

Public Comment for  
700 S. 2nd Street


 Outlook

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Fw: Comment opposing 700 S 2nd St proposal

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**From:** preservation <preservation@Phila.gov>  
**Date:** Thu 7/10/2025 7:45 AM  
**To:** Allyson Mehley <Allyson.Mehley@Phila.gov>

 1 attachment (21 KB)  
700 S 2nd St - Letter to Philadelphia Historic Commission 7.9.2025 .docx

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**From:** Livia and Zach <liviaandzach@gmail.com>  
**Sent:** Wednesday, July 9, 2025 11:59 PM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** Comment opposing 700 S 2nd St proposal

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Dear Philadelphia Historical Commission,

We have attached a comment opposing the proposed development at 700 S 2nd St in advance of Friday's meeting. Thank you for your time and consideration.

Best,  
Livia Luan and Zach Murphy  
707 S Philip St

Dear Members of the Philadelphia Historical Commission:

We are writing to you regarding the proposed development located at 700 S 2nd Street. We are proud Queen Village residents and owners of 707 S Philip Street, which is located at the corner of Philip and Bainbridge Streets and directly abuts the proposed development. We urge you to reject the revised proposal because the design not only violates neighborhood-specific conservation overlay rules found in the Zoning Code, but also fails to follow federal standards for the treatment of historic properties.

In Queen Village, new construction located along streets with a width of 21 feet or less can't exceed a height of 22 feet before recessing on a plane to the maximum allowed height or stepping 8 feet back from the front property line to a vertical wall that may extend to the maximum allowed height (§ 14-504(5)(b)(.2)). Both the proposal and city records show that Philip Street is 20 feet wide, but the revised design shows that the townhouse abutting our street would stretch upwards to a height of 38 feet without doing either of the things prescribed by the Zoning Code. On page 8 of the revised proposal, you will see that Philip Street is narrow and that our house and many of our neighbors' houses are around three stories high. When we bought our home in 2023, we were drawn to these details; we enjoy walking on our quaint street, with its low buildings, and we know that many of our neighbors and their families enjoy this as well. We love that Queen Village has many other streets that are similar to ours, which altogether contributes to the charming atmosphere that the neighborhood is widely known for. Beyond violating the Zoning Code, the scale of the proposed design at 700 S 2nd Street will overwhelm our small street, illustrated by the rendering on page 42. The building will create a claustrophobic atmosphere for us and our neighbors and ultimately be at odds with the aesthetic fabric of our neighborhood.

The proposed design also doesn't align with federal standards for the treatment of historic properties. Last month, the Architectural Committee wisely rejected the original design, citing to Standard 9 ("the massing, size, and scale of the proposed buildings are too large," the "cornice . . . should match or be lower than the roofline of the historic building," and the "scale and rhythm or the window openings . . . are not compatible with the historic building"). Unfortunately, the revised design shows that the building cornices are higher than the historic building's roofline and that the window design sharply diverges from the design of the historic windows in terms of shape and size. When it comes to the compatibility of the new construction with the historic building, the primary focus should be on the design of the historic building, rather than townhouses nearby that were developed decades later. In spite of the changes made to the design, the proposal still does not satisfy an important federal standard guiding the treatment of historic properties.

For the reasons above, we hope that you will reject the revised proposal. Thank you very much for your time and consideration.

Sincerely,

Livia Luan and Zach Murphy  
707 S Philip Street

 Outlook

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Fw: Development at 700 S 2nd St

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**From:** preservation <preservation@Phila.gov>  
**Date:** Thu 7/10/2025 7:46 AM  
**To:** Allyson Mehley <Allyson.Mehley@Phila.gov>

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**From:** Kelvin L <kelvincluk@gmail.com>  
**Sent:** Wednesday, July 9, 2025 9:11 PM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** Development at 700 S 2nd St

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**To the Philadelphia Historical Commission,**

I'm writing as a neighbor who lives close to 700 S 2nd Street to voice my opposition to the current building proposal. I understand that a very similar proposal was reviewed and recently rejected by the Architectural Committee. I hope the Historical Commission will come to the same conclusion.

