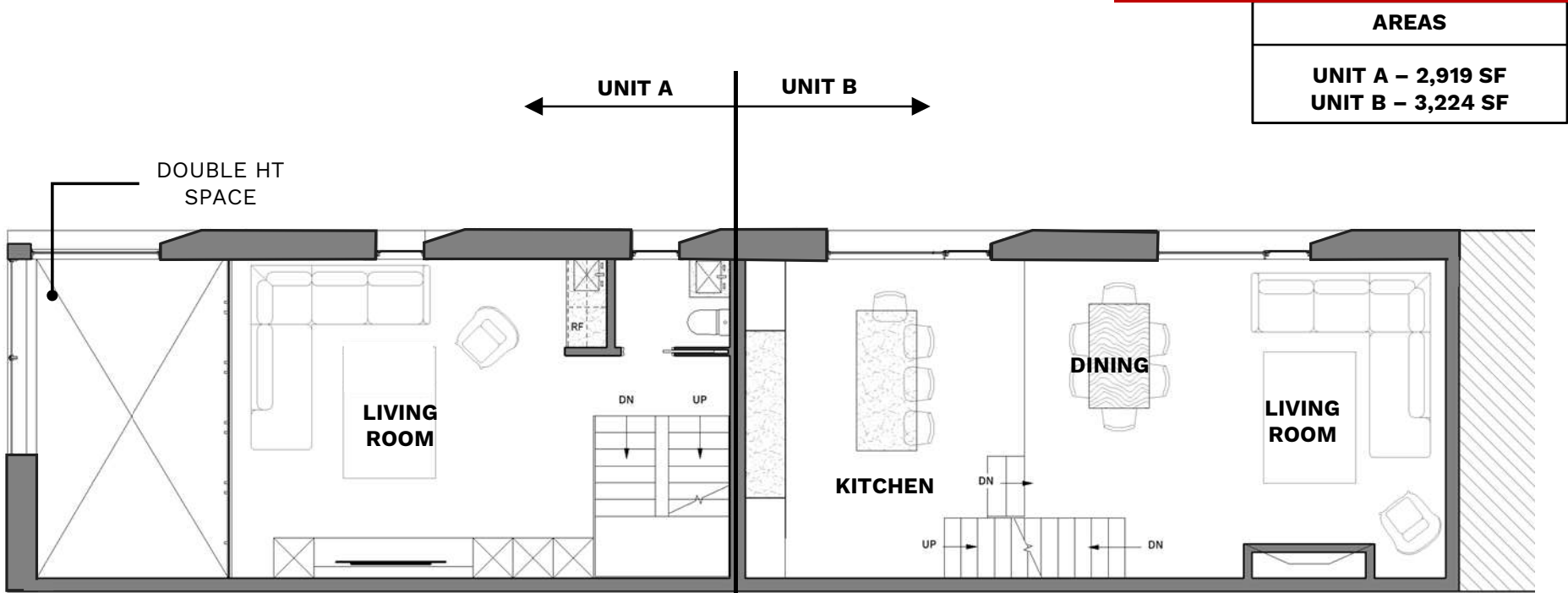
**FLOOR PLANS**  
LEVEL 2



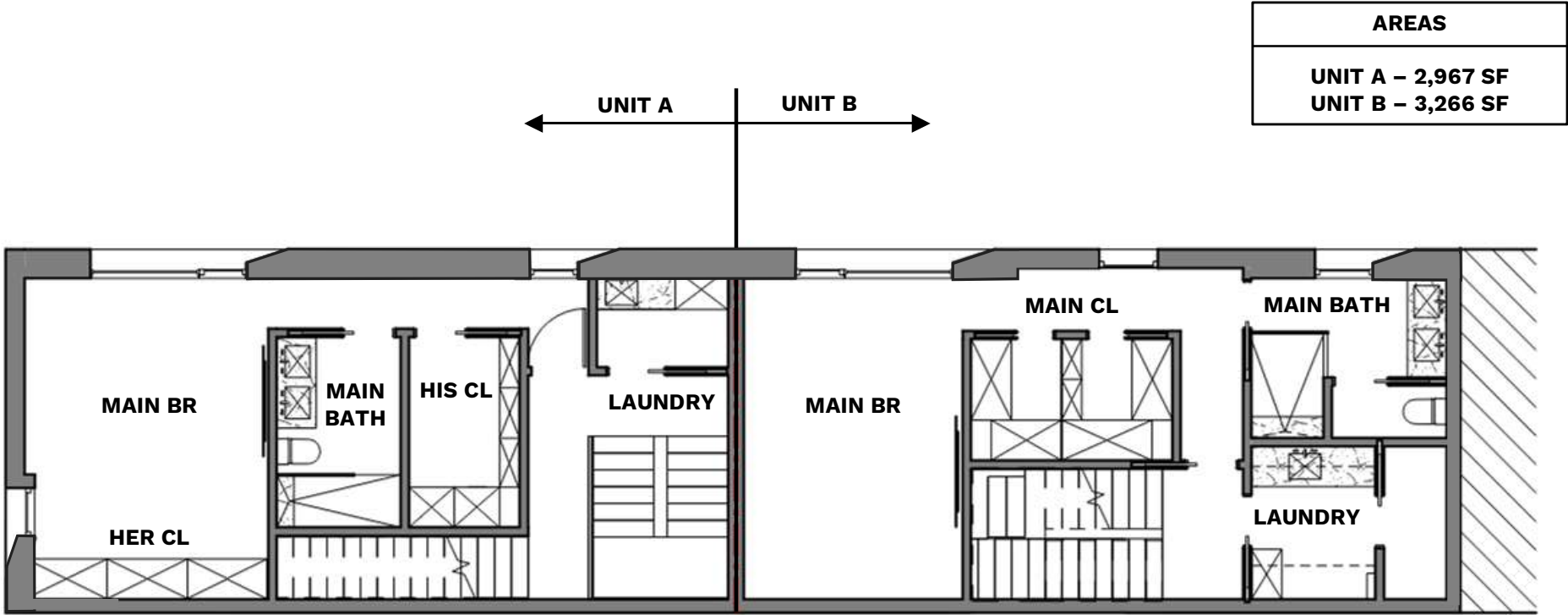


**FLOOR PLANS**  
LEVEL 2

