

ADDRESS: 2337-41 PENNSYLVANIA AVE

Proposal: Construct two-family semi-detached dwelling

Review Requested: Final Approval

Owner: Reuvan Mosheyev

Applicant: Matthew Millan, AIA, LEED AP

History: Vacant lot

Individual Designation: none

District Designation: Spring Garden, Non-Contributing, 10/11/2000

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to construct a semi-detached, two-family, four-story dwelling with roof decks accessible from pilot houses. A non-contributing two-story building stood on the lot at the time the Spring Garden Historic District was designated. The building was demolished in 2022. Owing to the fact that a building stood on the lot at the time of designation, the Historical Commission has plenary or full jurisdiction over the proposed construction.

The proposed building would include a central drive aisle that leads to interior garages on the ground floor. The proposed façade would feature a central recess and corner windows trimmed in cast stone to break the overall width of the building into rowhouse-like vertical massing. The cornice at the third floor would be in line with the rowhouse to the east while the overall height of the building would match the three-unit townhome complex to the west. The materials are proposed to be cast stone, red brick, and vertical metal siding in Dove Gray. The windows would have dark bronze frames and sash.

SCOPE OF WORK: Construct four-story building with roof decks on vacant lot

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

Philadelphia Historical Commission
Attention: Heather Hendrickson
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

08/05/25

Property Address: 2337-41 Pennsylvania Avenue

Applicant: Matthew Millan, AIA, LEED AP

Applicant Email: mmillan@millanarchitects.com

Applicant Phone #: 215-248-1244

Property Owner: Reuvan Mosheyev

Project Description:

We are submitting the revised elevations in response to the comments provided by the Architectural Committee during their 7/22/2025 meeting. The Architectural Committee concluded that:

- The application fails to satisfy Standard 9 due to the height of the first floor and how it measures against the adjoining building. To satisfy Standard 9, the profile of the windows and the door should increase in height to be more compatible with the adjacent buildings.
- The application fails to satisfy Standard 9 due to the large panes of glass without muntins. To satisfy Standard 9, adding some muntins into the window system to reduce the large expanse of glass would be important.
- The application fails to satisfy Standard 9 due to the setback of the glass railing on the top deck. To satisfy Standard 9, the glass railing should be set back from the edge of the parapet to not be so conspicuous. The glass should also be clear, not opaque.
- The application fails to satisfy Standard 9 due to the drive aisle. To satisfy Standard 9, the plans should be changed to include an opaque or denser gate so that pedestrians cannot look into a dark drive aisle.

We made the following changes to the Pennsylvania Avenue façade:

- We raised the top of the 1st floor doors to align with the top of the 1st floor windows.
- We added transom windows above the 1st floor doors and windows. They will have spandrel glass.
- We added a stone belt coursing between the 2nd and 3rd floor windows to mimic the top of the cast stone at 2443-2447 Pennsylvania Ave to the left.
- We added a cast stone belt course above the 2nd floor windows (Option A; 1A/SK-1).
- We dropped the 3rd floor windows to sit on top of the stone belt coursing.

(We did look at raising the 1st floor windows and doors. There is cantilevered steel that supports the two corner bay elements that sits above the 1st floor openings. Given our floor to floor heights, it is not possible to remove enough height of the floors above to appreciably raise the steel and the top of the 1st floor windows and doors. This would require complete redesign of the project.)

- We added muntins to the 4th floor and pilot house doors and windows.
- At the roof deck, we moved the glass railing back 18" clear from the front edge of the parapet. The glass will be clear glass.
- At the drive aisle, we have added a metal gate that will be more than 50% opaque and divided into two person gates at the sides and a vehicle gate in the center.
- At the rear elevation, we added muntins to the windows and doors. This was not a comment from the Architectural Committee but is important for the adjoining neighbors and responds to a request from the Spring Garden Community Association.

We have created a front façade option B (1B/SK-1) with cast stone between the belt courses above and below the 2nd floor windows. We would appreciate your feedback (and Dan McCoubrey's) if this façade option is preferable to option A. If you are unable to provide feedback, should we present both options to the Historical Commission?

We look forward to discussing our proposed project with the Historical Commission. Thank you for your consideration.