My family and I have lived in this neighborhood for close to 15 years and care about the character of Queen Village and the Southwark Historic District. This proposed addition is out of sync with the scale and style of the neighborhood while its height and footprint will overwhelm the existing historic building instead of respecting it. Indeed, the proposed design essentially abolishes the original structure.

Our specific concerns are that the proposed building is noticeably taller than the original structure and surrounding homes—and unnecessarily looms over everything without any real effort to blend in. Moreover, Philip Street is only 20 feet wide, and this development would dominate the block without any relief—it just doesn't fit the scale of the street. Previous proposals like this were denied before for the same issues and required multiple substantial variances. We respectfully ask that the Commission stand by those earlier decisions.

While we are not opposed to renewal of Queen Village, it is critical that new developments respect the existing character that lends charm to the neighborhood. This proposal simply fails to do that.

Thanks for taking the time to consider this.

Sincerely,  
Kelvin Luk  
713 S Philip St  
Philadelphia 19147  
July 9, 2025

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1735 Market Street, 51st Floor  
Philadelphia, PA 19103-7599  
TEL 215.665.8500  
FAX 215.864.8999  
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Matthew N. McClure  
Tel: 215.864.8771  
Fax: 215.864.8999  
mcclure@ballardspahr.com

July 10, 2025

*Via E-mail*

Philadelphia Historical Commission  
c/o Jon Farnham, Executive Director  
1515 Arch Street, 13<sup>th</sup> floor  
Philadelphia, PA 19105

Re: Letter of Opposition Concerning Proposal for 700 S. 2<sup>nd</sup> Street (the “Property”)

Dear Commissioners,

We represent Amanda Mazie, the owner of the property at 715 S. Philip Street #A, which is located adjacent to the project proposed for 700 S. 2<sup>nd</sup> Street (the “Proposed Project” or “Project”). For the reasons outlined below, we write to express our opposition to the Project as proposed in the revised drawings dated July 8, 2025 (the “Revised Drawings”). We emphasize that Ms. Mazie does not oppose the redevelopment of the Property as a general matter. However, because the Proposed Project remains incompatible with the Property’s historic building and will require variance relief from the Zoning Board of Adjustment, we believe the Commission should deny the Project as proposed.

The Project contemplates the demolition of a one-story, non-historic building and the construction of a new four-story building behind the historically-designated structure located at the corner of Bainbridge Street and 2<sup>nd</sup> Street (the “Historic Building”). In addition to the recommendation for denial by the Philadelphia Historical Commission staff, the Architectural Committee also unanimously voted to recommend denial at its June 24, 2025 meeting, finding that the scale and height of the Proposed Project was not compatible with the Historic Building.

Importantly, we believe the Proposed Project is impermissible under the Zoning Code for exceeding the 80% lot coverage requirement of the RM-1 zoning district. While the Property’s current buildings are existing nonconforming and provide 100% lot coverage, any improvement to the Property that exceeds the threshold of a “repair” must comply with the requirements of the Zoning Code for complete reconstruction, including the 80% lot

coverage and 20% open area requirements of the RM-1 district.<sup>1</sup> Zoning Code Section 14-305(6)(g) further directs that “a building may be ‘repaired’ to the **original or lesser height and area**” (emphasis added). As such, because the Project proposes to completely demolish the existing one-story structure and build a much taller four-story structure in its place, the scope of work exceeds the threshold of a “repair” and the Project must comply with the requirements of the RM-1 district and provide 20% open area on the lot.

Further, while it is unclear whether the provisions of the Queen Village Neighborhood Conservation Overlay District (the “/NCO”) may apply to the Project since the Property is individually designated as historic, we note that the Project *is* inconsistent with the maximum height and roof deck setback requirements of the /NCO, an overlay which is intended complement the goals of the Historical Commission and preserve the aesthetic fabric of the Queen Village community.<sup>2</sup> At a minimum, we believe these provisions provide important context for the scale of development that would be compatible with the Historic Building and the neighborhood.