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING

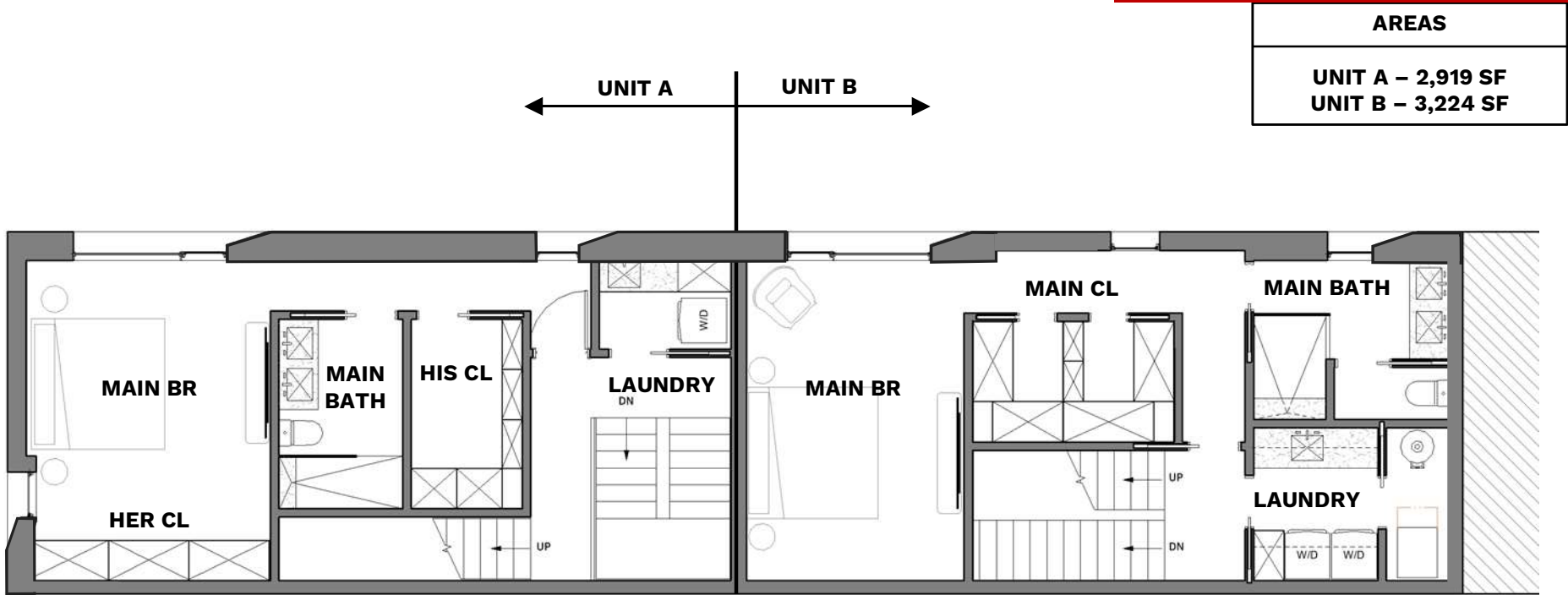


**FLOOR PLANS**  
LEVEL 3