Sincerely,



Matthew Millan, AIA, LEED AP
President

Cc: Reuvan Mosheyev, Owner

2337-41 Pennsylvania Avenue Redevelopment
Philadelphia, PA 19130

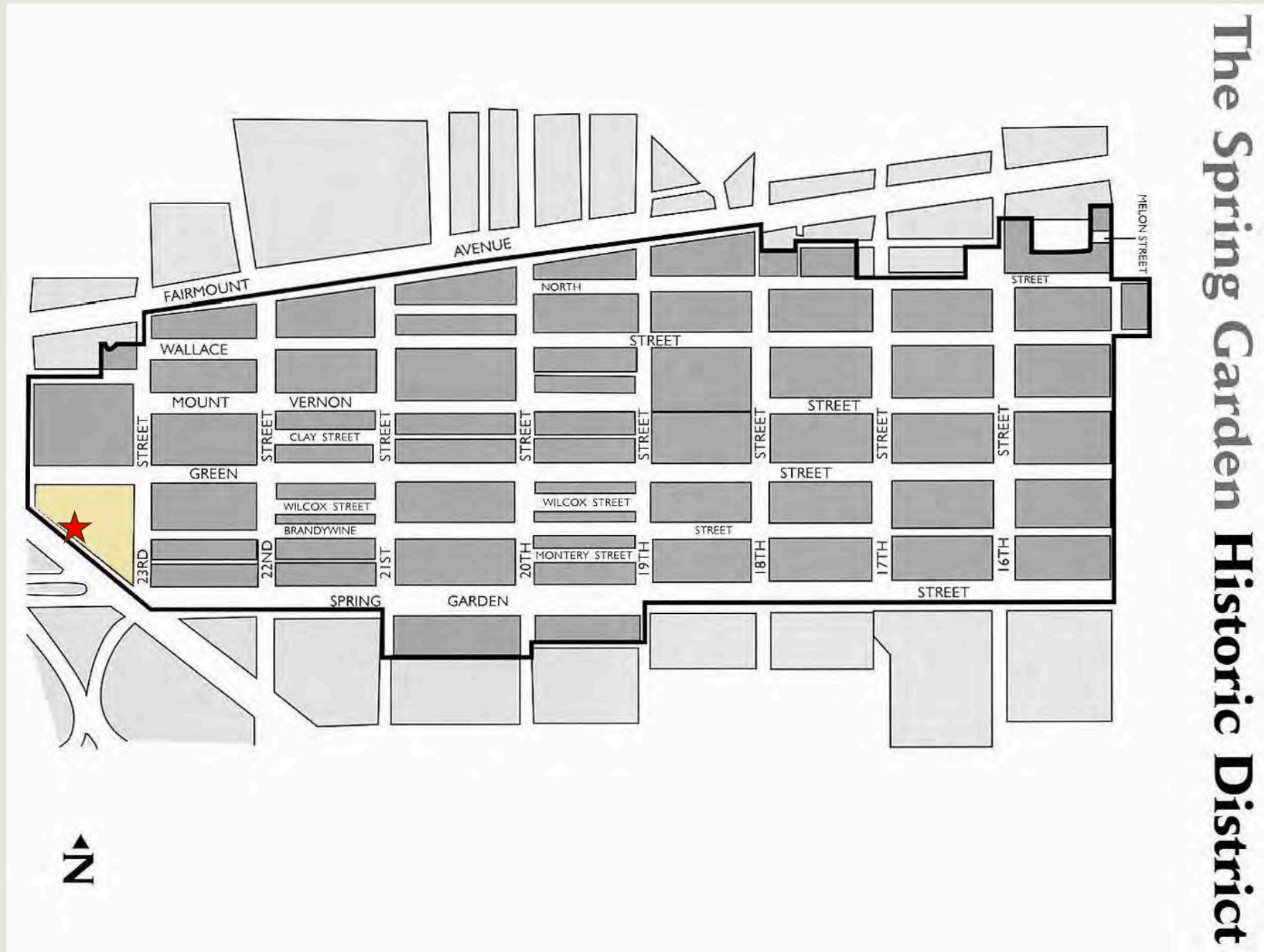


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8/08/2025



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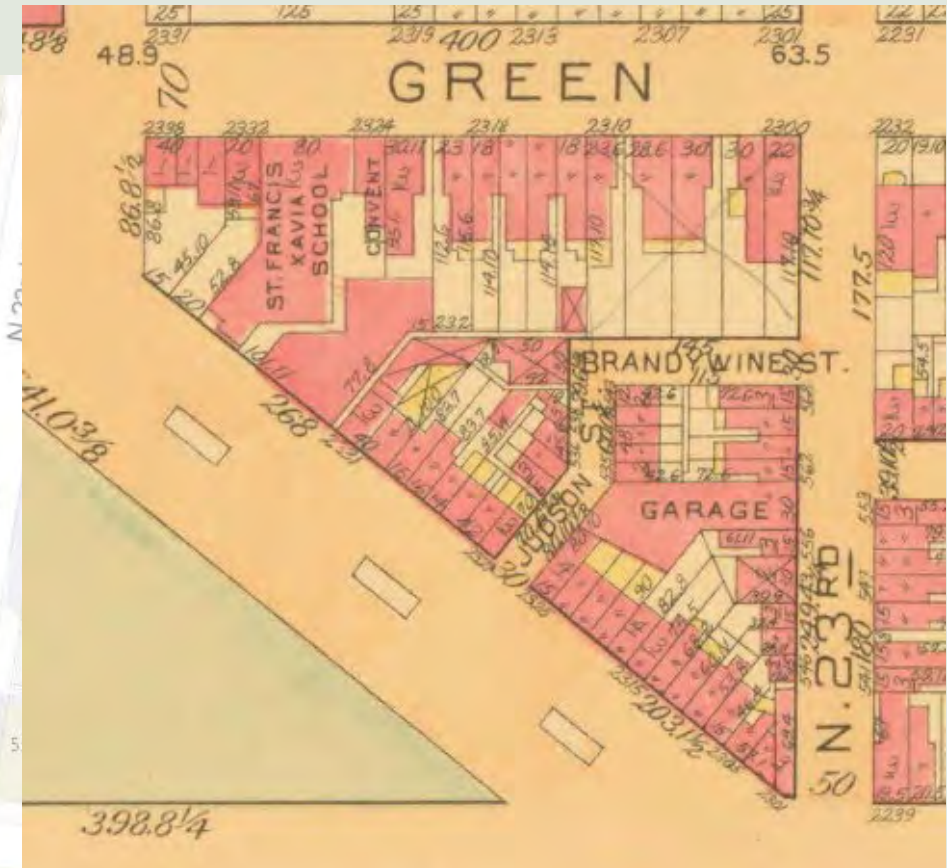
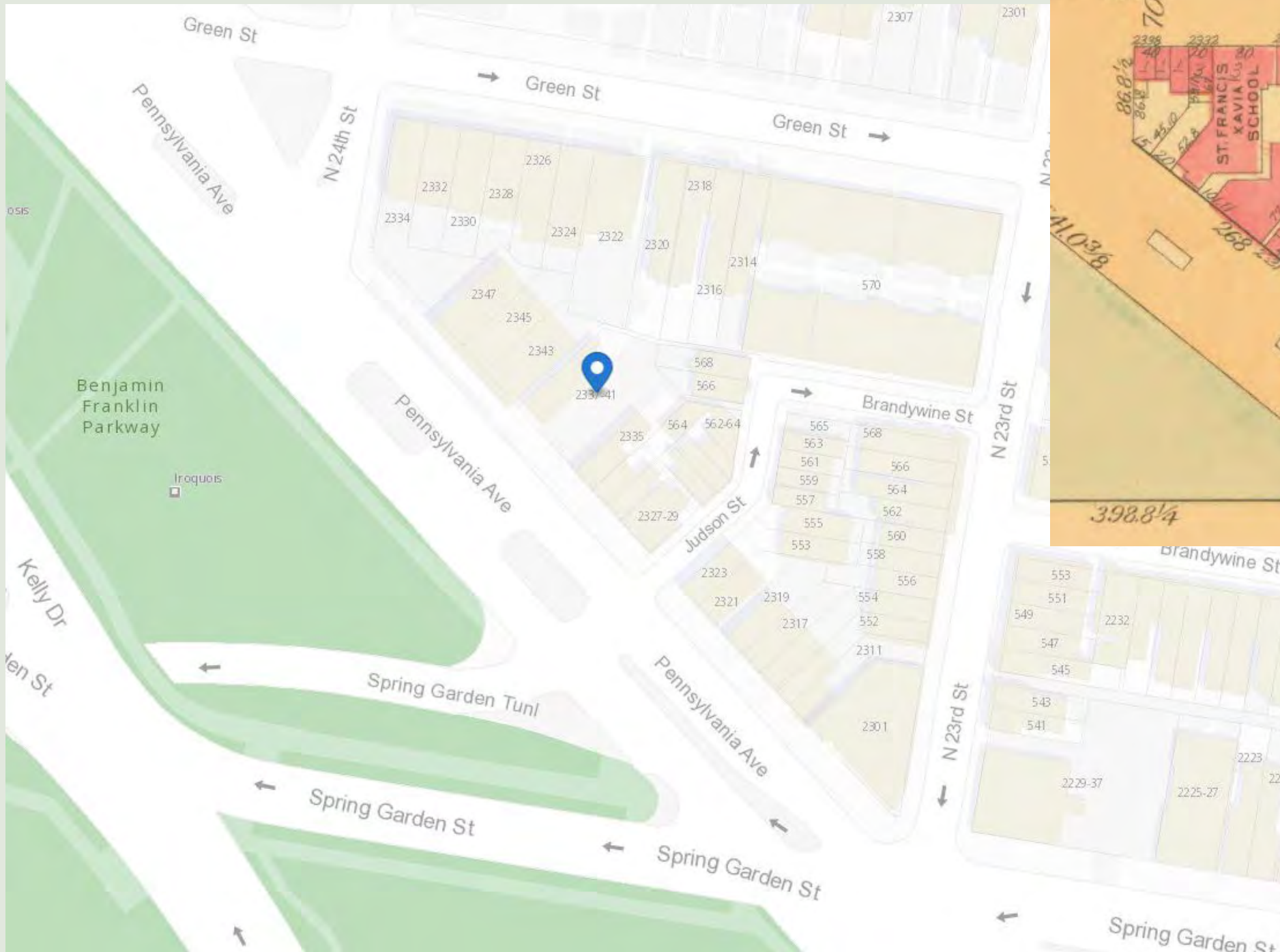
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The Spring Garden Historic District