Specifically, the /NCO generally allows a maximum height of only 22 ft. along the Philip Street frontage before a building must either (1) recess on a plane a minimum of 45 degrees to the maximum height of 38 feet or (2) step back from the property line eight (8) feet to a vertical wall that may then extend to the maximum allowable height.<sup>3</sup> As currently proposed, the façade fronting Philip Street rises 38 feet above the sidewalk without any step back or recess from the property line. Additionally, the Queen Village /NCO generally

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<sup>1</sup> Department of Licenses and Inspections, “Code Solution: When Does Alteration Become New Construction?” March 7, 2019. <https://www.phila.gov/media/20190307101857/CS-14-3056-Alteration-Becomes-New-Construction.pdf>

<sup>2</sup> Section 14-504(1) provides that the purpose of the /NCO district is to: “(a) Promote the public welfare of the City by encouraging conservation and preservation through the revitalization of the physical environment that is unique to a specific neighborhood; (b) Provide a reasonable degree of control over the alteration and improvement of the exterior facades of existing buildings and the design of new construction to preserve the aesthetic fabric of these areas; (c) Enhance the City's attractiveness as a place to live, work, and enjoy its cultural, social, and historical opportunities and also to foster a renewed feeling of pride in one's neighborhood; (d) Complement the goals of the Commission and the Historical Commission as they seek to develop, revitalize, preserve, and conserve the many diverse and historic neighborhoods of the City; and (e) Promote building improvements and maximize the economic, social, and educational value of neighborhood transformation.”

<sup>3</sup> Generally, Section 14-505(5)(b)(.2) imposes the above height regulation for properties along streets with a width of 21 ft. or less.

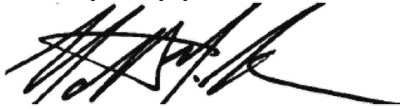
Philadelphia Historical Commission  
July 10, 2025  
Page 3

requires that roof decks be setback at least eight (8) feet from a property line. As currently proposed, the Project's roof decks are set back only five (5) feet from the Philip Street and Bainbridge Street frontages.<sup>4</sup>

At its June 24, 2025 meeting, the Architectural Committee concluded that the Proposed Project has a size and scale that is too large for Property. The standards of the Zoning Code, which will require 20% open area on the Property, echo the Committee's concerns.

Because the Proposed Project does not comply with the requirements of the Zoning Code and because the Revised Drawings still fail to satisfy Standard 9 of the Secretary of Interior's Standards, we urge the Commission to deny the application as Proposed. Thank you for your consideration of this request.

Very truly yours,



Matthew N. McClure

MNM/sab

Cc: Anne Kelley  
Meredith Trego, Esq.  
Amanda Mazie

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<sup>4</sup> Section 14-505(5)(b)(.3).



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**Proposed development located at 700 S. 2nd Street**

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**From** nicole connor <nconnor2301@yahoo.com>

**Date** Thu 7/10/2025 10:33 AM

**To** preservation <preservation@Phila.gov>

**Cc** Paul Joslin <paul.joslin@rowcal.com>; Josh Fishbein <jrfishbein@gmail.com>; Emily Kaplan <emily.kaplan1@gmail.com>

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Dear Philadelphia Historic Commission,

On behalf of the Queen Court HOA, I am writing in response to the building permit application for **700 S 2nd Street**. We strongly urge the Historic Commission to deny this application.

Queen Court is an 18-unit community that directly borders the proposed development on three sides. As directly impacted neighbors, we firmly oppose the development in its current form.

The proposed design fails to comply with Standard 9 and is incompatible with the scale and height of the surrounding historic buildings. Additionally, the project does not align with the intent of the Queen Village Neighborhood Conservation Overlay District and violates requirements for maximum height and massing standards for a street less than 21'-0" in width (Philip Street). The scale of the proposed building is grossly disproportionate to the lot and surrounding context. We respectfully urge the Commission to take decisive action to reduce the size and massing of this project.

Members of our HOA have made multiple attempts to engage the developer in good faith, only to be met with hostility and a clear unwillingness to collaborate. Many of our residents have lived in Queen Court for over 20 years and deserve a voice in a project that will significantly affect their access to light, air, and open space. Six of our homes directly abut the development site, with only a 9-foot rear yard setback. The proposed 38-foot-tall vertical wall would create an oppressive and harmful condition, negatively impacting our quality of life and the value of our homes.

We urge the Commission to give serious consideration to these concerns. The proposed development is too large for the lot, incompatible with the neighborhood, and was found to be excessive by the Architectural Committee in its June 24, 2025 ruling.

Thank you for your attention and service to the preservation of our historic neighborhood.

