

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and listed the Philadelphia Register of Historic Places as 208 Bainbridge Street in 1958, but the designation was rescinded after the upper floors and roof were demolished in 1959.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.

700 S 2ND Street

Philadelphia Historical Commission

July 11, 2025



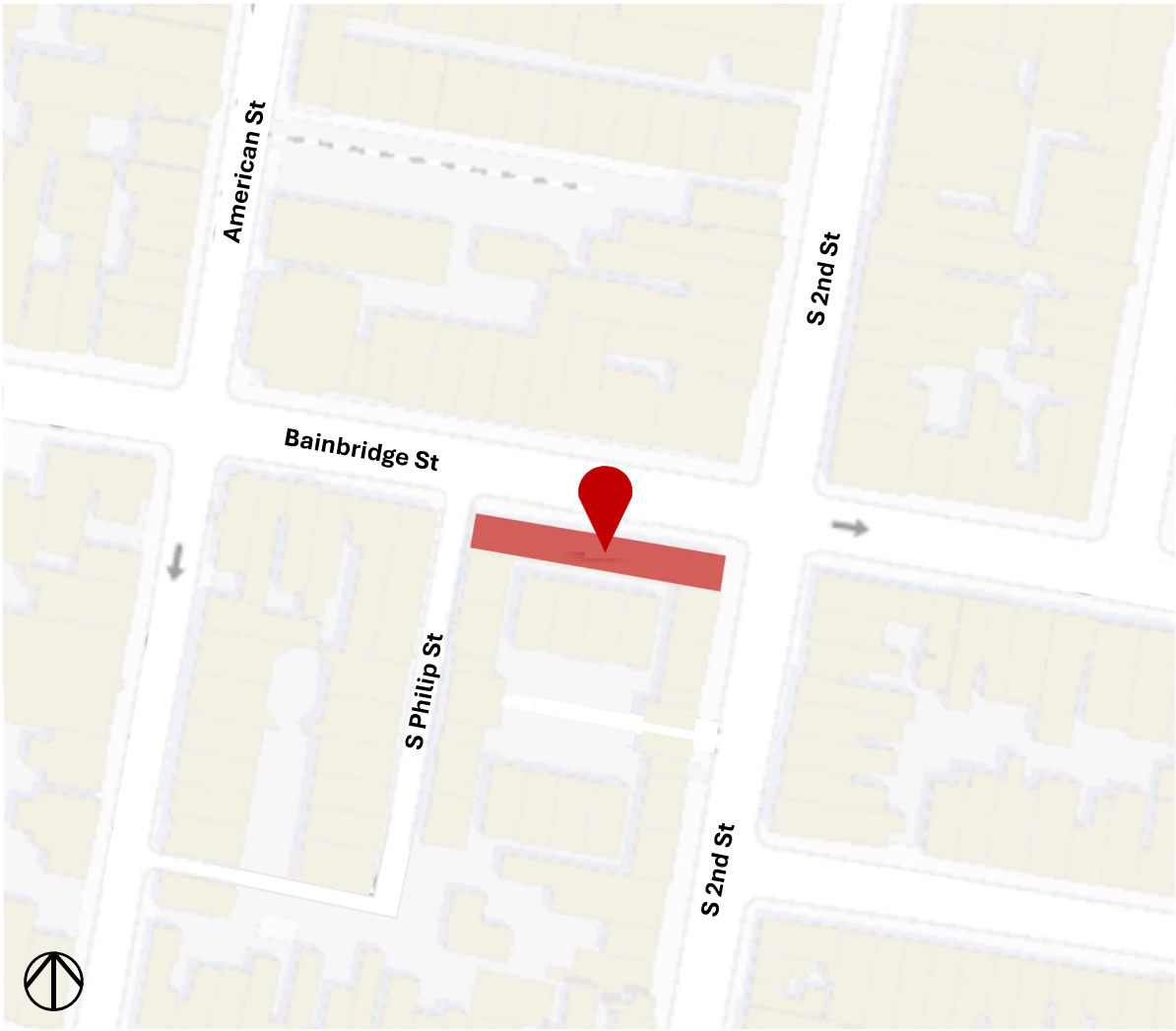
2116 Locust Street // Philadelphia, PA 19103

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

info@lodesignco.com

LO DESIGN

SITE LOCATION

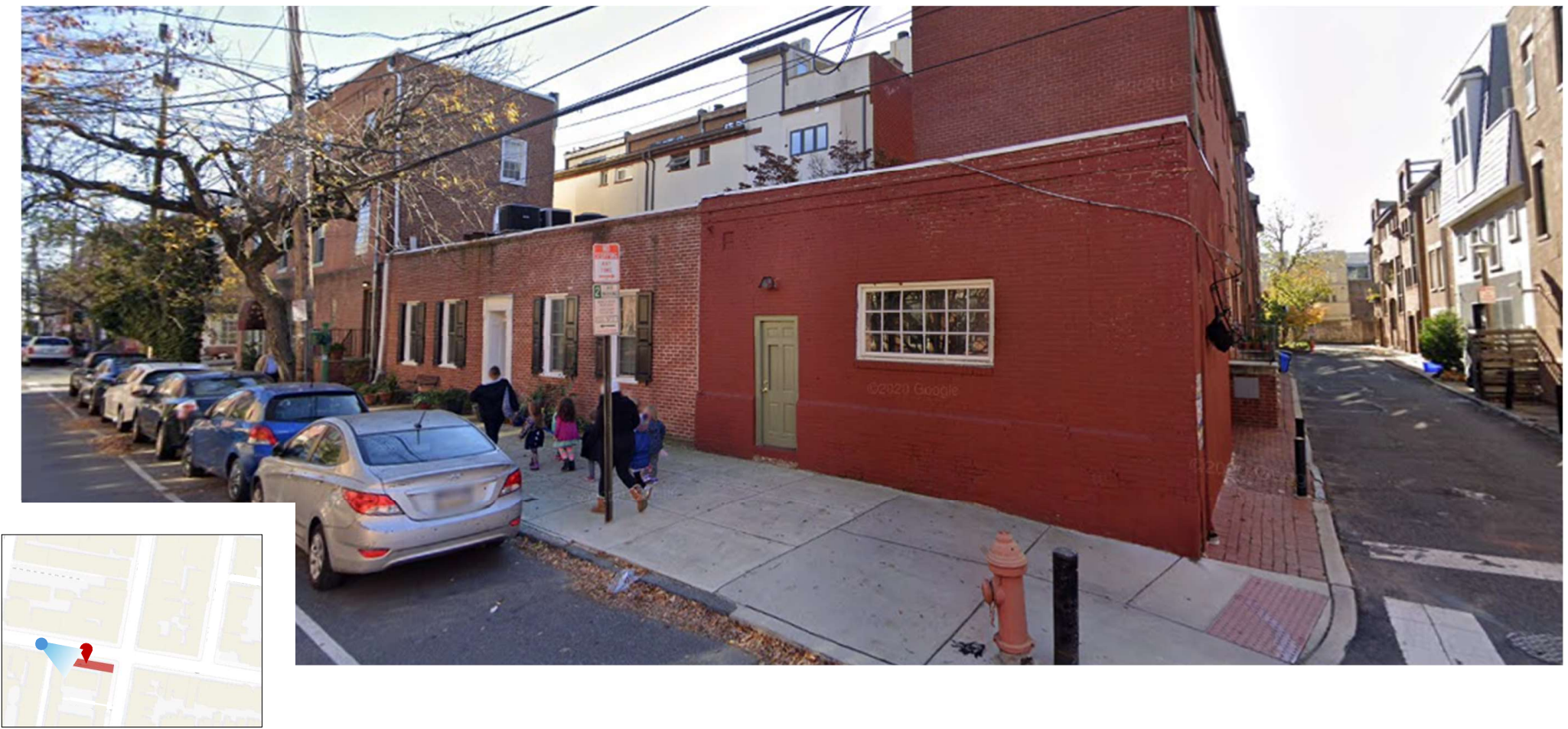


Courtesy of [Atlas.phila.gov](https://atlas.phila.gov)

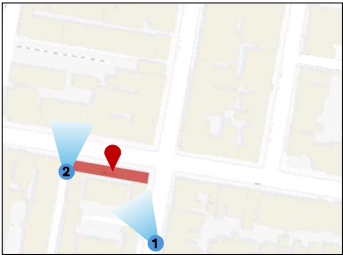
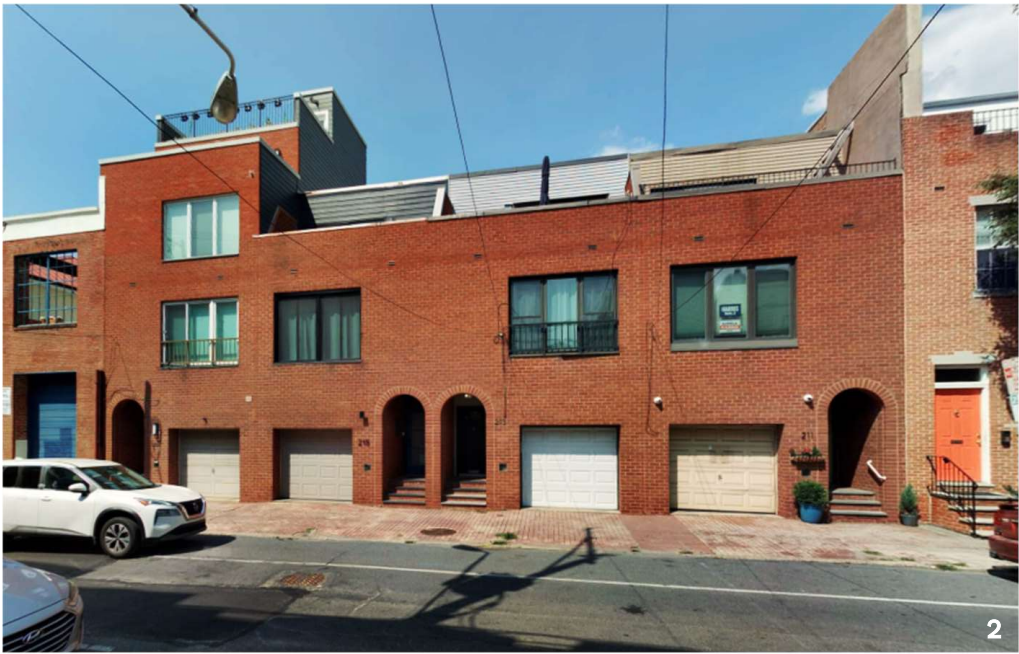
EXISTING SITE CONTEXT



EXISTING SITE CONTEXT

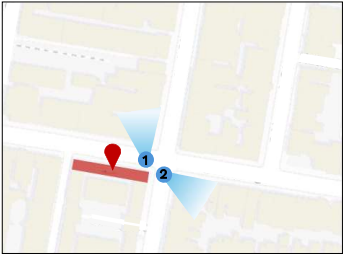


EXISTING SITE CONTEXT

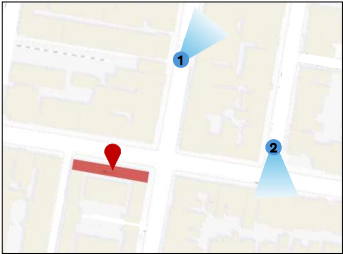


EXISTING SITE CONTEXT

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING

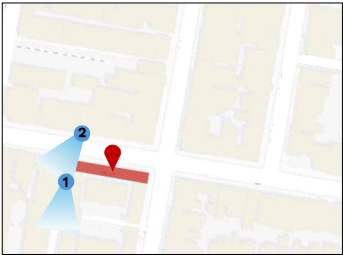


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








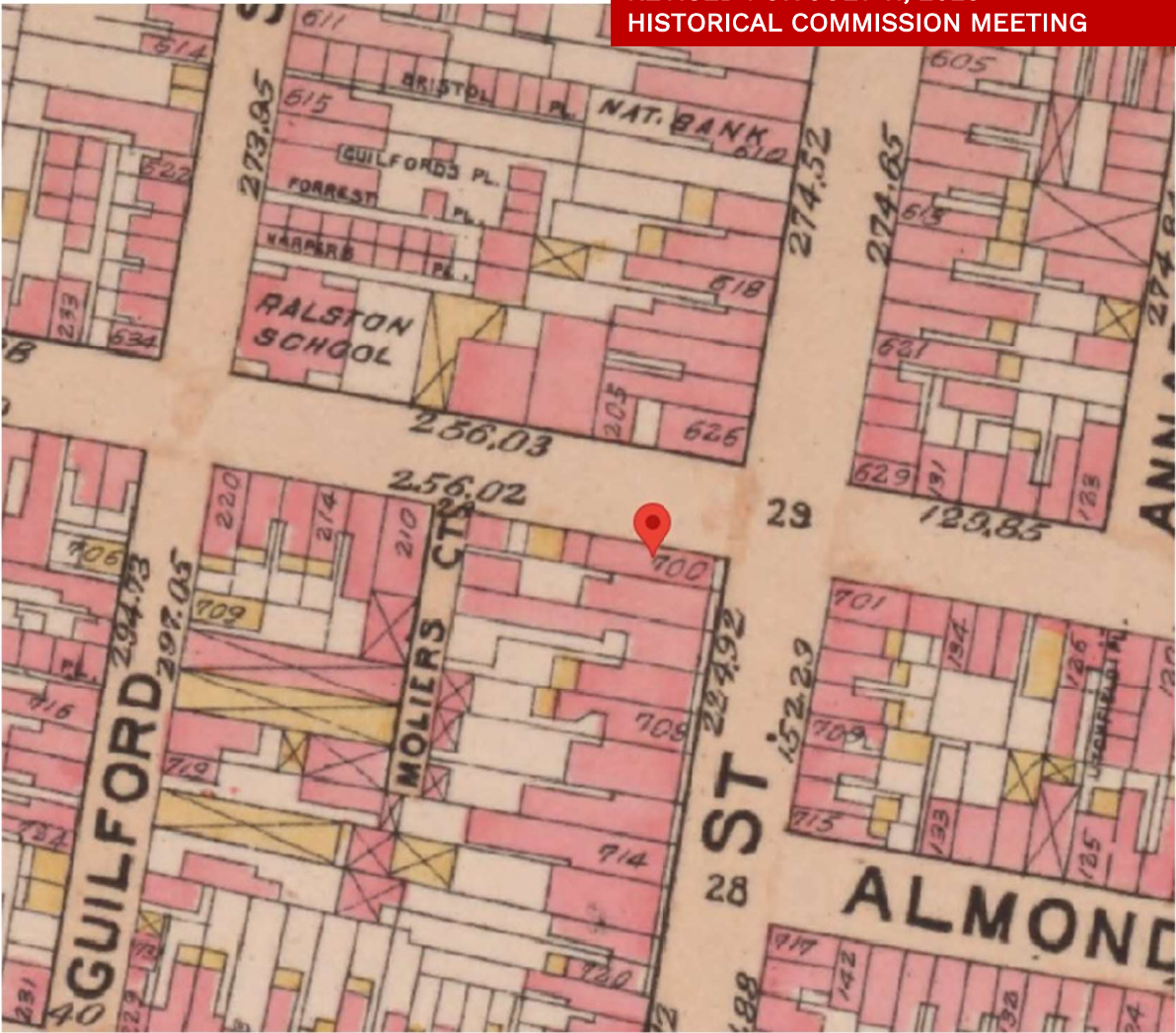
EXISTING SITE CONTEXT

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



HISTORICAL MAP - 1895

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



REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING

HISTORIC SITE CONTEXT

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HISTORICAL COMMISSION MEETING