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1922 City Atlas



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2347 - 2343 Pennsylvania Ave



2341 – 2327 Pennsylvania Ave



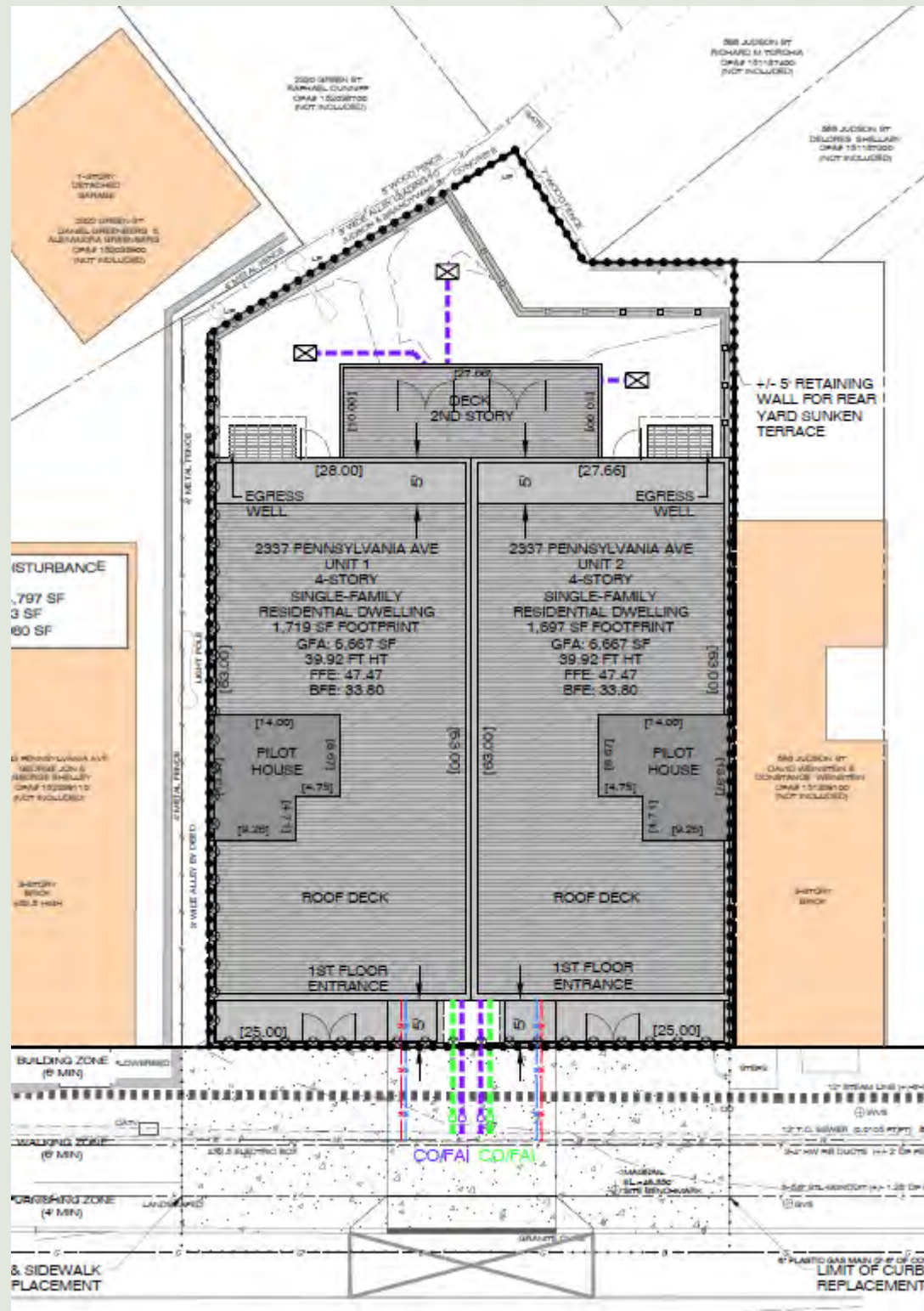
2323 – 2317 Pennsylvania Ave

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Proposed Site Plan

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2341 – 2337 Pennsylvania Ave – Proposed Model

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2341 – 2337 Pennsylvania Ave – Proposed Model

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2341 – 2337 Pennsylvania Ave – Neighboring Buildings

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2341 – 2337 Pennsylvania Ave – Proposed Rendering