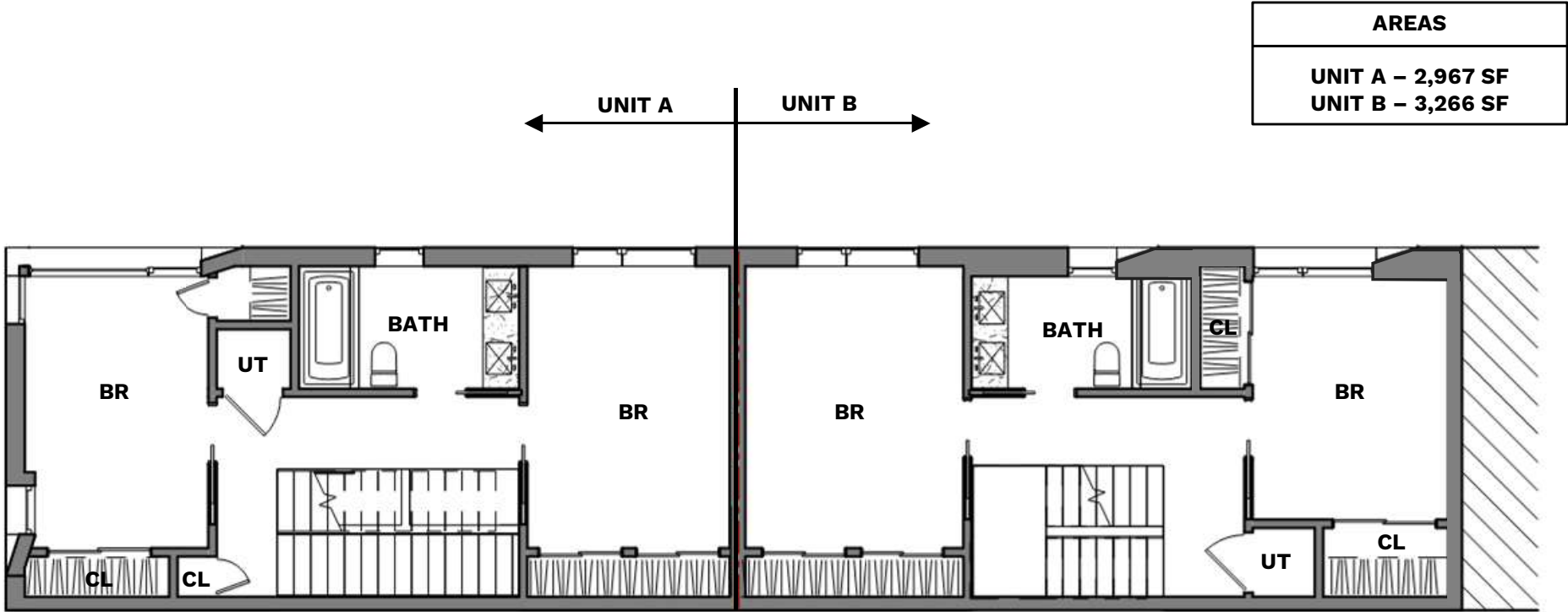
**FLOOR PLANS**  
LEVEL 3

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HISTORICAL COMMISSION MEETING