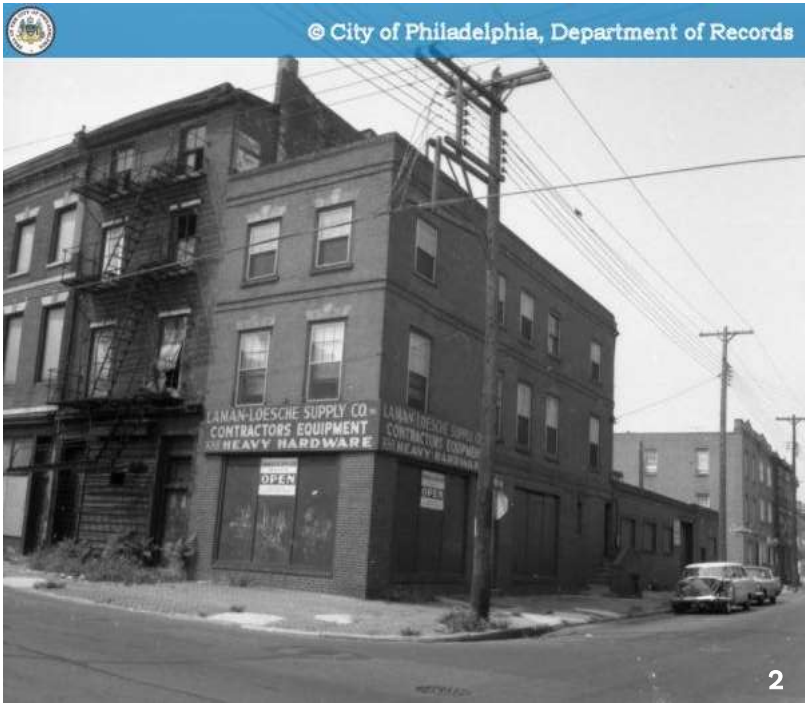
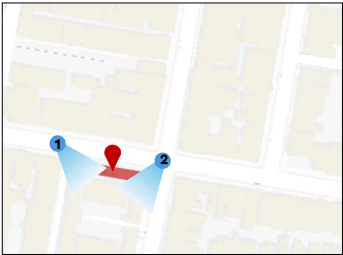


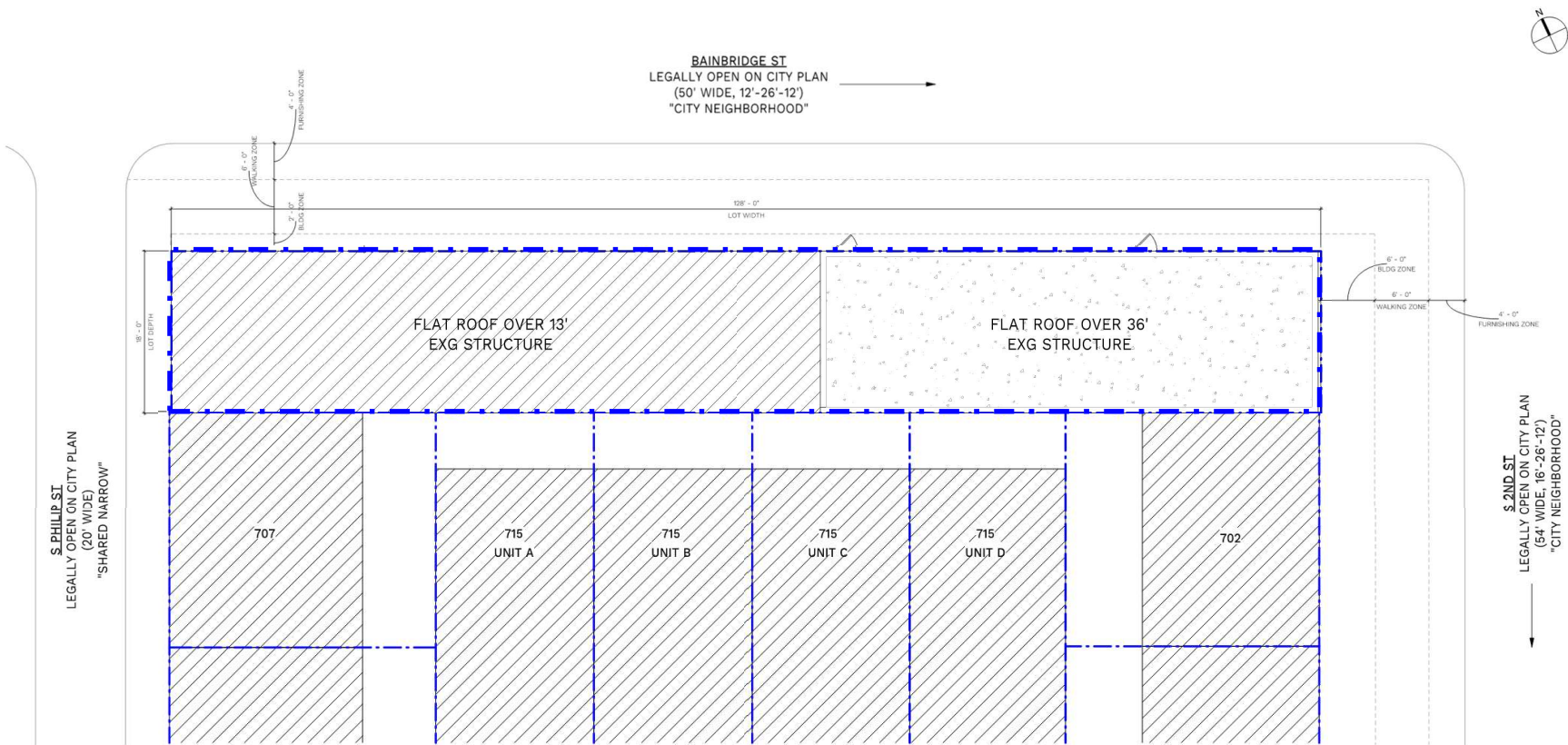
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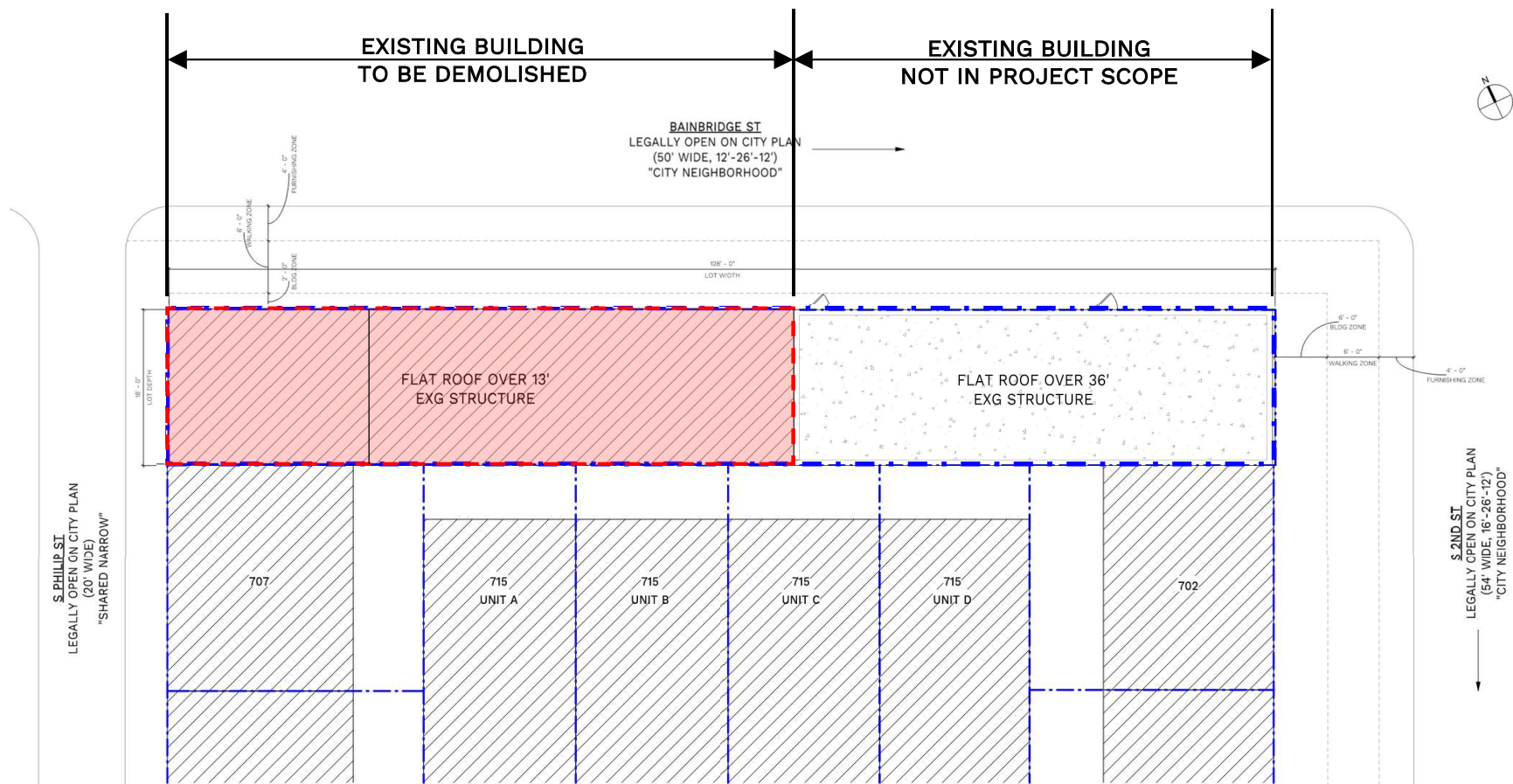
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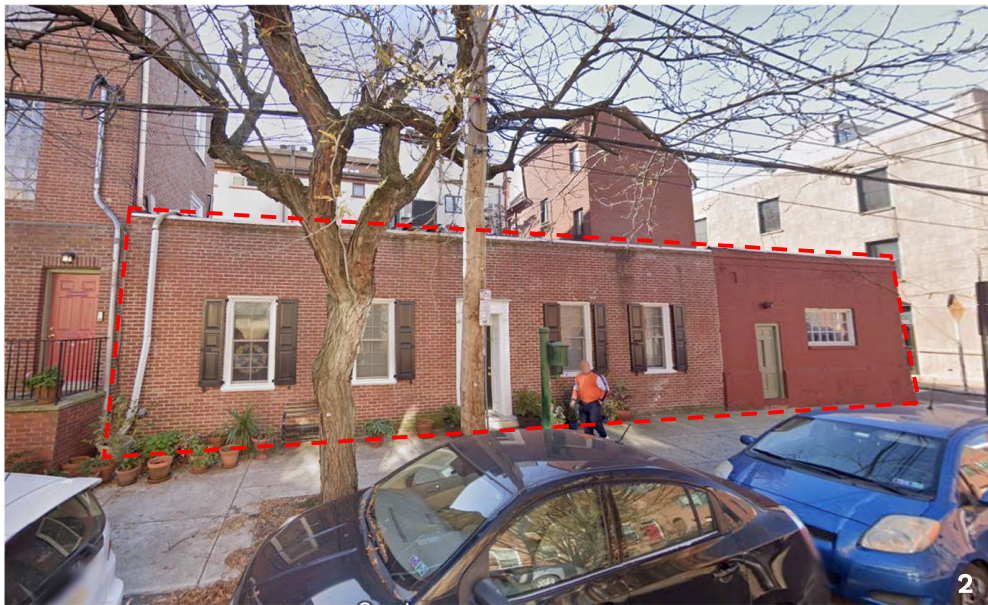
EXISTING SITE PLAN