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Pennsylvania Ave Elevation

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Pennsylvania Ave Elevation

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Rear Elevation

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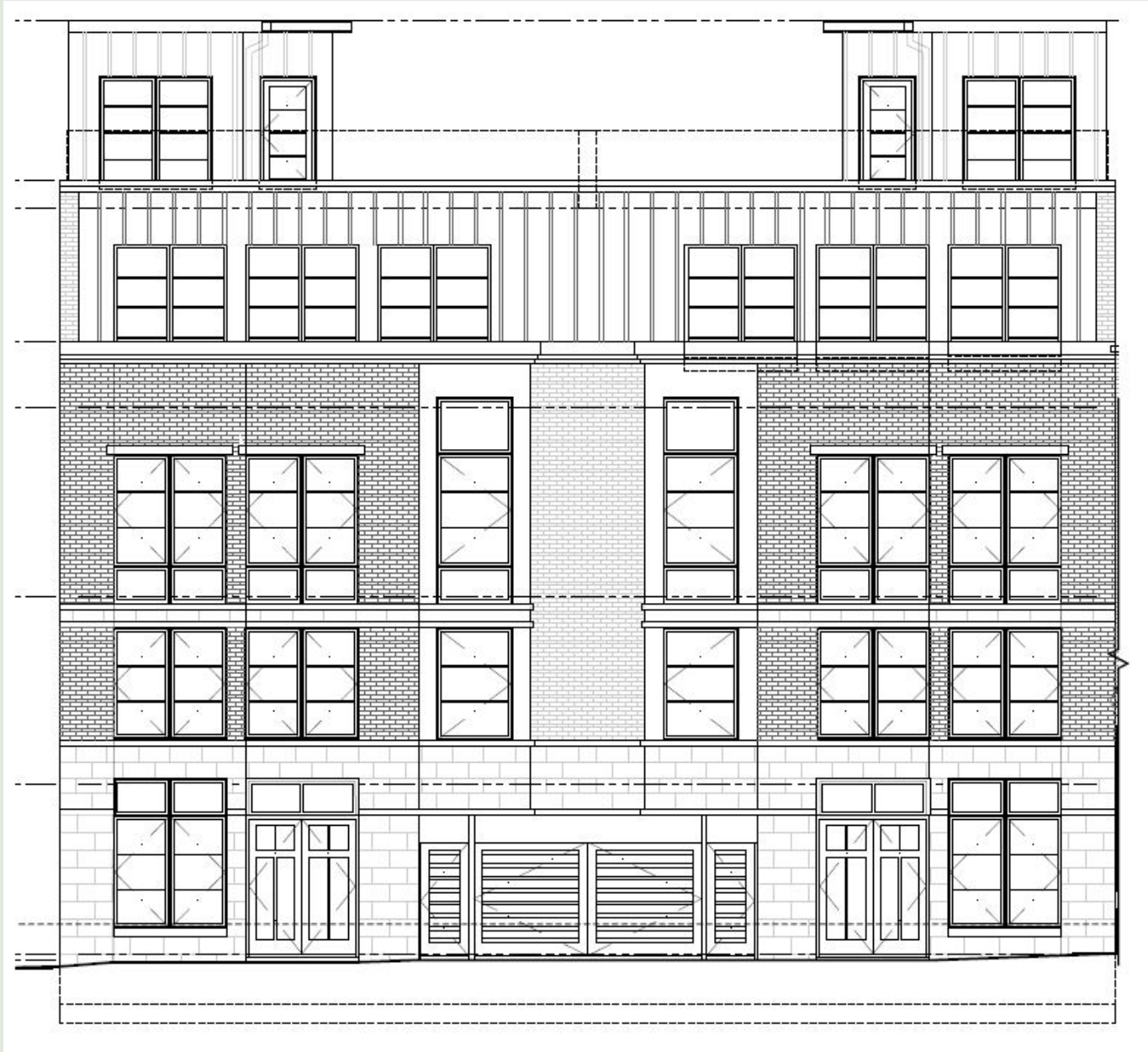


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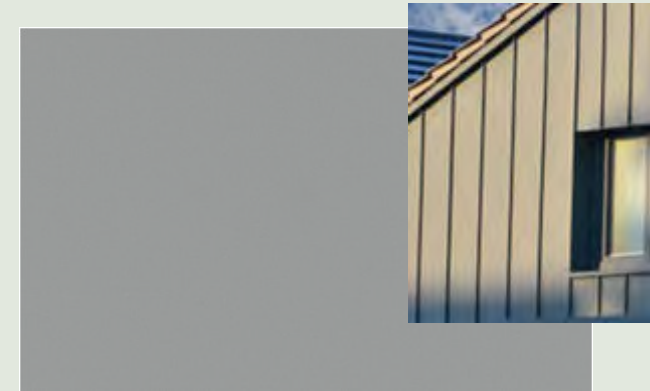
Glass Railing, Bronze Metal Rail and Posts

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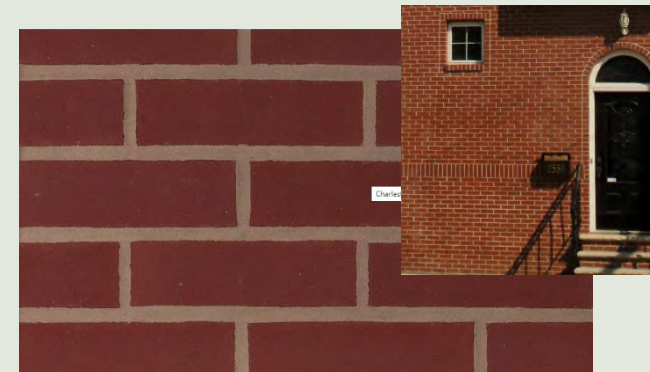


Pennsylvania Ave Elevation – Proposed Exterior Materials

Philadelphia Historical Commission Presentation
8/08/2025



Dove Gray Metal Siding



McAvoy Brick - Charlestown



Cast stone – 101N Light Buff



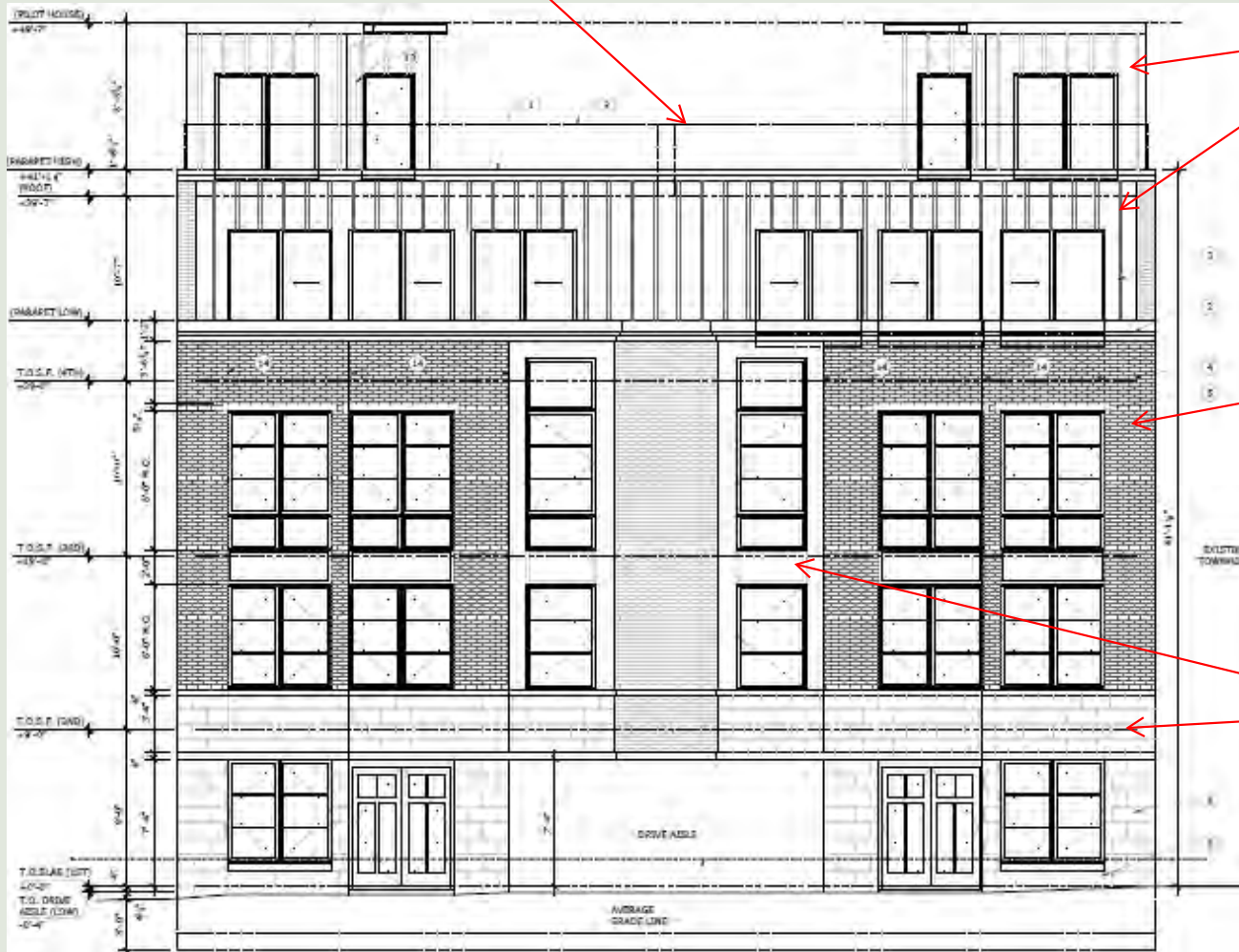
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Glass Railing, Bronze Metal Rail and Posts