Sincerely,

Nicole Connor  
President  
Queen Court Homeowners Association  
706 S. 2<sup>nd</sup> Street

 Outlook

Fw: 700 S. 2nd Street

**From** preservation <preservation@Phila.gov>  
**Date** Thu 7/10/2025 11:18 AM  
**To** Allyson Mehley <Allyson.Mehley@Phila.gov>

**From:** nicole connor <nconnor2301@yahoo.com>  
**Sent:** Thursday, July 10, 2025 11:14 AM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** 700 S. 2nd Street

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Dear Philadelphia Historical Commission,

We are writing as a deeply concerned residents of Queen Village to respectfully urge the Philadelphia Historical Commission to preserve the architectural integrity and historical character of our cherished neighborhood by denying the building application for the property located at 700 S. 2<sup>nd</sup> Street.

Our community is defined by its rich history, architecture, and cohesive aesthetic—qualities that are not only treasured by residents but also recognized as vital to the neighborhood's identity. The proposed development, with its excessive height and modern scale, threatens to disrupt this harmony and would irreversibly alter the fabric of our historic neighborhood. Allowing a four-story building that doesn't meet the open space minimums and rear yard minimums outlined in the zoning code would not only overshadow neighboring properties but also undermine decades of preservation efforts. It would erode the very essence of what makes this neighborhood special: its walkability, its charm, and its sense of continuity with the past.

We respectfully ask the Historical Commission to deny the proposal as designed with rooftop deck that does not conform to the Queen Village Neighborhood Conservation District code and does not align with the rear yard minimums and open space minimum requirements in the zoning code. While we acknowledge the removal of the pilot house from the original proposed design, the revised rooftop deck does not conform to the 8' setback requirement stated in the Queen Village Neighborhood Conservation District zoning code § 14-908.4.8.

The proposed building lines South Philip Street, which is a small and narrow street, that is only 20' wide. The proposed addition towers over the existing buildings with no relief and does not respect the small nature of this narrow street. Also concerning is the absence of the rear façade material listing or renderings to confirm adherence to the zoning code. Since the proposed building includes full lot coverage up 4 stories this would be visible from S. Philip Street and the Materials section of the Queen Village Neighborhood Conservation District zoning code § 14-908 (g.d) states:

*Rear walls of buildings shall be faced with masonry materials, which may include stucco; provided, however, that if the rear of a structure is visible from a street, a material consistent with the front facade of the building shall be used.*

We understand the need for growth and development, but it must be done thoughtfully and in alignment with the existing character of the area and adhere to the Queen Village Neighborhood Conservation District code. There are ways to encourage revitalization without sacrificing the historical integrity that makes Queen Village unique.

Thank you for your time, your service, and your commitment to preserving Philadelphia's and Queen Village's legacy.

Sincerely,  
David and Nicole Marshall  
708 S. 2<sup>nd</sup> Street, Unit 10

[Sent from Yahoo Mail for iPhone](#)

 Outlook

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**Fw: Objection to 700 S 2nd Street Development**

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**From:** preservation <preservation@Phila.gov>  
**Date:** Thu 7/10/2025 11:20 AM  
**To:** Allyson Mehley <Allyson.Mehley@Phila.gov>

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**From:** Jerzy Kolaczynski <koljerry@yahoo.com>  
**Sent:** Thursday, July 10, 2025 11:19 AM  
**To:** preservation <preservation@Phila.gov>  
**Subject:** Objection to 700 S 2nd Street Development

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Dear Historic Commission,

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. According to the construction plans, the resulting height of the rear wall as seen from Units C, B, and A will effectively be much higher and out of scale with the surrounding.
- The façade design facing Bainbridge Street is disproportionate and stylistically inconsistent with the adjacent historic properties. Its modern, oversized 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.

On another note:

- There appears to be an inconsistency in the layout of the level 2 presented on page 62 vs pages 44 and 59 of the revised construction plans.
- Also, on page 62 the above ground height of the planned property is shown either 37' (on the left: 9+9+10+9), or 40.2' (on the right 9.8 + 11 + 10.4 + 9).