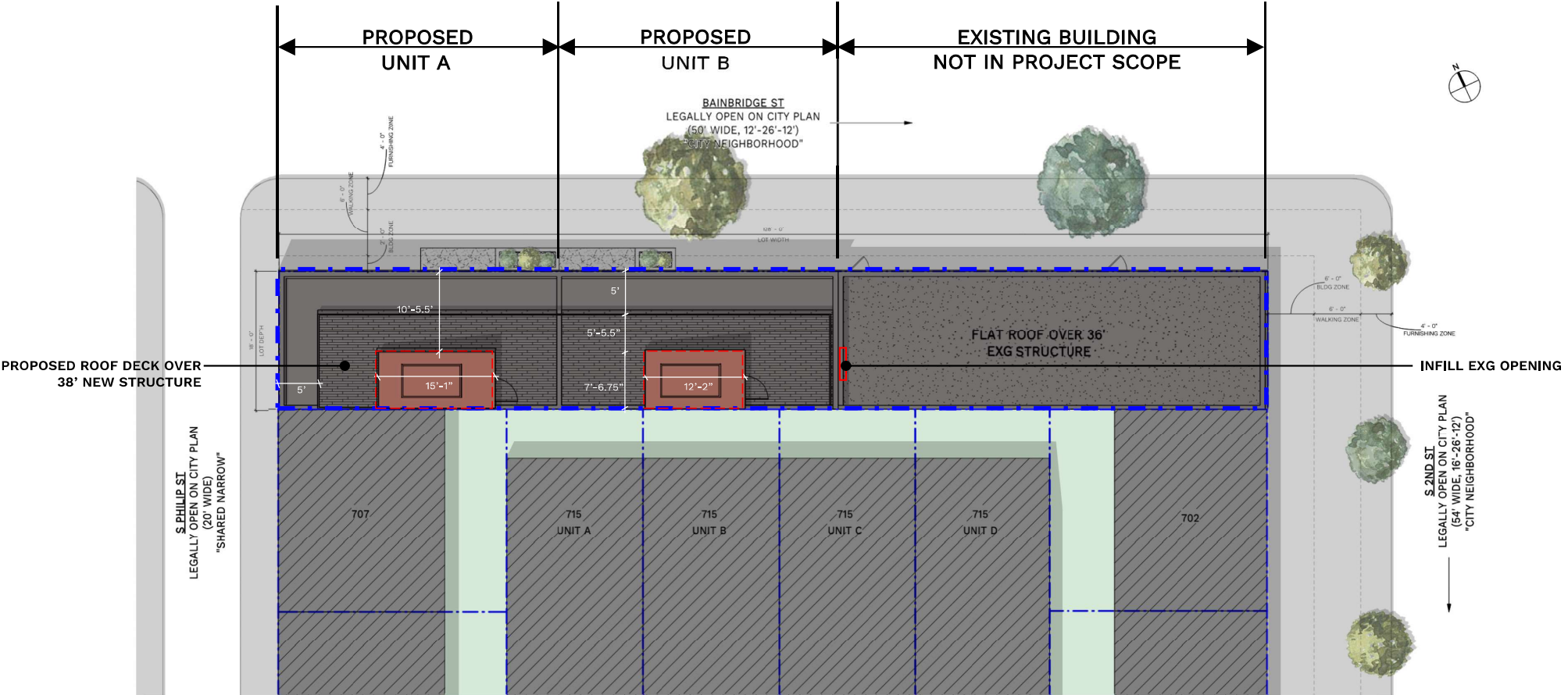
PROPOSED DEMOLITION



PROPOSED DEMOLITION

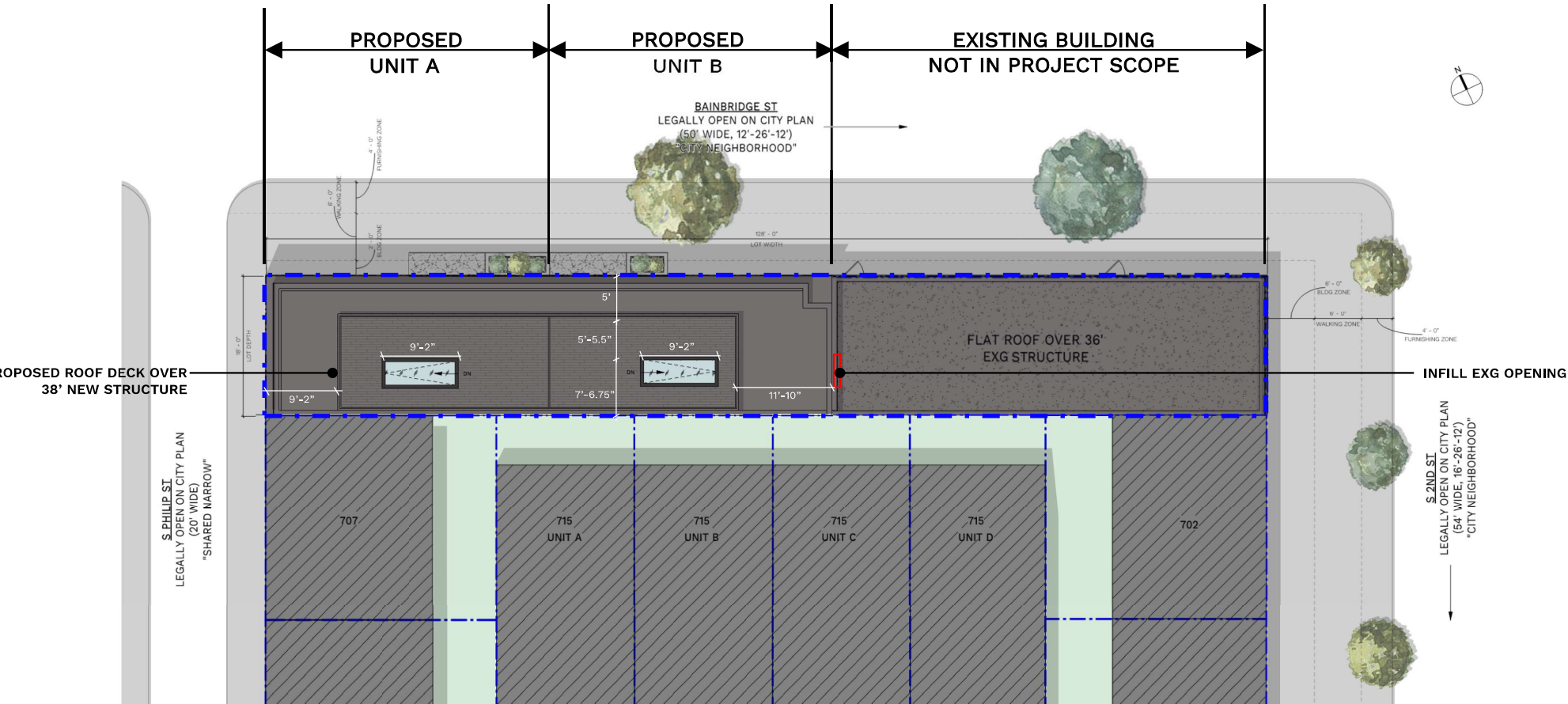


PROPOSED SITE PLAN



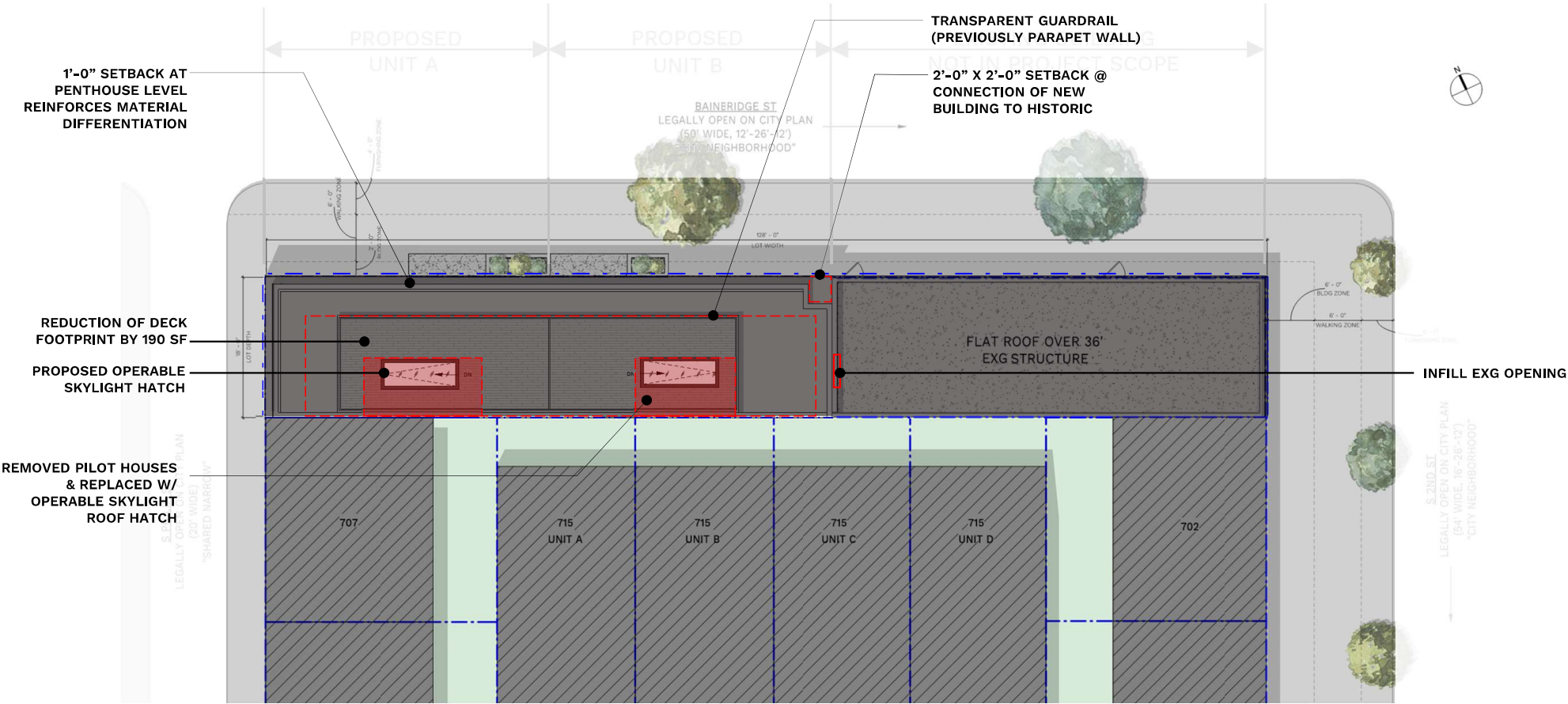
PROPOSED SITE PLAN
WITH REVISIONS

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING

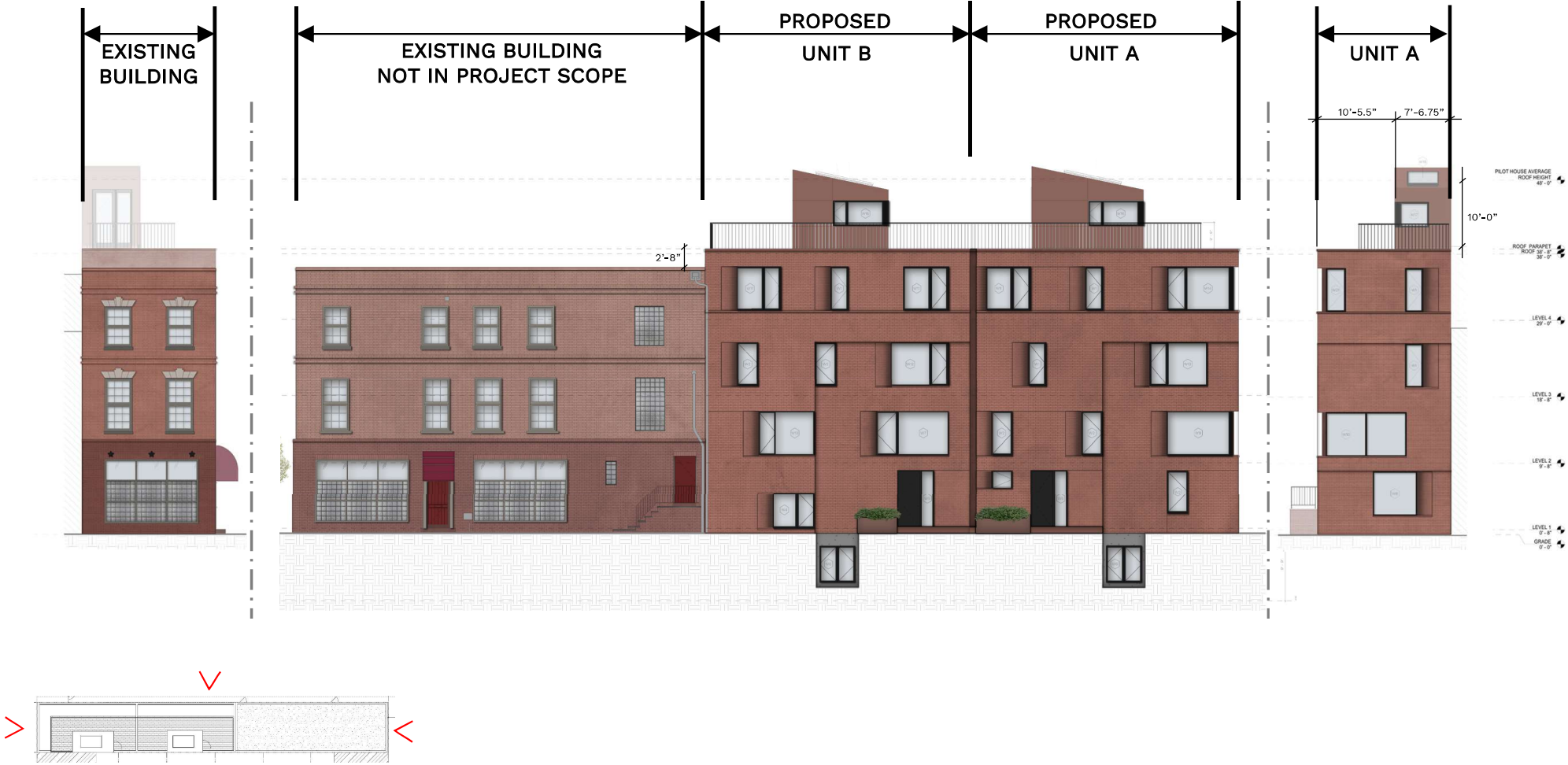


PROPOSED SITE PLAN
WITH REVISIONS

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



BUILDING ELEVATIONS
FACADES



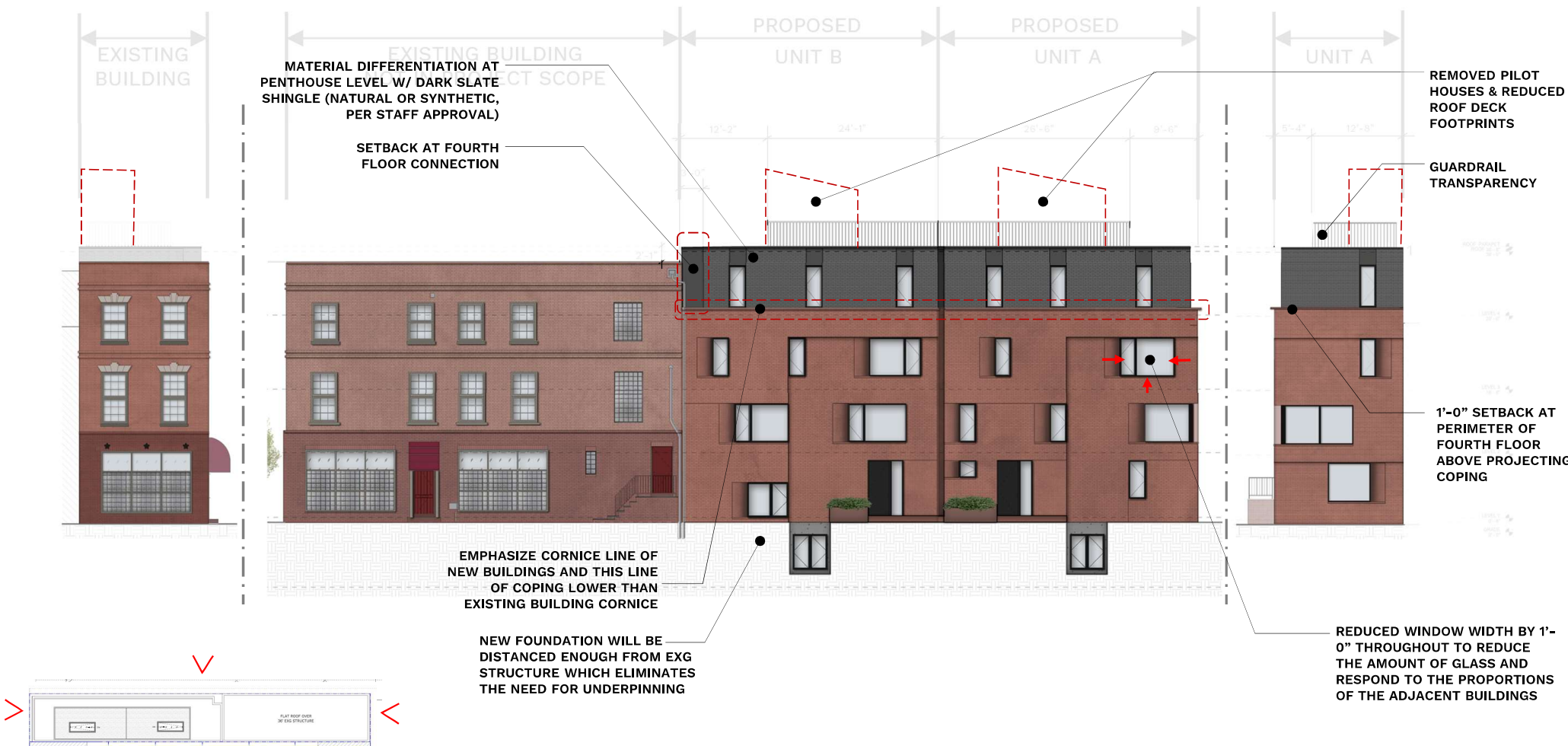
BUILDING ELEVATIONS
FAÇADE REVISIONS

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



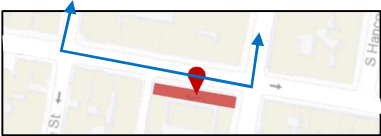
BUILDING ELEVATIONS
FAÇADE REVISIONS

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



EXISTING SITE CONTEXT
SURROUNDING BUILDING HEIGHTS

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



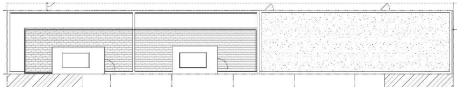
SITE WITH
PROPOSED
ADDITION

EXISTING SITE CONTEXT
SURROUNDING BUILDING HEIGHTS

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HISTORICAL COMMISSION MEETING