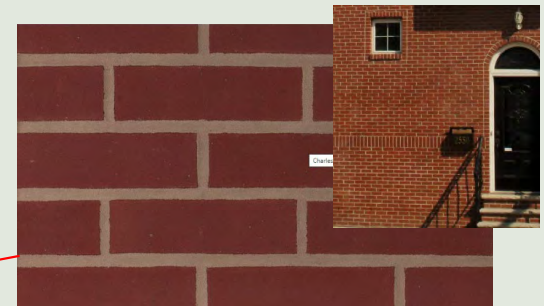


Pennsylvania Ave Elevation – Proposed Exterior Materials

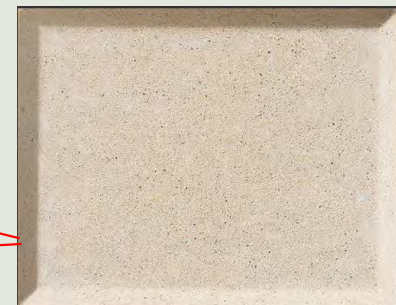
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Dove Gray Metal Siding



McAvoy Brick - Charlestown



Cast stone – 101N Light Buff



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APPENDIX

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2337 Pennsylvania Ave: Looking West



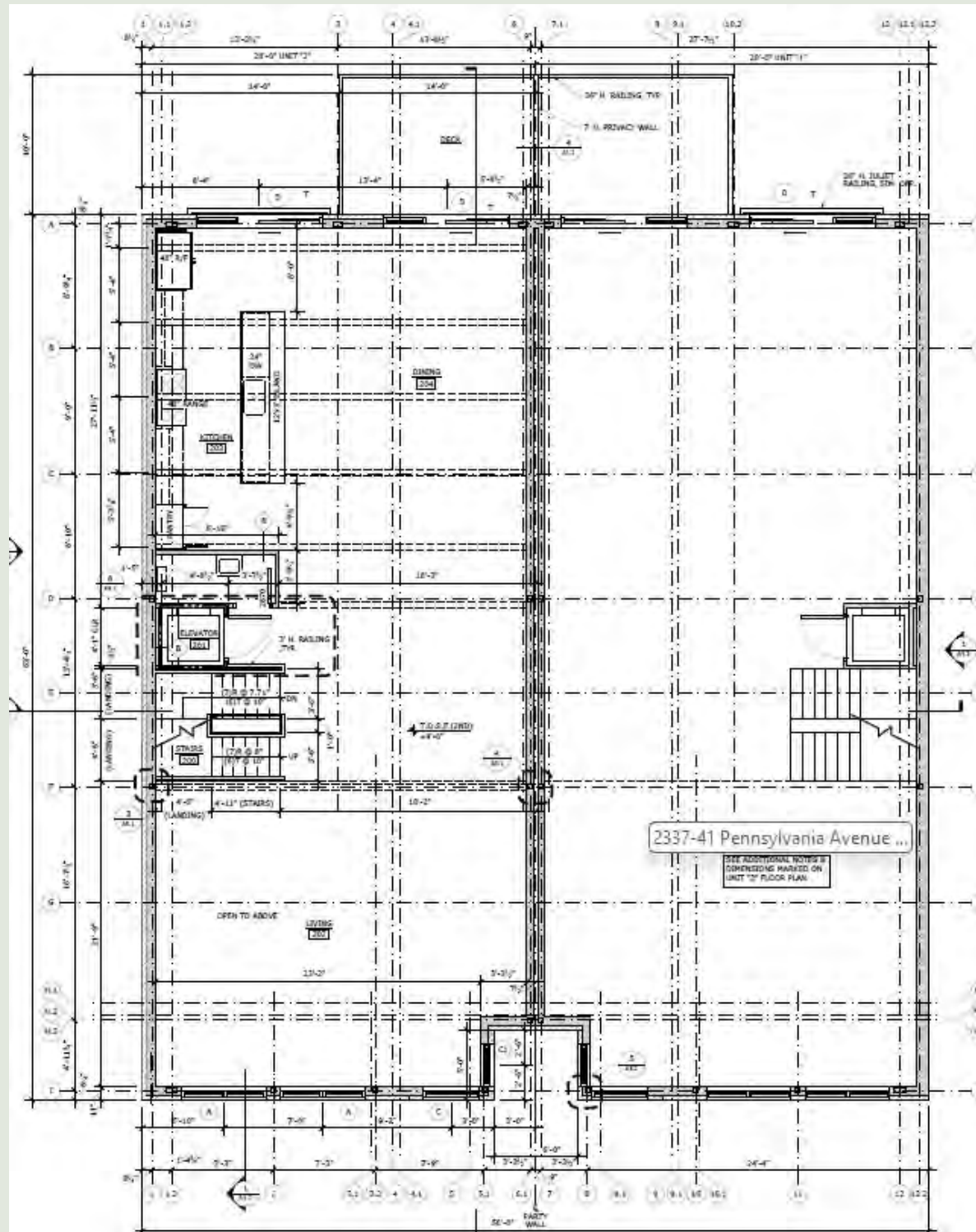
2337 Pennsylvania Ave: Looking East



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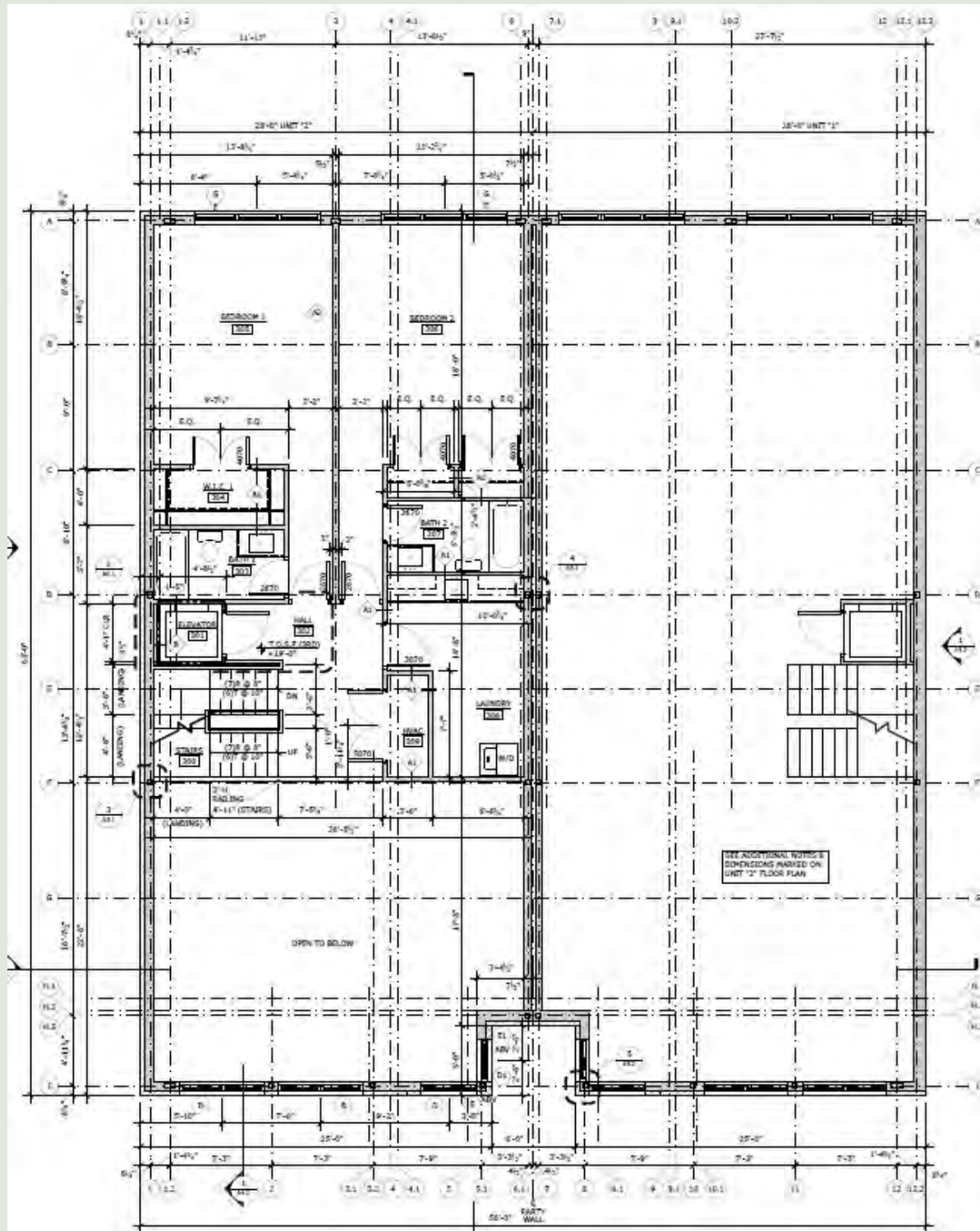
2nd Floor Plan

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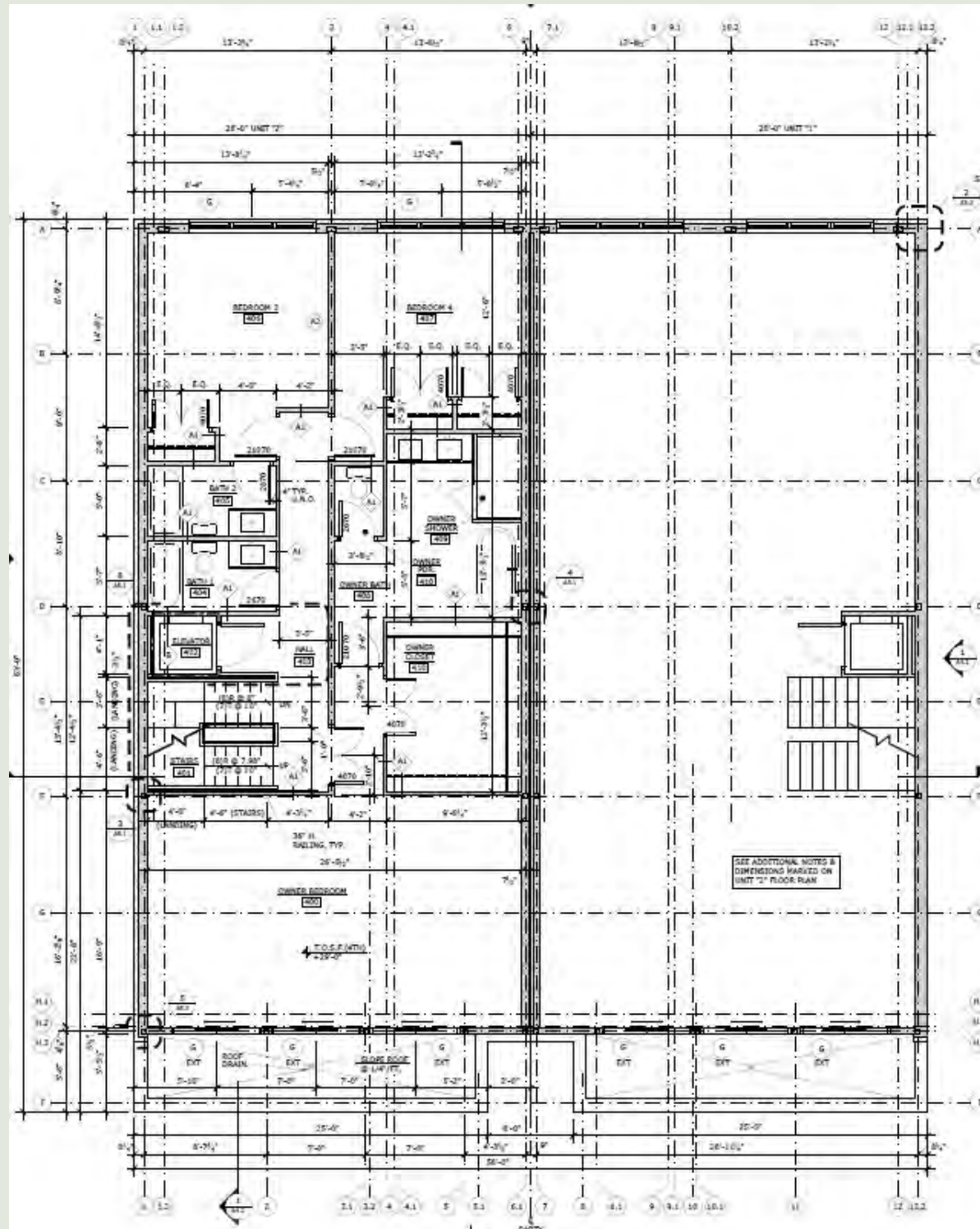
3rd Floor Plan