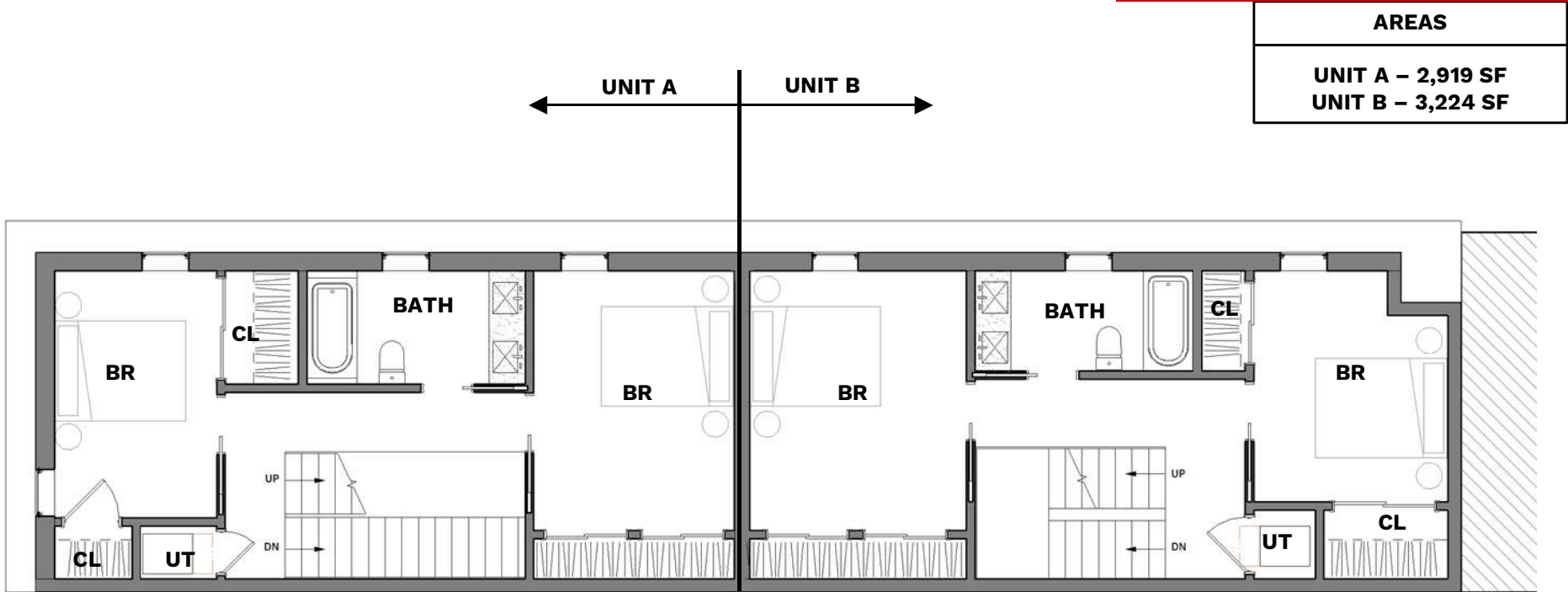


**FLOOR PLANS**  
LEVEL 4



**FLOOR PLANS**  
LEVEL 4

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HISTORICAL COMMISSION MEETING



**FLOOR PLANS**  
BUILDING SECTION





**FLOOR PLANS**  
BUILDING SECTION

REVISED FOR JULY 11, 2025  
HISTORICAL COMMISSION MEETING