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



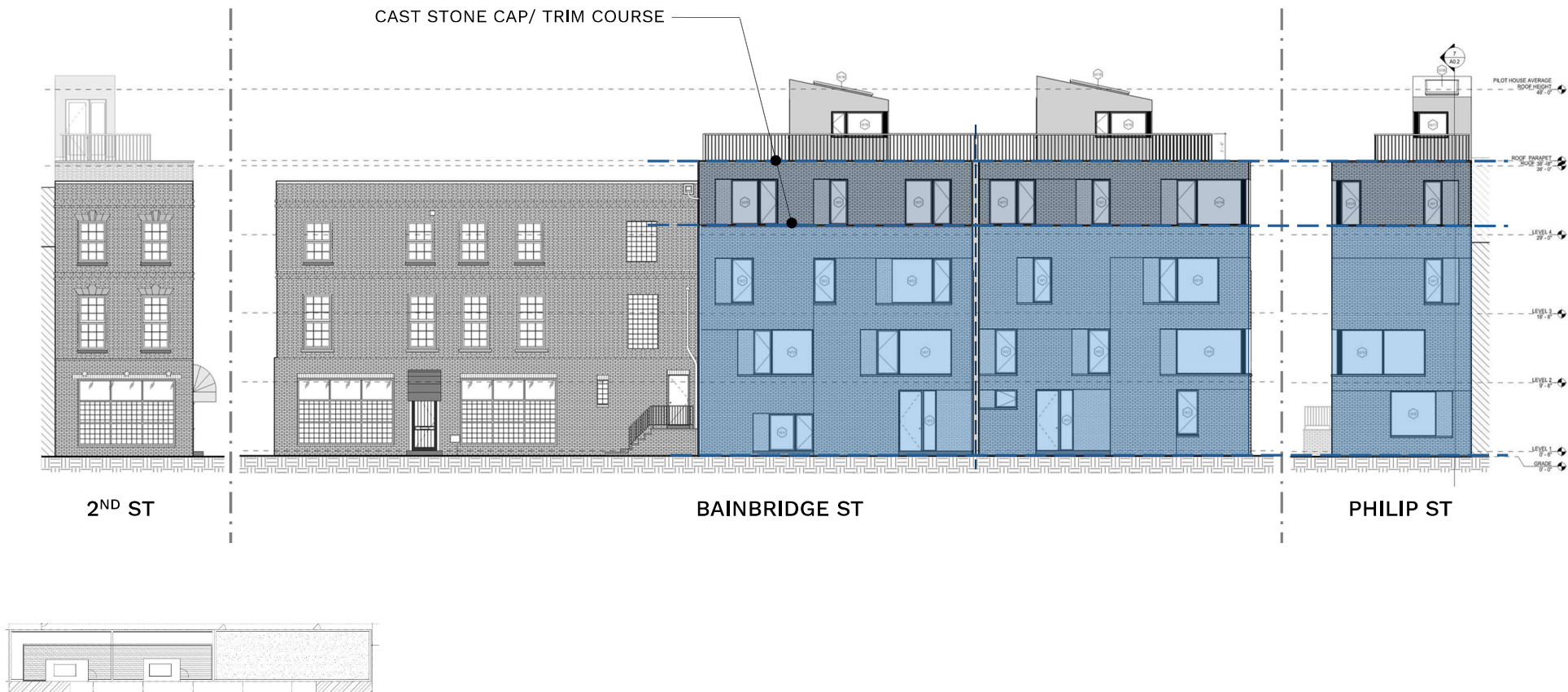
BUILDING ELEVATIONS

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

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING

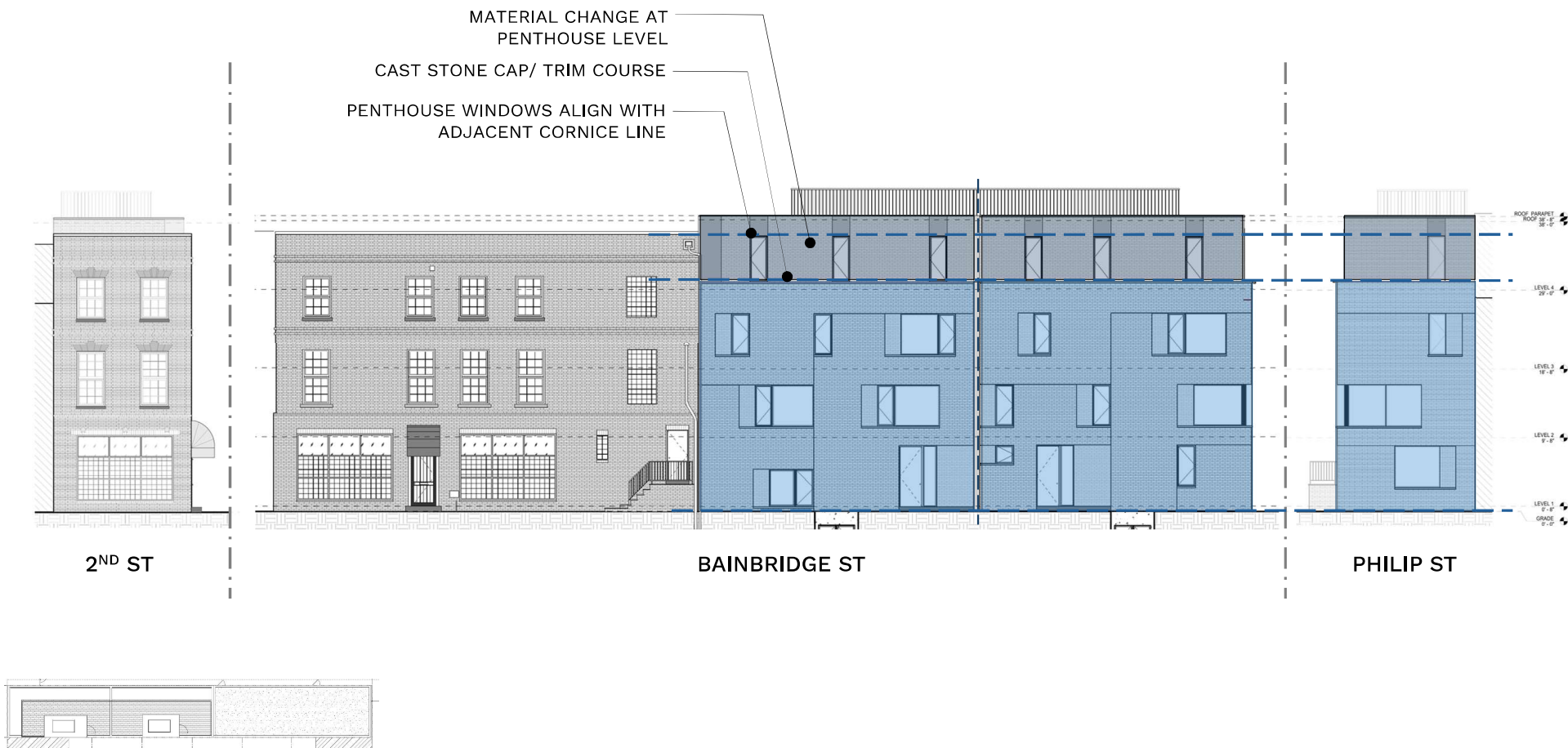


BUILDING ELEVATIONS
FACADE ARTICULATION DIAGRAM — PROJECTING TRIM COURSE BREAKS DOWN SCALE AND HEIGHT



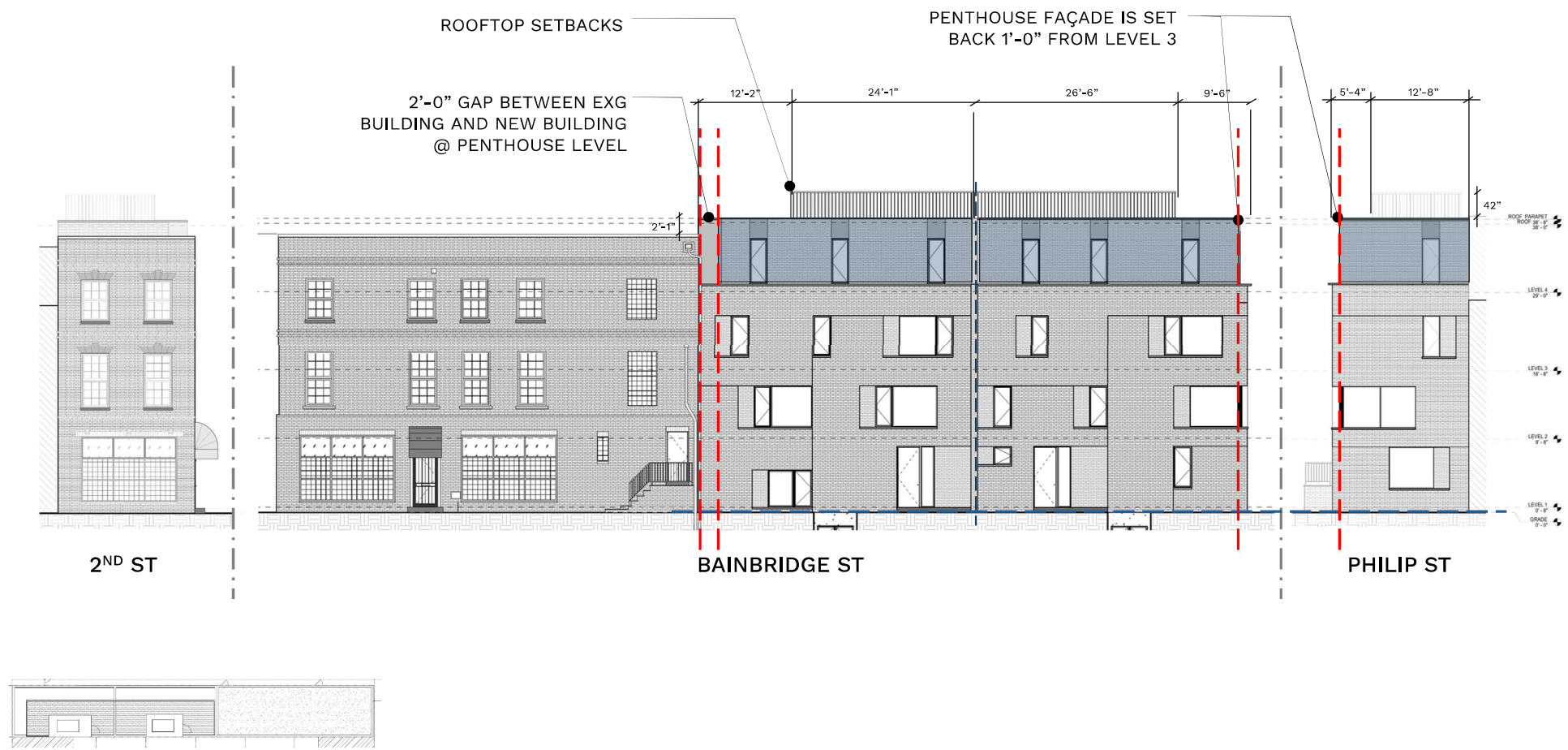
BUILDING ELEVATIONS
FACADE ARTICULATION DIAGRAM — BREAKING DOWN SCALE AND HEIGHT

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



BUILDING ELEVATIONS
FACADE ARTICULATION DIAGRAM – SETBACKS AT PENTHOUSE LEVEL

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HISTORICAL COMMISSION MEETING

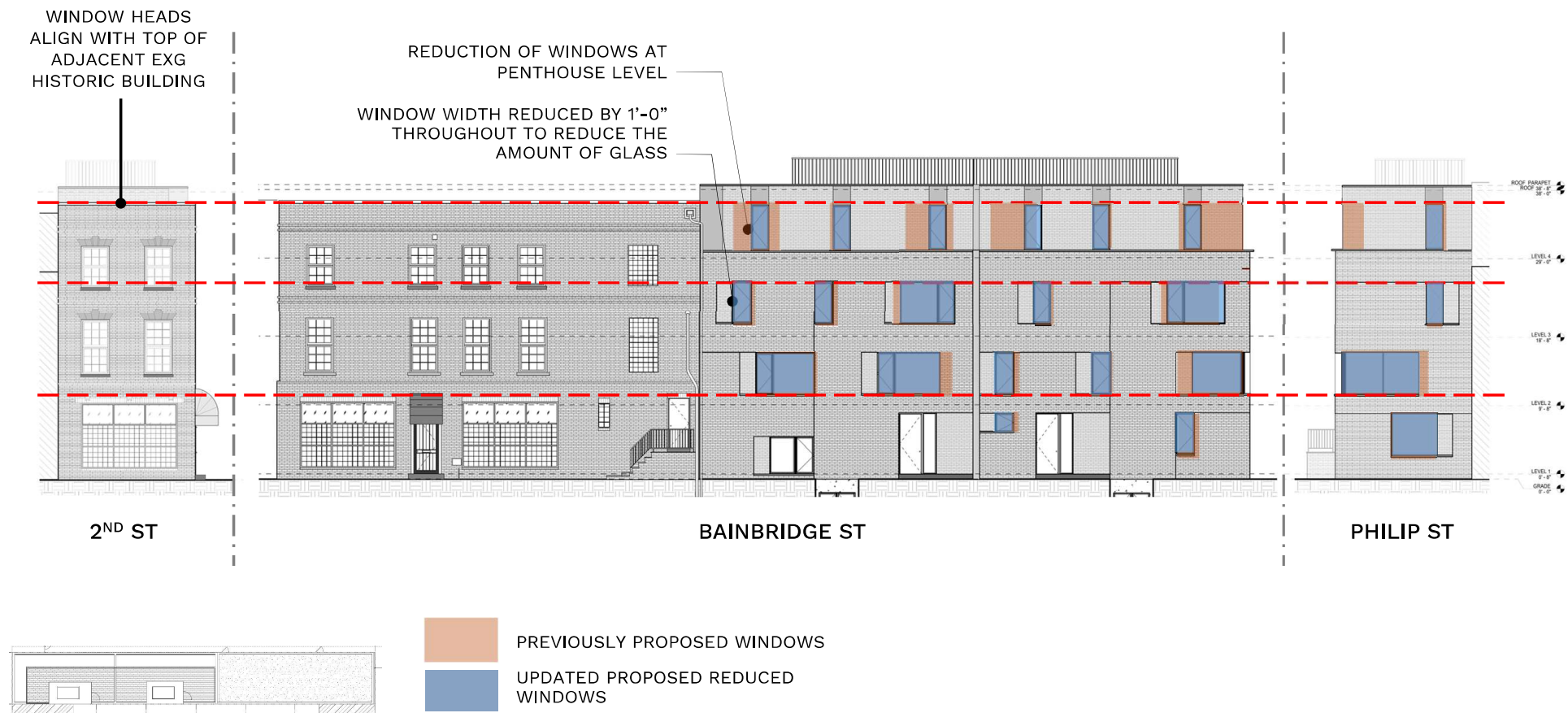


BUILDING ELEVATIONS
FACADE ARTICULATION DIAGRAM – WINDOW PATTERNING

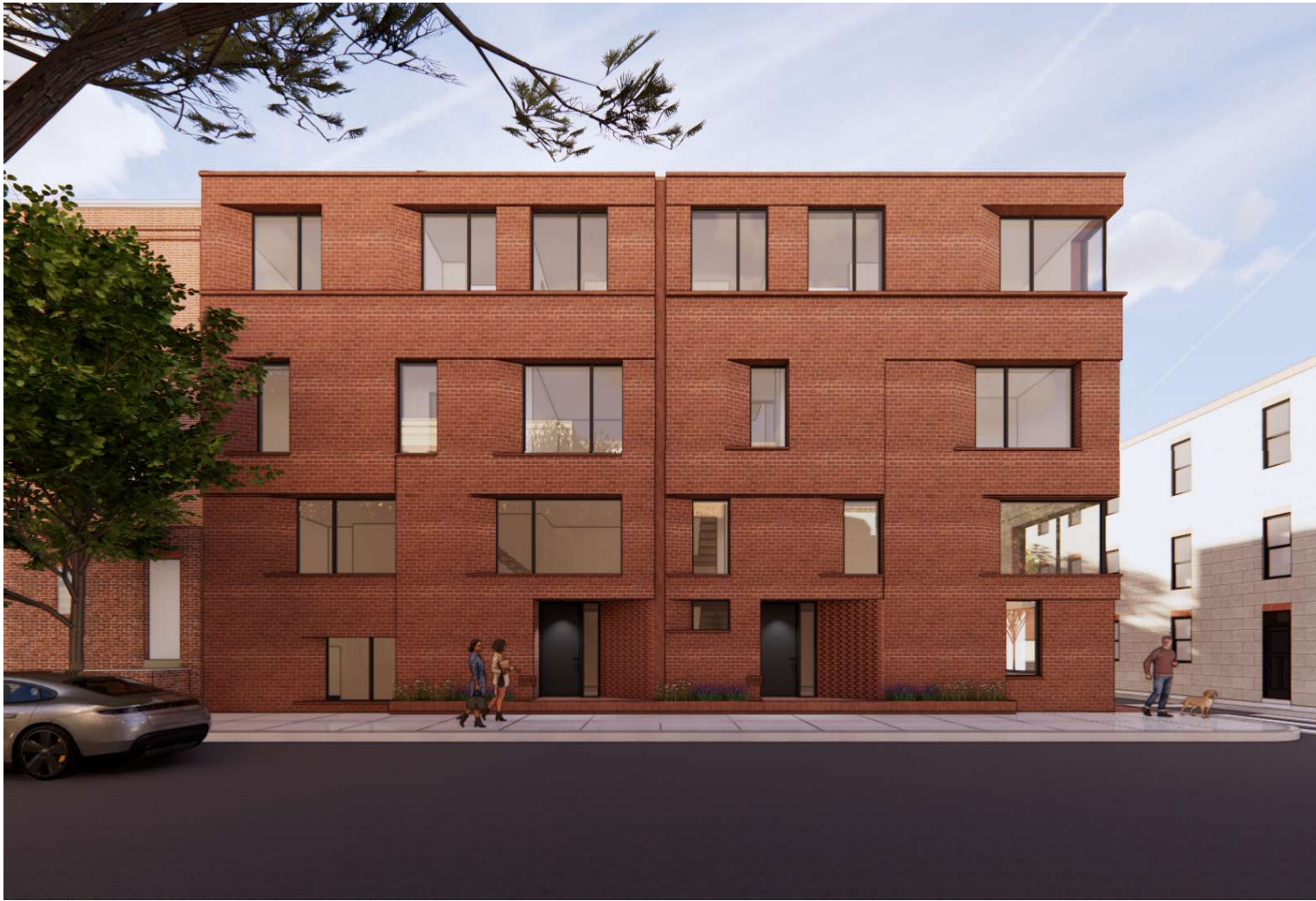


BUILDING ELEVATIONS
FACADE ARTICULATION DIAGRAM – WINDOW PATTERNING

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



RENDERINGS



View of North Façade on Bainbridge St

RENDERINGS

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HISTORICAL COMMISSION MEETING



View of North Façade on Bainbridge St

RENDERINGS



View of Existing Building looking West down Bainbridge St

RENDERINGS



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View of Existing Building looking West down Bainbridge St

RENDERINGS

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HISTORICAL COMMISSION MEETING



View of Existing Building looking West down Bainbridge St

RENDERINGS

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HISTORICAL COMMISSION MEETING



View of Existing Building looking West down Bainbridge St

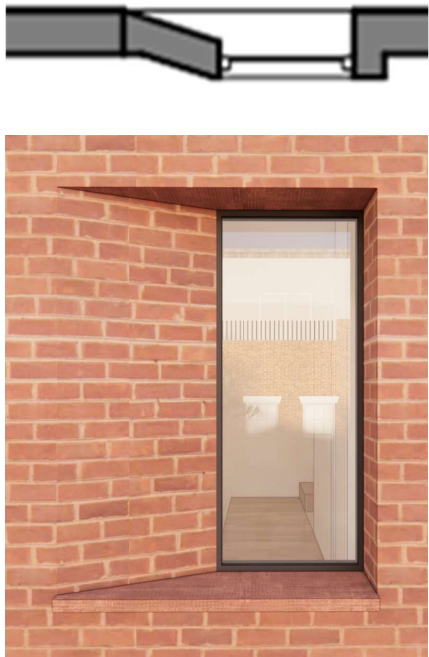
RENDERINGS



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



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HISTORICAL COMMISSION MEETING

View looking West from Bainbridge St

RENDERINGS

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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

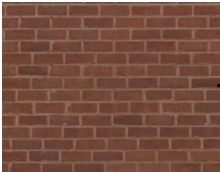


View looking East from Bainbridge St

PROPOSED MATERIAL
PALETTE



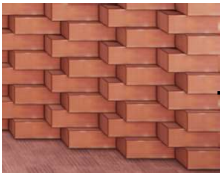
Cast Stone Cap, Sills
and Projecting Band



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

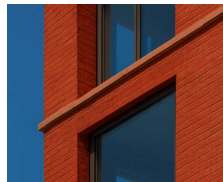
BUILT-IN PLANTER
AT GRADE

View looking East from Bainbridge St

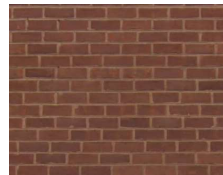
PROPOSED MATERIAL
PALETTE



Synthetic or Natural Slate tiled
façade @Penthouse level



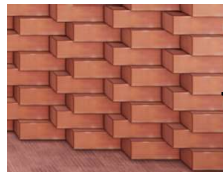
Cast Stone Cap, Sills
and Projecting Band



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



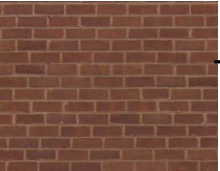
Red-Tone Standing
Seam Metal to Color
Match Brick Tone