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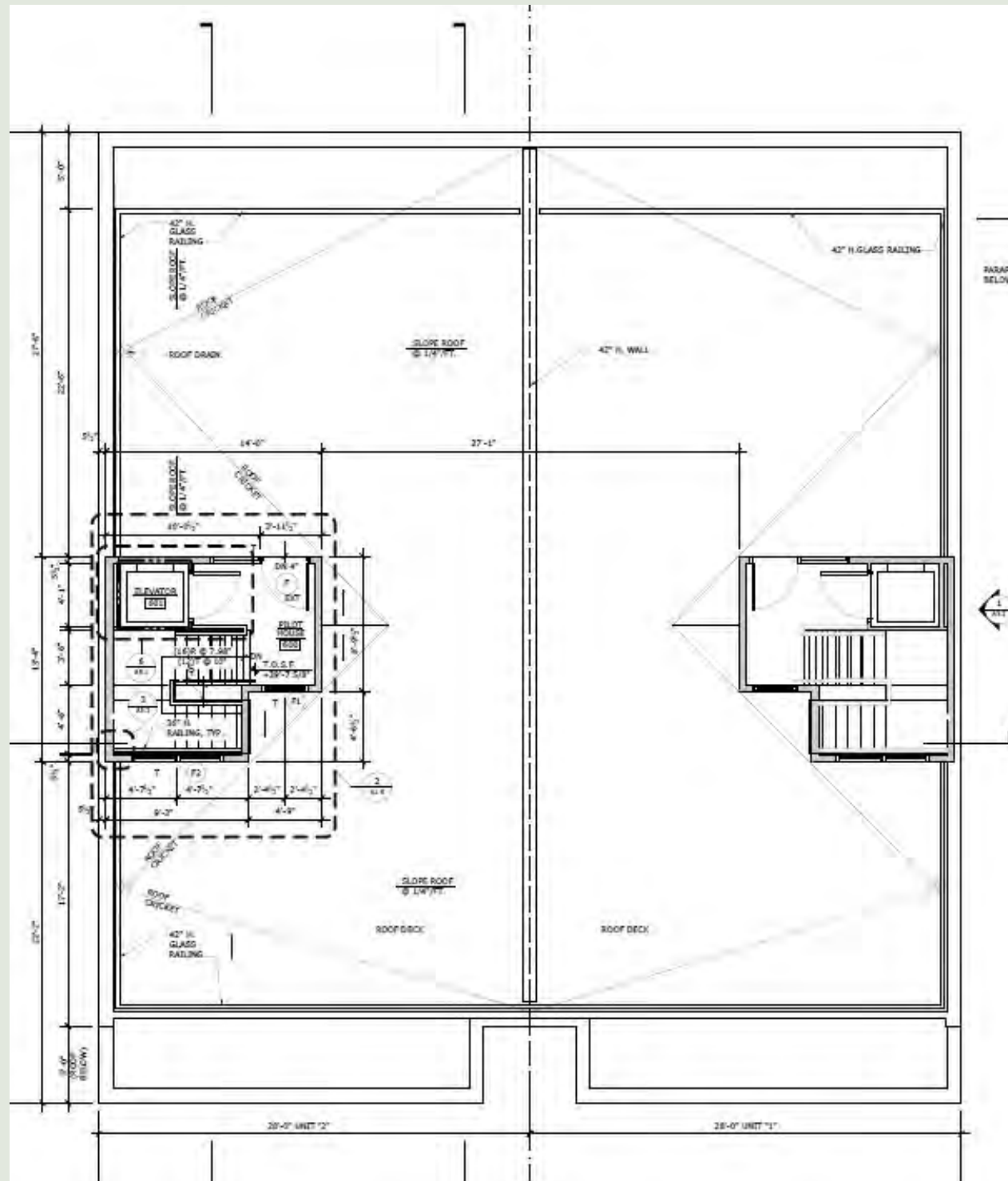
4th Floor Plan

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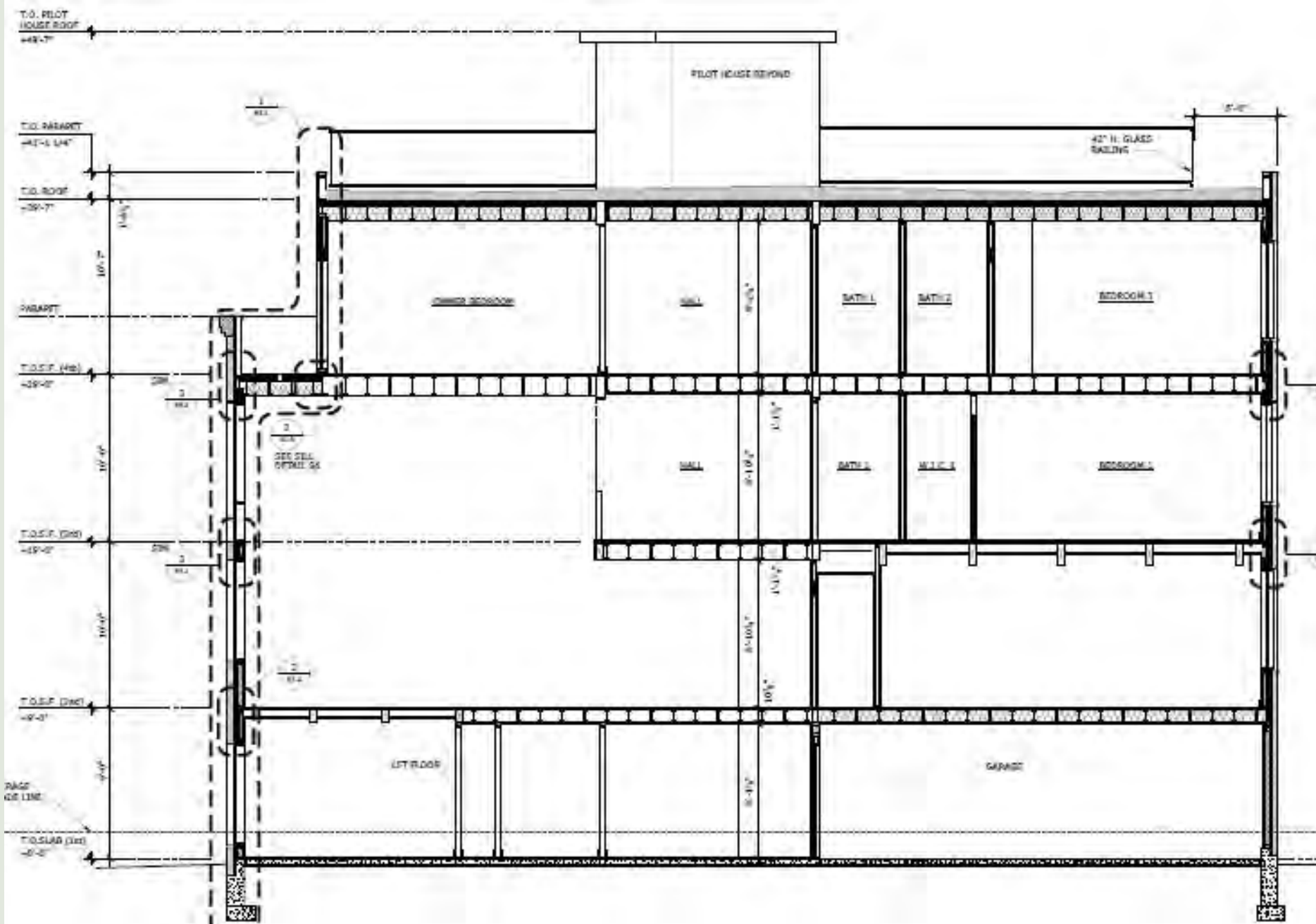
Roof Plan

