

Public Comment

2337-41 Pennsylvania Avenue



601 N. 17th St., 1st Fl., Phila., PA 19130
215-806-8613

July 18, 2025

Members of the Architectural Committee
and Dr. Jonathan Farnham, Executive Director
Philadelphia Historical Commission
1515 Arch St., 13th Floor
Philadelphia, PA 19102

Re: 2337-41 Pa. Ave., 2 new single family homes

Dear Members of the Committee and Dr. Farnham:

Spring Garden Civic Association ("SGCA") and Spring Garden Community Development Corp. ("SGCDC") support the proposed concept plans for 2337-41 Pennsylvania Ave., subject to the comments below. The property - - currently a vacant lot in the Spring Garden Historic District - - is a highly visible site, facing west towards the Benjamin Franklin Parkway, Eakins Oval, and the Philadelphia Museum of Art.

The 2 proposed single family homes are 3 stories in the front, with recessed 4th floors.

The proposed development was initially a highly contested matter. The first iteration of the plans provided for 3 homes on a lot suitable for only 2 such structures, and the facades were not compatible with the Historic District.

SGCA Zoning Committee members (including its architects, historians, and attorney) worked for months with the Applicant and his architect on revised concept plans, which went through a number of drafts. Concerned neighbors were involved and consulted at every stage; and their and the Zoning Committee's comments were incorporated into the plans and memorialized in a Zoning Agreement.

Of significant concern for the neighbors and SGCA/SGCDC is the height of the new structures and their relationship to the abutting properties. As agreed, in the

Applicant's submission to the Commission, the 3rd story of the new structure is no higher than the abutting property to the west at 2343 Pennsylvania Ave.; and the cornice line matches the height of 2335 to the east.

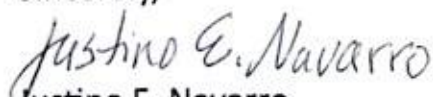
However, this important aspect of the plans needs to be made clear in the building permit plans submitted to the Department Licenses and Inspections.

It is also important to the neighbors residing behind the property on the 2300 block of Green St. that the rear facades also be compatible with the District and present an attractive appearance. The plans submitted to the Commission show brick rear facades, as agreed. However, we believe the rear windows need more detailing, and the type of windows should also be specified by the Applicant. These details were not finalized with the community previously, as time was short leading up to the zoning hearing.

We commend the Applicant and his architect for their willingness to work with SGCA, SGCDC, and the neighbors to create a handsome design, compatible with the District and the surrounding community.

Thank you.

Sincerely,


Justino E. Navarro
SGCA Zoning Committee

cc: Councilmember Jeffery Young, Jr., c/o Conlan Crosley