Fiber Cement Panel to
Color Match Brick Tone



Painted Metal
Guardrail



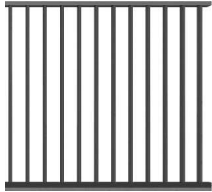
Molded Red Brick
With Red Mortar



View looking West from Bainbridge St

PROPOSED MATERIAL
PALETTE – PENTHOUSE AND ROOFTOP LEVEL

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



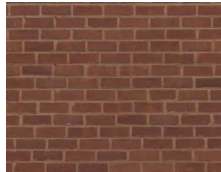
Open Metal Picket
Guardrail



Large-Scale Slate
Panels



Tiled Slate Panels



Molded Red Brick
with Red Mortar

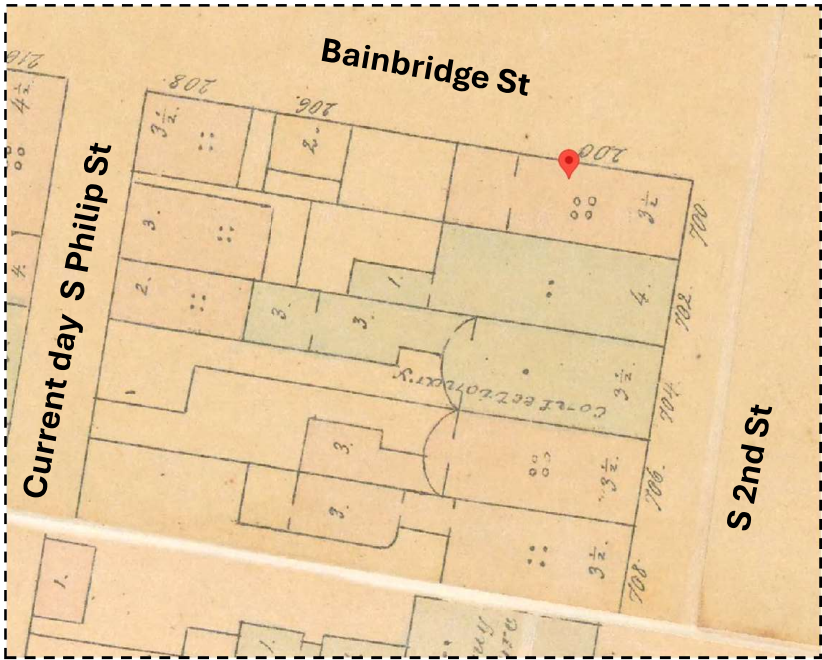


View looking West from Bainbridge St

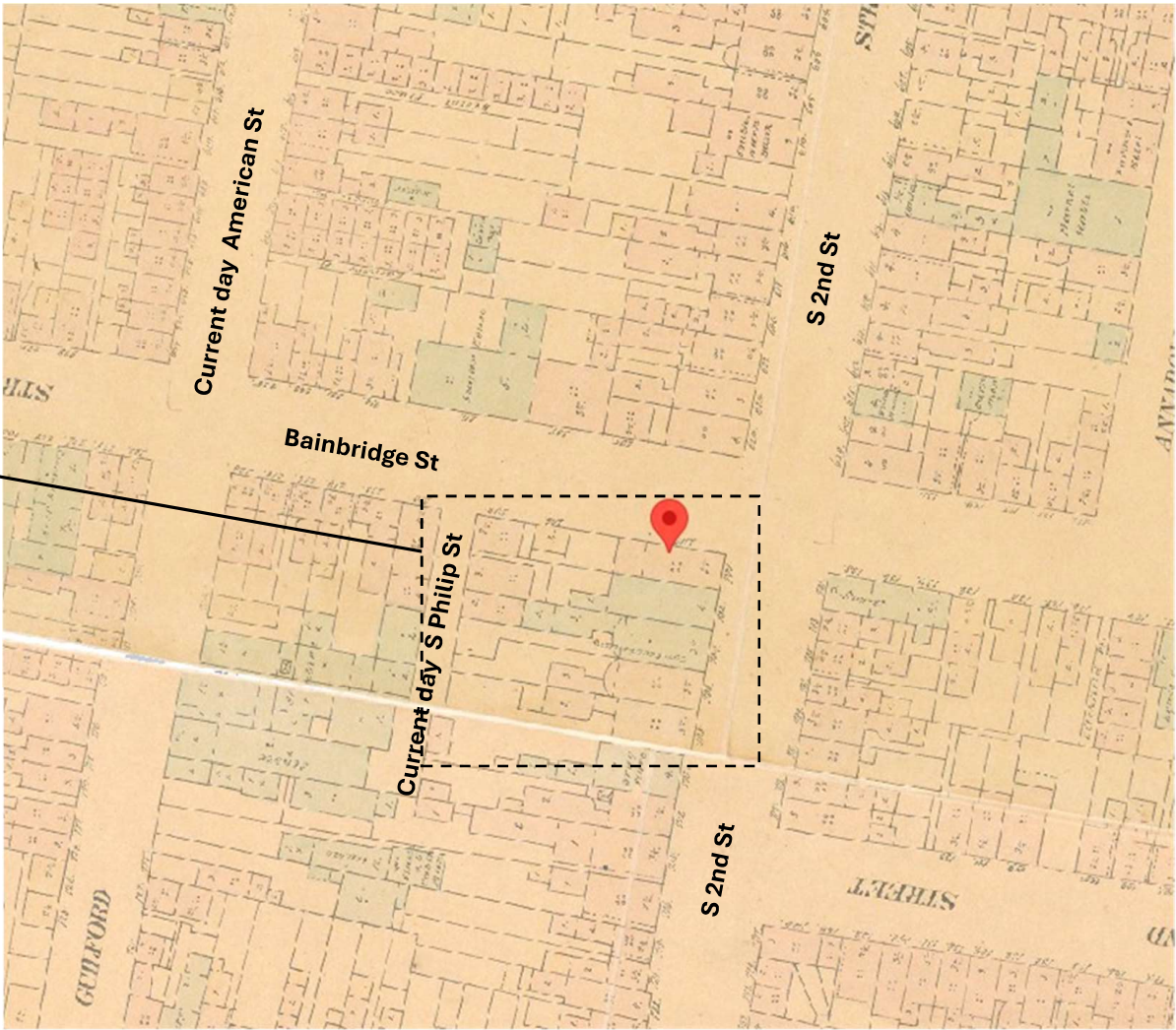
APPENDIX

Courtesy of 1858-1860 Philadelphia Atlas

HISTORICAL MAP - 1858











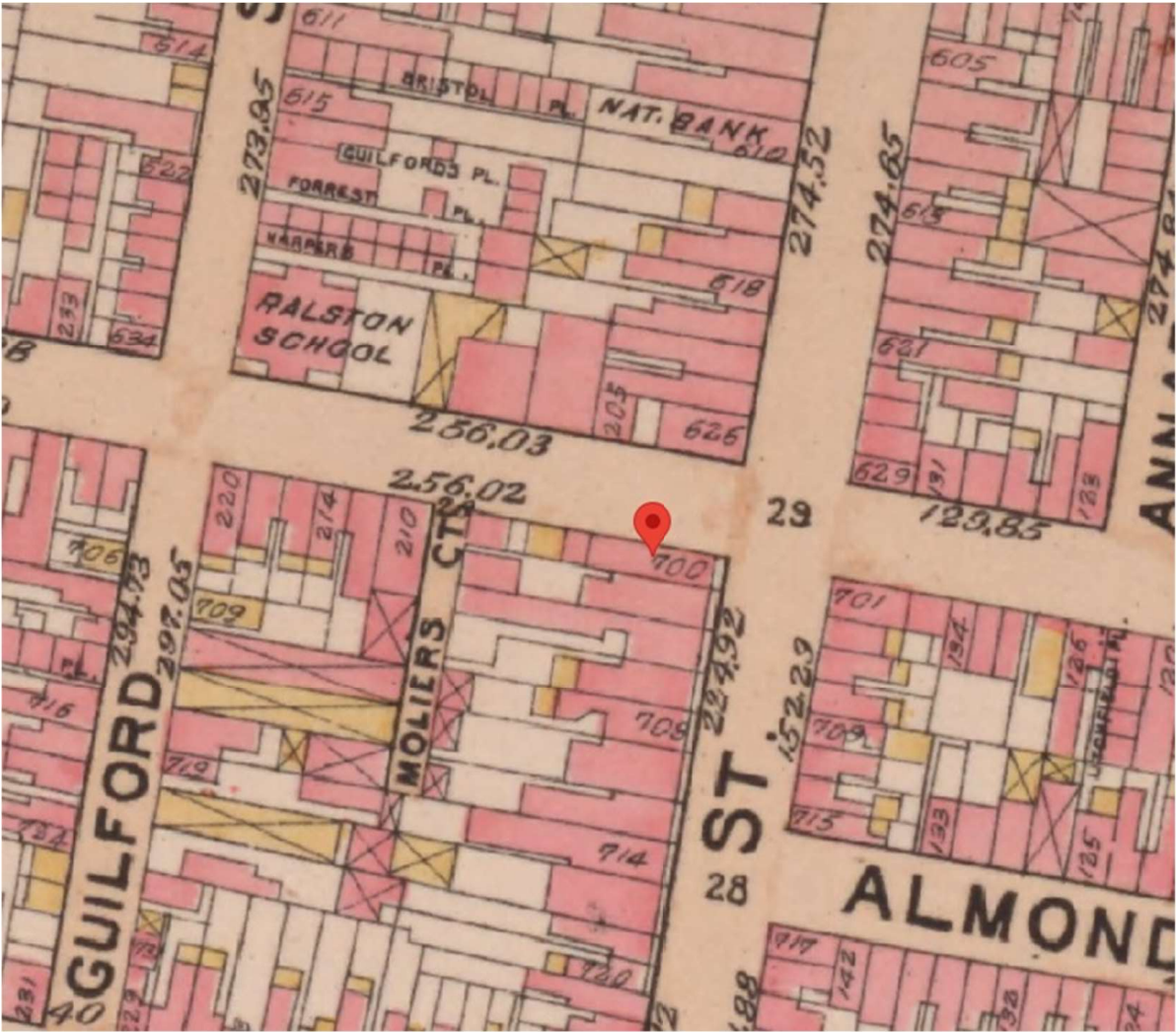
Reference	
Brick or Stone dwellings	
<input type="checkbox"/> First class (Slate or metal roof & coped).	<input type="checkbox"/> With Stores under
<input type="checkbox"/> Second class (Slate or metal roof not coped).	<input type="checkbox"/> First class (Slate or metal roof & coped).
<input type="checkbox"/>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



Courtesy of 1858-1860 Philadelphia Atlas

HISTORICAL MAP - 1895

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



Courtesy of 1895 Philadelphia Atlas

HISTORICAL MAP - 1962

LEGEND OF LAND USE SYMBOLS			
SYMBOLS FOR RESIDENTIAL USES		SYMBOLS FOR COMMERCIAL USES	
	DWELLING - USE - SINGLE TWO FAMILY-ATTACHED		COMMERCIAL USE
	" " " " " " -SEMI-DETACHED		" " " " " " & DWELLING-SINGLE & 2 FAMILY-ATTACHED
	" " " " " " -DETACHED		" " " " " " -SEMI-DET.
	" " " " " " -ATTACHED-WITH ACCESSORY USE		" " " " " " -DETACHED
	" " " " " " -SEMI-DET. - " " "		" " " " " " -ATTACHED-WITH ACCESSORY USE
	" " " " " " -DETACHED - " " "		" " " " " " -SEMI-DET. - " " "
	" " " " " " -MULTIPLE FAMILY-ATTACHED - NO. OF STORIES		" " " " " " -DETACHED - " " "
	" " " " " " -SEMI-DET. - " " "		" " " " " " -MULTI-FAM - ATT. - NO. OF STORIES
	" " " " " " -DETACHED - " " "		" " " " " " -SEMI-D. - " " "
	" " " " " " -ATTACHED - " " " -WITH ACCESSORY USE		" " " " " " -DET. - " " "
	" " " " " " -SEMI-DET. - " " " -WITH ACCESSORY USE		" " " " " " -ATT. - " " " -WITH ACCESSORY USE
	" " " " " " -DETACHED - " " " -WITH ACCESSORY USE		" " " " " " -SEMI-D. - " " " -WITH ACCESSORY USE
	PRIVATE GARAGES		" " " " " " -DET. - " " " -WITH ACCESSORY USE
	RESIDENTIAL USES OTHER THAN DWELLINGS ARE DESIGNATED BY NAME		" " " " " " -DET. - " " " -WITH ACCESSORY USE
SYMBOLS FOR INDUSTRIAL USES		SYMBOLS FOR INDUSTRIAL USES	
	INDUSTRIAL USE		GASOLINE SERVICE - DRIVE IN
	" " " " -POULTRY SLAUGHTER		" " " " " " -ACCESSORY PRIVATE USE
	" " " " -JUNK SHOP-TYPE OF JUNK DESIGNATED BY NAME		" " " " " " -CURB DISCHARGE
	" " " " -JUNK YARD - " " " " " " " " " "		" " " " " " -ACCESSORY PRIVATE USE
	" " " " -JUNK AUTOMOBILE		GARAGE - NO GASOLINE SERVICE
			" " " " " " -NUMBER OF INDIVIDUAL GARAGES
			" " " " " " -GASOLINE SERVICE-DRIVE IN
			" " " " " " -ACCESSORY PRIVATE USE