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

Outlook

Fw: 700 South 2nd St Development

From: preservation <preservation@Phila.gov>  
Date: Thu 7/10/2025 12:02 PM  
To: Allyson Mehley <Allyson.Mehley@Phila.gov>

From: Regina Jacob <regina.jacob23@gmail.com>  
Sent: Thursday, July 10, 2025 12:00 PM  
To: preservation <preservation@Phila.gov>; Jon Farnham <Jon.Farnham@phila.gov>  
Subject: Re: 700 South 2nd St Development

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I forgot to include my contact information:

Address: 706 S 2nd St, #11 Philadelphia, PA 19147  
Phone: 714-348-0838  
Email: [regina.jacob23@gmail.com](mailto:regina.jacob23@gmail.com)

Thank you again for your attention to this matter.

Regina

Regina Jacob, MD, MSCE  
Northwell Health, Inc.  
"Medicine is a science of uncertainty and an art of probability"

On Thu, Jul 10, 2025, 11:59 AM Regina Jacob <[regina.jacob23@gmail.com](mailto:regina.jacob23@gmail.com)> wrote:  
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.**

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.

I want to highlight the fact that I'm not opposed to new construction at 700 South 2nd St, but I am concerned about the current design and I'd like to point out additionally that the developers have been rather bullish about this without considering the impact on their direct neighbors.

- Members of our HOA have made multiple attempts to engage the developer in good faith, only to be met with hostility and a clear unwillingness to collaborate.
- The revised building design remains incompatible with the scale and height of the existing historic resource and still fails to comply with Standard 9. The changes do not go far enough and remain grossly disproportionate to the lot and surrounding context.
- We fully support the ruling of the Architectural Committee on June 24, 2025 that found the building to be excessive in scale and height and incompatible with the historic resource.
- Along the Bainbridge Street elevation, the cornice height should be lowered to align with the adjacent historic building and limited to three stories to match the prevailing three-story rhythm and water table line. There must be no misalignment between floor levels.
- On the Philip Street side, the proposed building violates the Queen Village Neighborhood Overlay District requirements for maximum height and massing standard. We want to see the building reduced to fully comply.
- Additionally, there must be a more substantial break and space between the historic building and the new addition. A greater setback to provide adequate light and air to enter into the rear yards of our homes, which sit just 9' away from the back of the proposed 38' tall vertical wall.

I thank you kindly for your attention to this matter. I would really like a new construction in the 700 South 2nd Street location, but I don't see why it cannot comply with the existing rules so that it enhances the look of our neighborhood instead of overriding existing Historic Commission guidelines and creating a frank eyesore to the esthetic of the area.

Sincerely,  
Regina

Regina Jacob, MD, MSCE  
Northwell Health, Inc.  
"Medicine is a science of uncertainty and an art of probability"

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

Outlook

SUBJECT: 700 SOUTH 2ND STREET

From dl.winthrop@verizon.net <dl.winthrop@verizon.net>  
Date Thu 7/3/2025 5:30 PM  
To preservation <preservation@Phila.gov>  
Cc Jon Farnham <Jon.Farnham@phila.gov>

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TO: [Preservation@phila.gov](mailto:Preservation@phila.gov)  
CC: [Jon.Farnham@phila.gov](mailto:Jon.Farnham@phila.gov)

SUBJECT: 700 SOUTH 2ND STREET

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 vitally 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,  
Donald and Margaret Winthrop  
708 S. 2nd Street  
12 Queen Court  
Philadelphia, PA 19147

Donald L. Winthrop  
dl.winthrop@verizon.net  
215-922-0150 WORK  
215-816-8668 CELL



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





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



7:41

5G

< 84



Scott >



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



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

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**Concerns Regarding 700 S 2nd Street Development**

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**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

 Outlook

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Objection to Proposed Construction at 700 S 2nd Street

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**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

 Outlook

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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

--

Hilary Young Creative  
516.456.4655  
[hilary@hilaryyoungcreative.com](mailto:hilary@hilaryyoungcreative.com)  
[www.hilaryyoungcreative.com](http://www.hilaryyoungcreative.com)  
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 Outlook

700 SOUTH 2ND STREET

**From** Livia Luan <livia.luan16@gmail.com>  
**Date** Mon 6/23/2025 12:44 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.
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- 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,  
Livia Luan and Zach Murphy  
707 S Philip St