Courtesy of 1962 Land Use Map

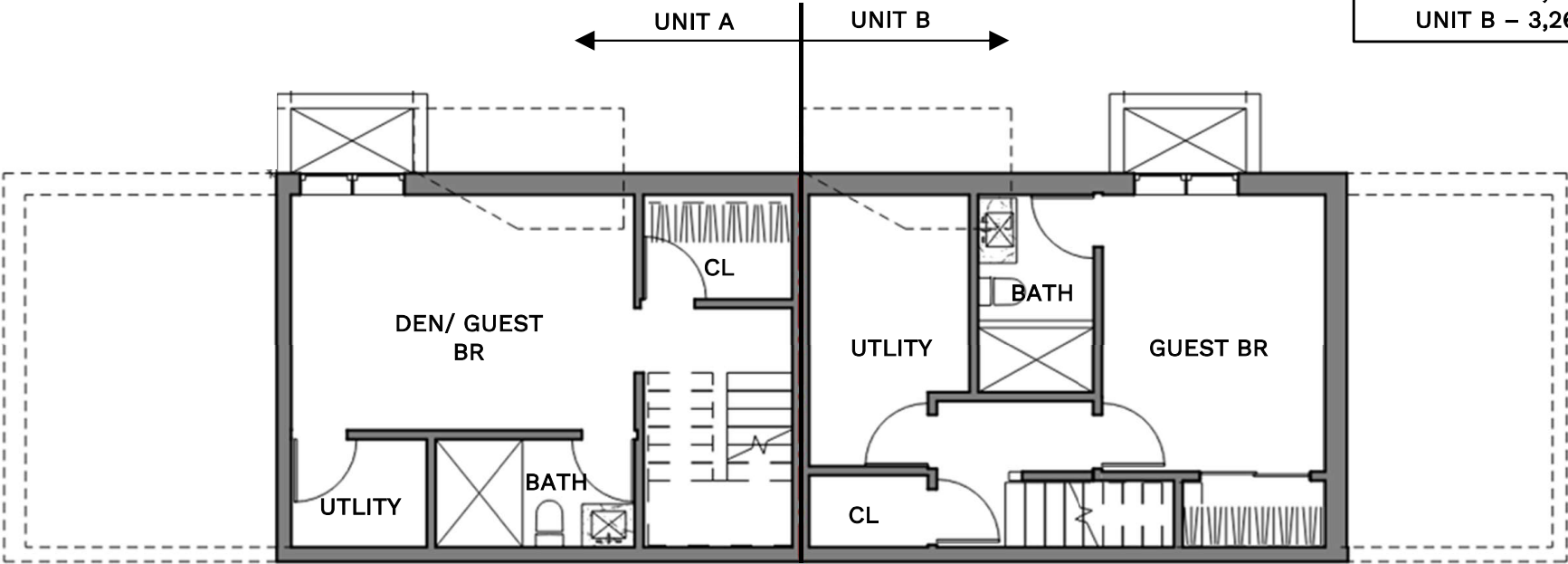
HISTORICAL VIEW



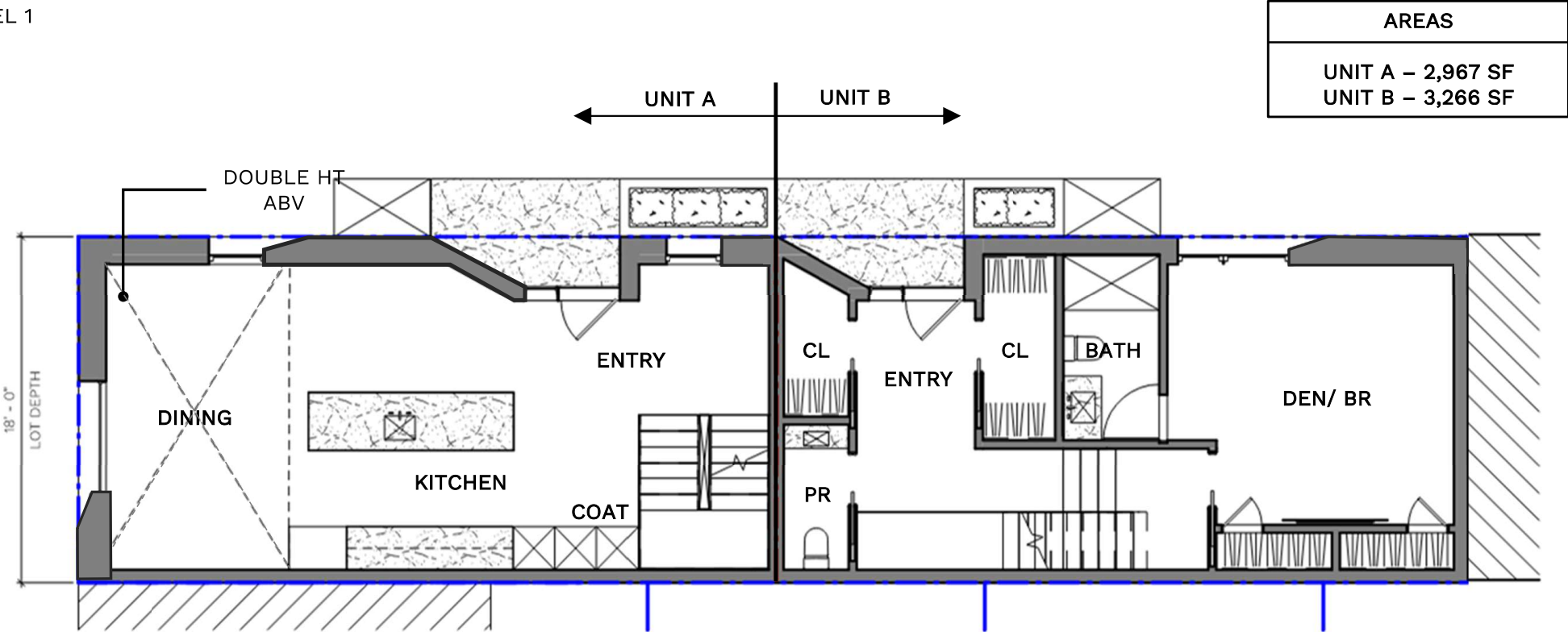
View from 2nd St, 1971, Photo Courtesy of Philadelphia dept of Records

FLOOR PLANS
BASEMENT

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

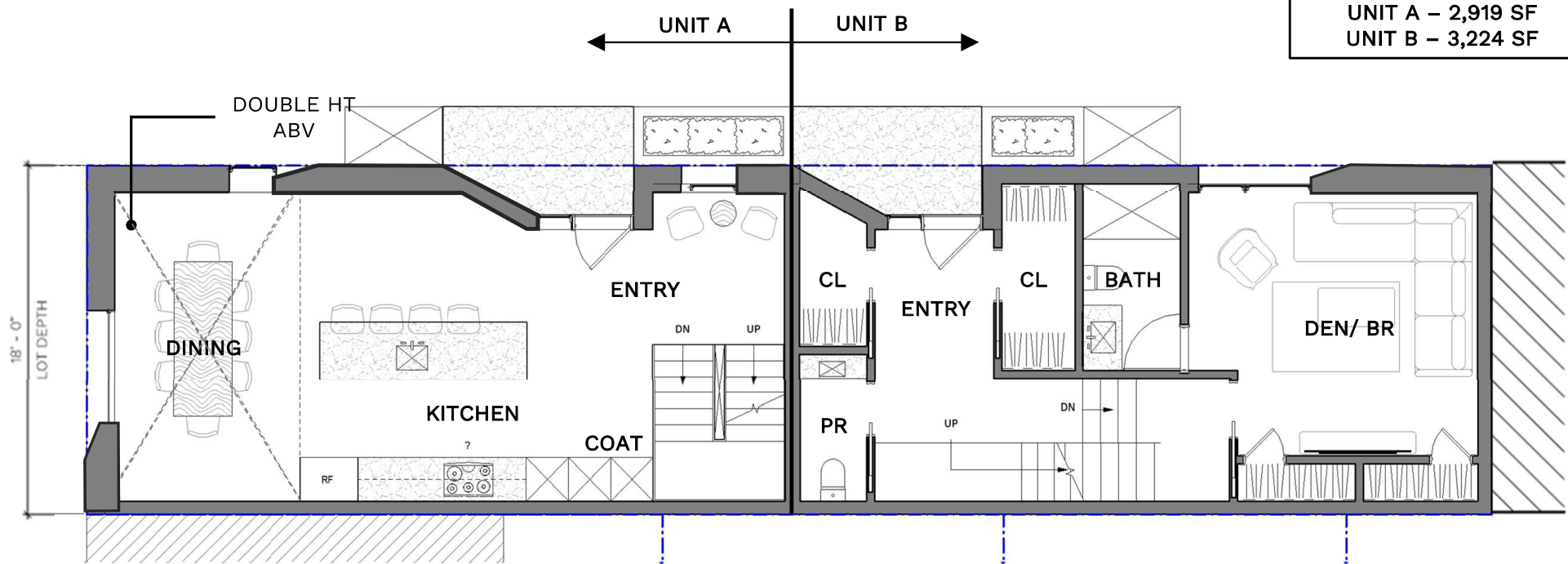


FLOOR PLANS
LEVEL 1



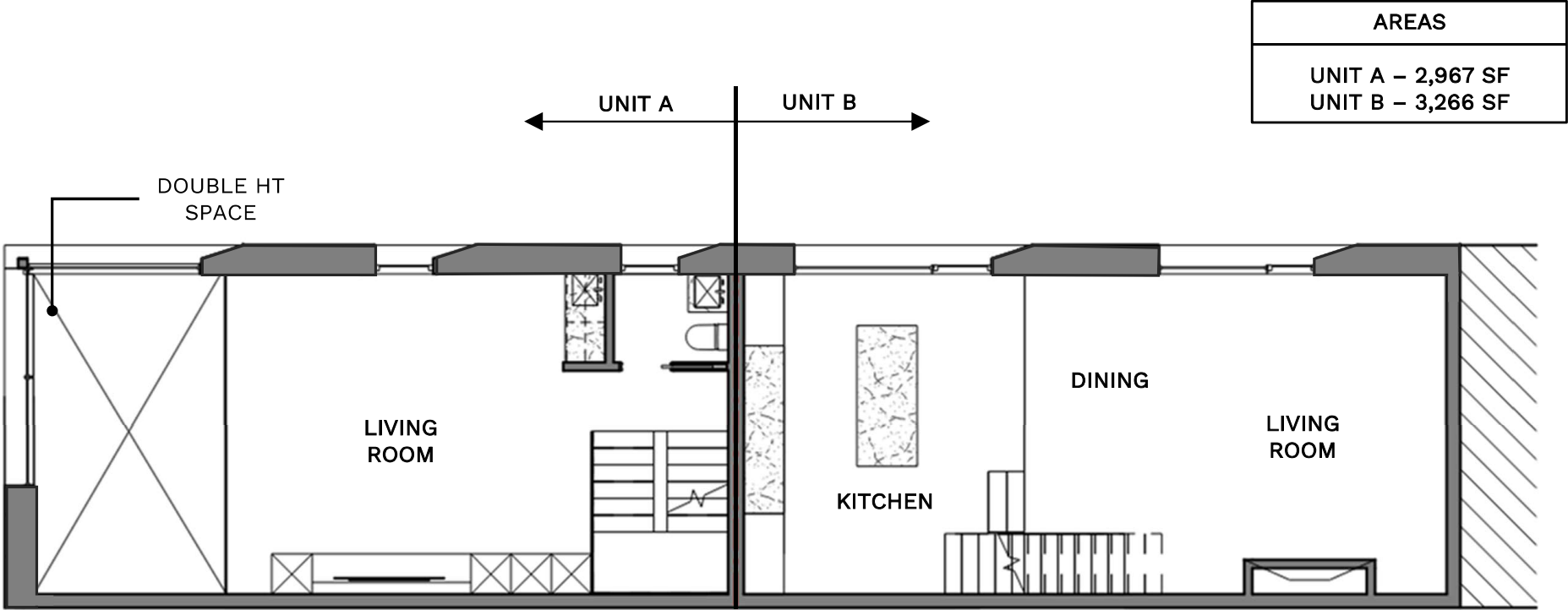
FLOOR PLANS
LEVEL 1

REVISED FOR JULY 11, 2025
HISTORICAL COMMISSION MEETING



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

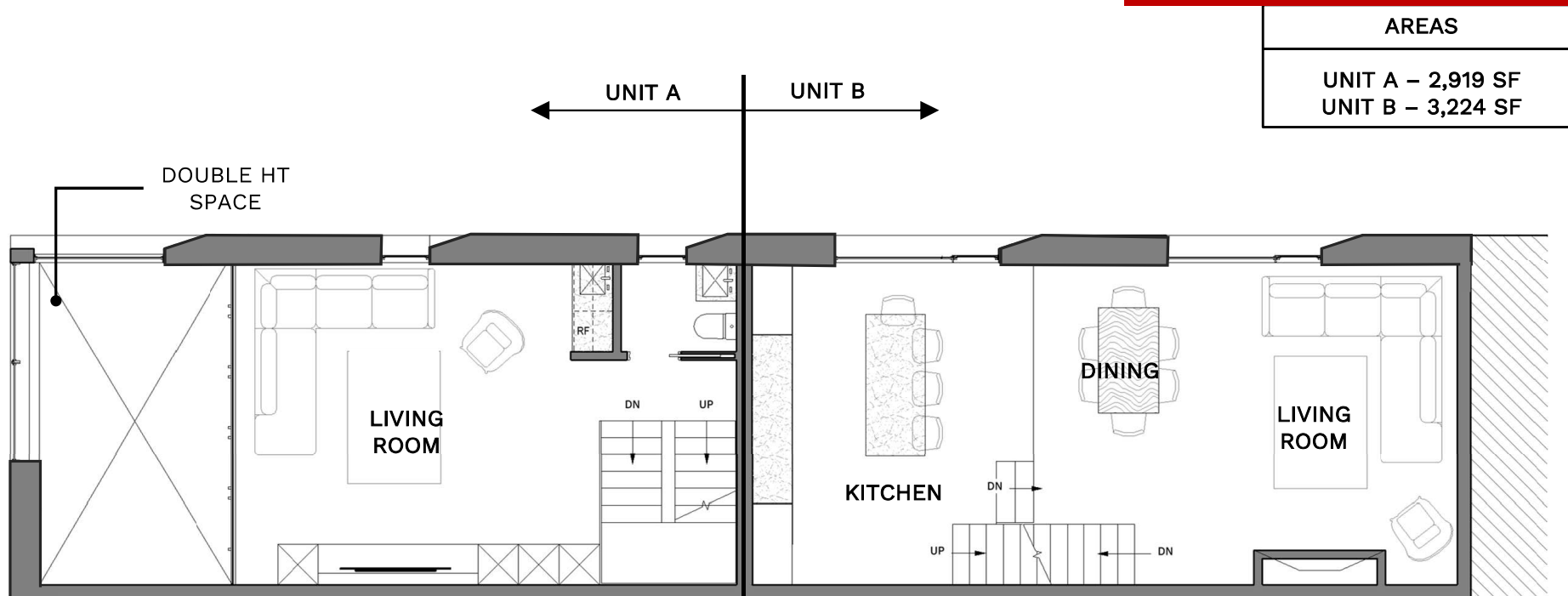
FLOOR PLANS
LEVEL 2



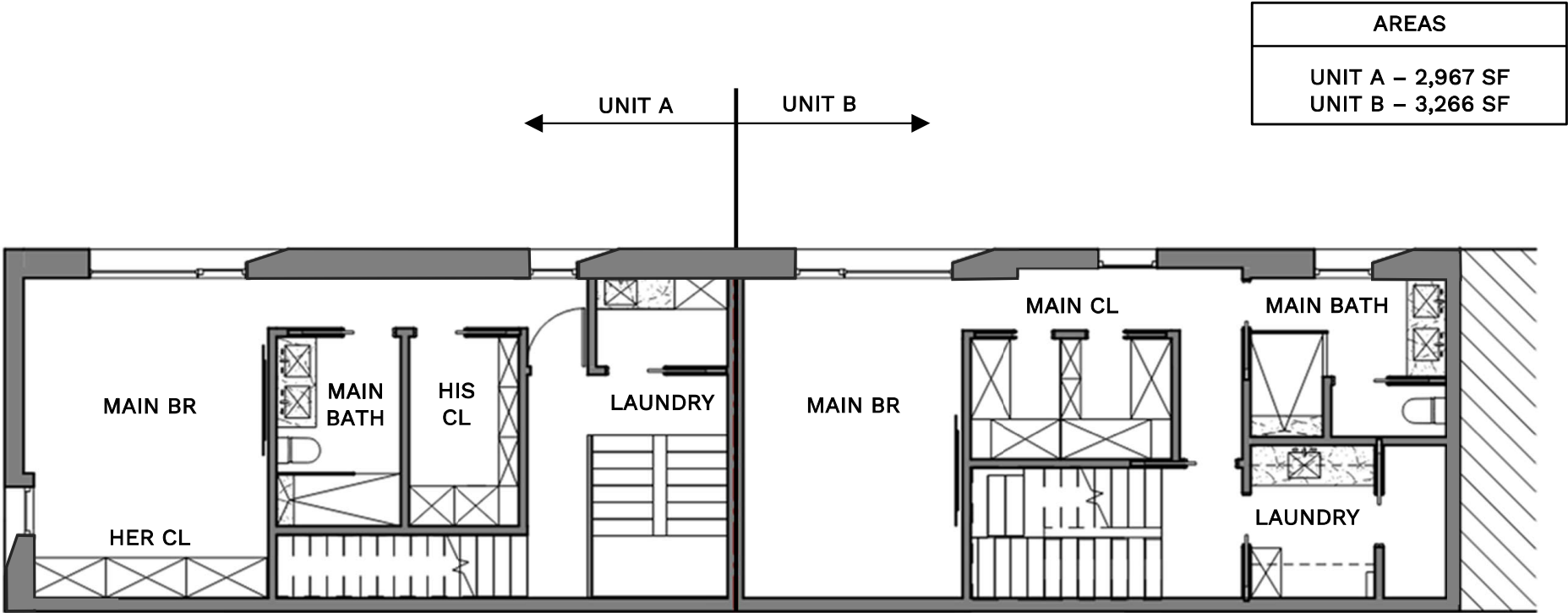
FLOOR PLANS

LEVEL 2

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

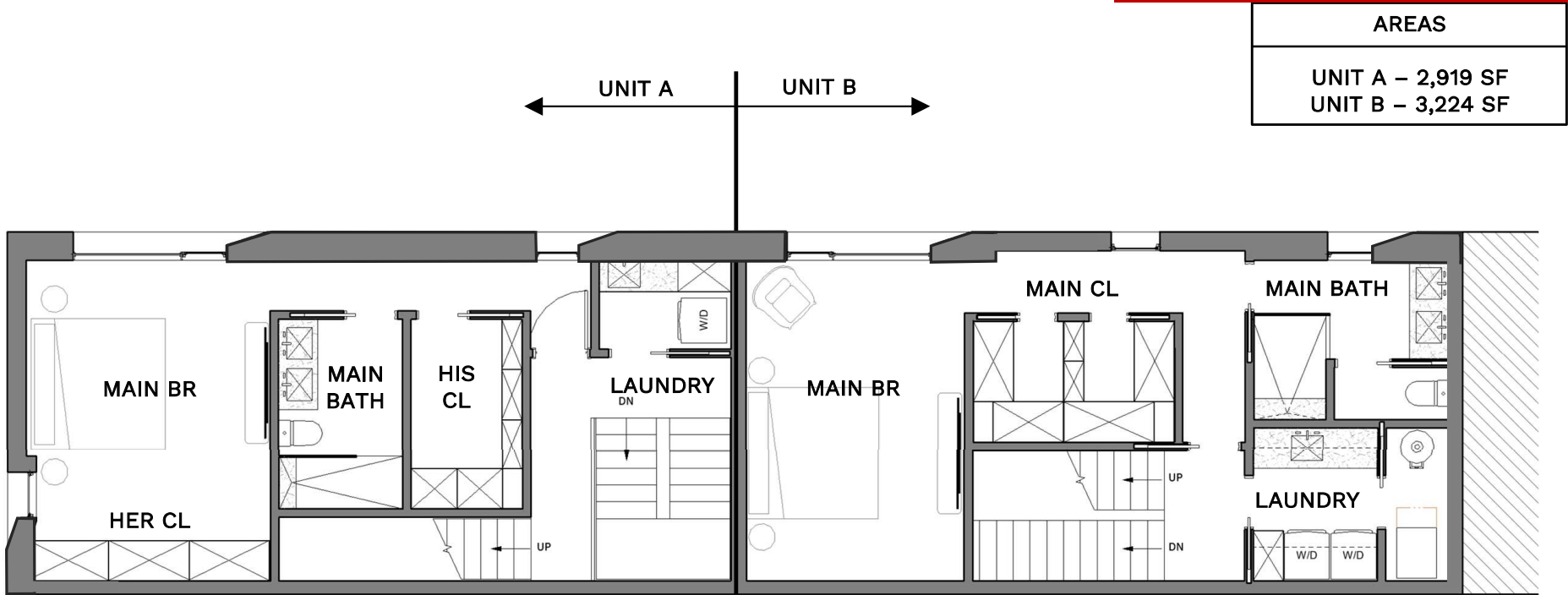


FLOOR PLANS
LEVEL 3

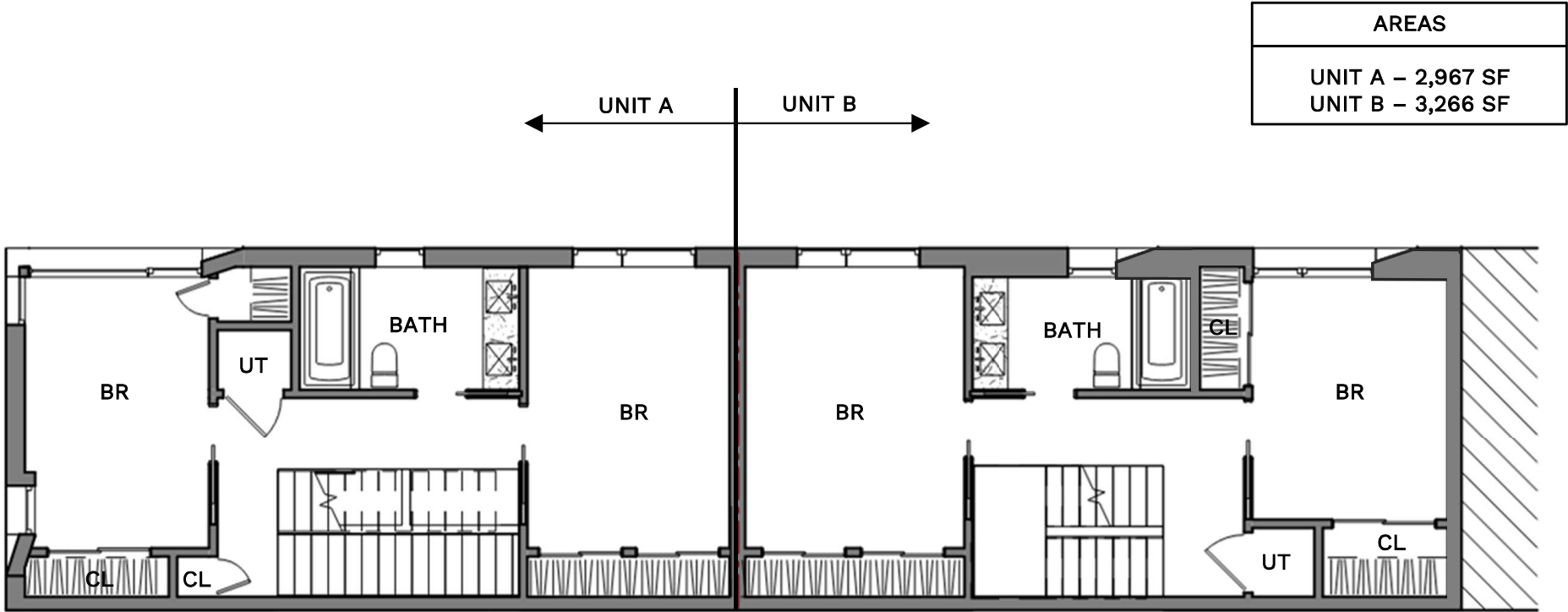


FLOOR PLANS
LEVEL 3

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HISTORICAL COMMISSION MEETING

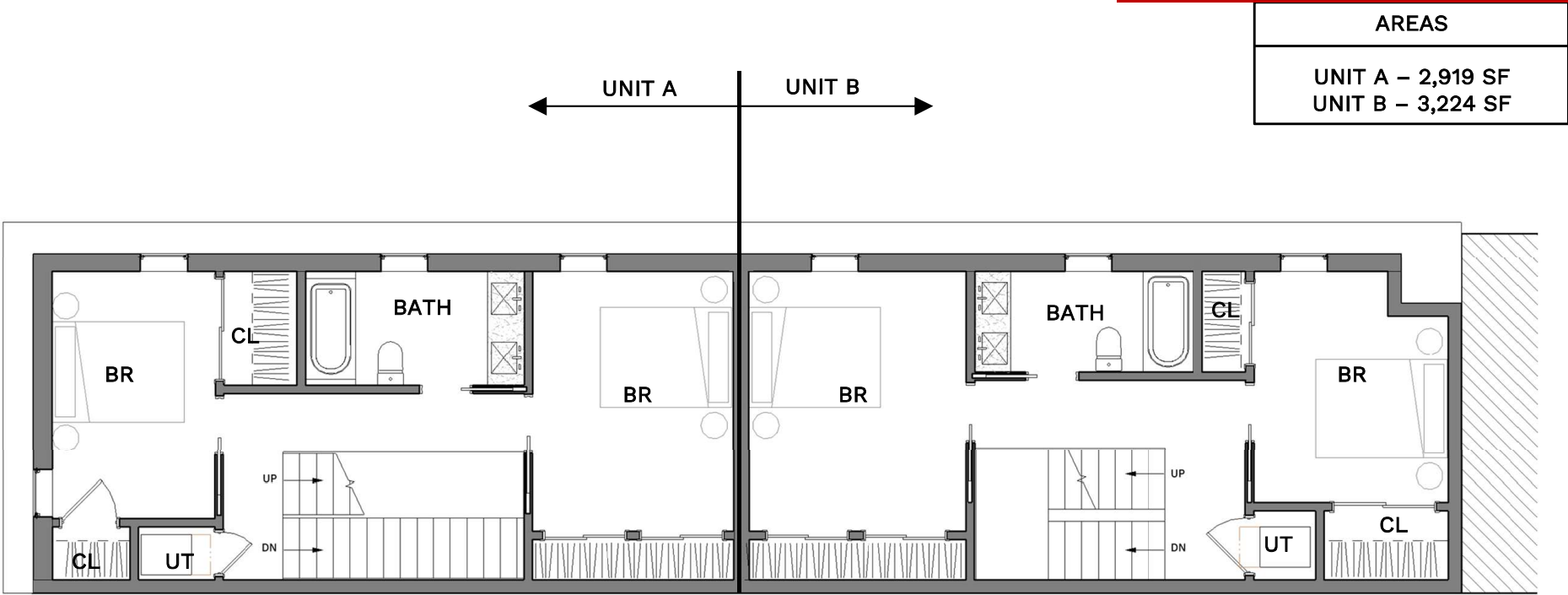


FLOOR PLANS
LEVEL 4



FLOOR PLANS
LEVEL 4

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This architectural floor plan illustrates a three-story building with a complex internal layout. The plan is divided into several functional zones, including residential units, a central corridor, and a large open area at the rear. Key features include:

- Dimensions:** The overall dimensions are 9'-8" (left), 9'-0" (top), 10'-4" (right), and 9'-8" (bottom). Room dimensions are specified throughout, such as 8'-0" FL TO CLG, 9'-4" FL TO CLG, and 11'-0" FL TO CLG.
- Structural Elements:** The plan shows a grid of structural columns and beams. A central vertical corridor provides access to the upper floors.
- Rooms and Spaces:** The layout includes multiple bedrooms, bathrooms, and living areas. A large open area at the rear is likely a common space or a large hall.
- Staircases:** Several staircases are shown, indicating vertical circulation between the floors.
- Windows and Doors:** The plan shows the placement of windows and doors, with some windows labeled with dimensions like 8'-0" FL TO CLG.
- Orientation:** The plan is oriented with North at the top, as indicated by the 'N' symbol in the upper right corner.

FLOOR PLANS
BUILDING SECTION

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HISTORICAL COMMISSION MEETING