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Building Section



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2337-41
NNSYLVANIA
AVE

7-41 PENNSYLVANIA AV
PHILADELPHIA, PA 19130

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MPSON STREET
HIA, PA 19125
S-232-7207

ENGINEER
TECHNOLOGY, INC
1000 ROAD, SUITE 106
PA 19025
610-536-0808

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COST ESTIMATING
PURPOSES ONLY/

DATE	DESCRIPTION
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RIGHT AUGUST 20
W MILLAN ARCHITECTS,
TITLE

PROPOSED BUILDING ELEVATIONS

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NUMBER

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SK-1





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NNSYLVANIA
AVE

7-41 PENNSYLVANIA AV
PHILADELPHIA, PA 19130

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MPSON STREET
HIA, PA 19125
5-232-7207

ENGINEER
TECHNOLOGY, INC
1000 ROAD, SUITE 106
PA 19025
610-536-0808

NOT FOR INSTRUCTION

ED FOR PERMITTING
COST ESTIMATING
PURPOSES ONLY/

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RIGHT AUGUST 20
W MILLAN ARCHITECTS,

NEIGHBORING
BUILDINGS ELEVATION

DATE	08/08/20
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NUMBER

SK-2



1 NEIGHBORING BUILDINGS ELEVATIONS

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



2337-41 PENNSYLVANIA AVE

PROJECT NUMBER 156.03

CIVIL ENGINEER
RUGGIERO PLANTE LAND DESIGN
5900 RIDGE AVENUE
PHILADELPHIA, PA 19128
PHONE: 215-508-3900

STRUCTURAL ENGINEER
LARSEN & LANDIS
STRUCTURAL ENGINEER
11 W. THOMPSON STREET
PHILADELPHIA, PA 1912
PHONE: 215-232-7207

M/E/P ENGINEER
URBAN TECHNOLOGY, INC
715 TWINING ROAD, SUITE 106
DRESHER, PA 19025
PHONE: 215-536-0808

SEAL

NOT FOR
CONSTRUCTION

ISSUED FOR PERMITTING
& COST ESTIMATING
PURPOSES ONLY

NOTES

REV	DATE	DESCRIPTION
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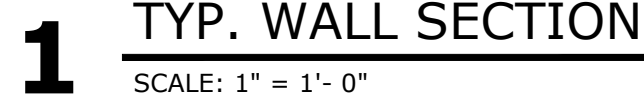
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MATTHEW MILLAN ARCHITECTS, INC
DRAWING TITLE

TYPICAL WALL SECTION AND CONSTRUCTION DETAILS

SCALE	DATE
AS NOTED	08/08/2025

DRAWING NUMBER

A5.1



**NOTE: WOOD FRAMING & SHEATHING
IN EXTERIOR WALLS SHALL BE
FIRE-RETARDANT TREATED, TYP.**



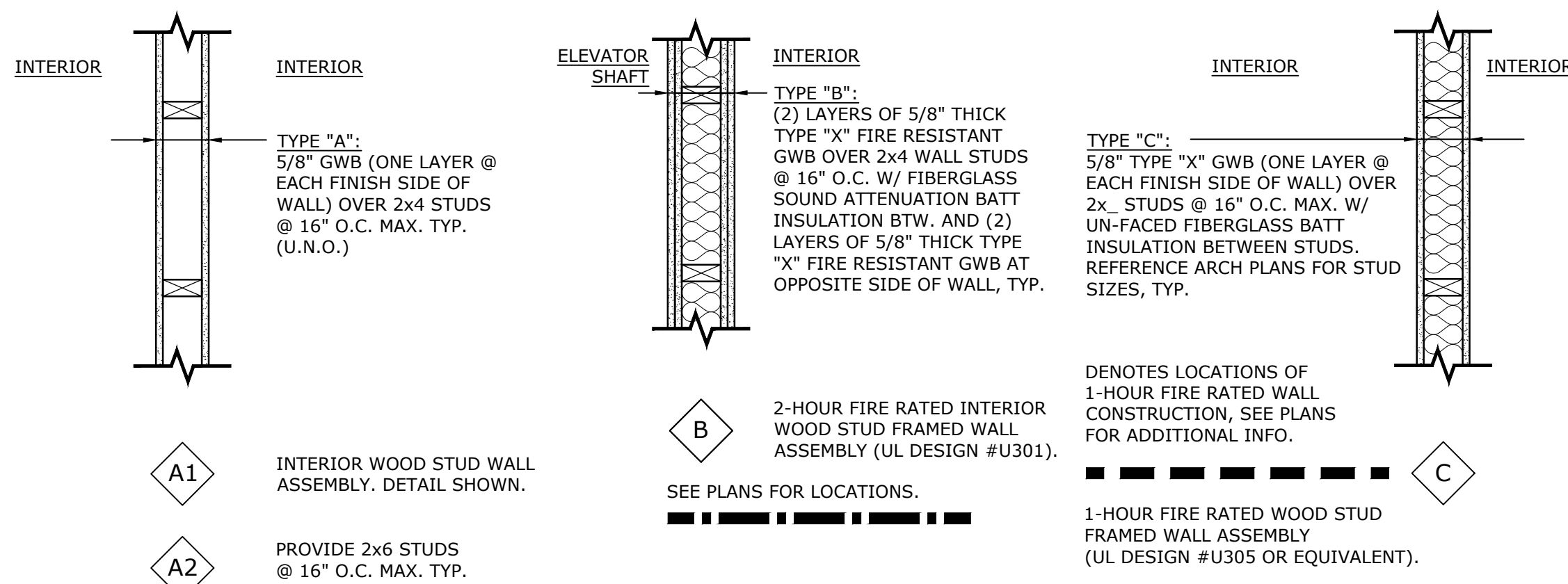
SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"



SCALE: 1-1/2" = 1'-0"



DENOTES LOCATIONS OF
1-HOUR FIRE RATED WALL
CONSTRUCTION, SEE PLANS
FOR ADDITIONAL INFO.

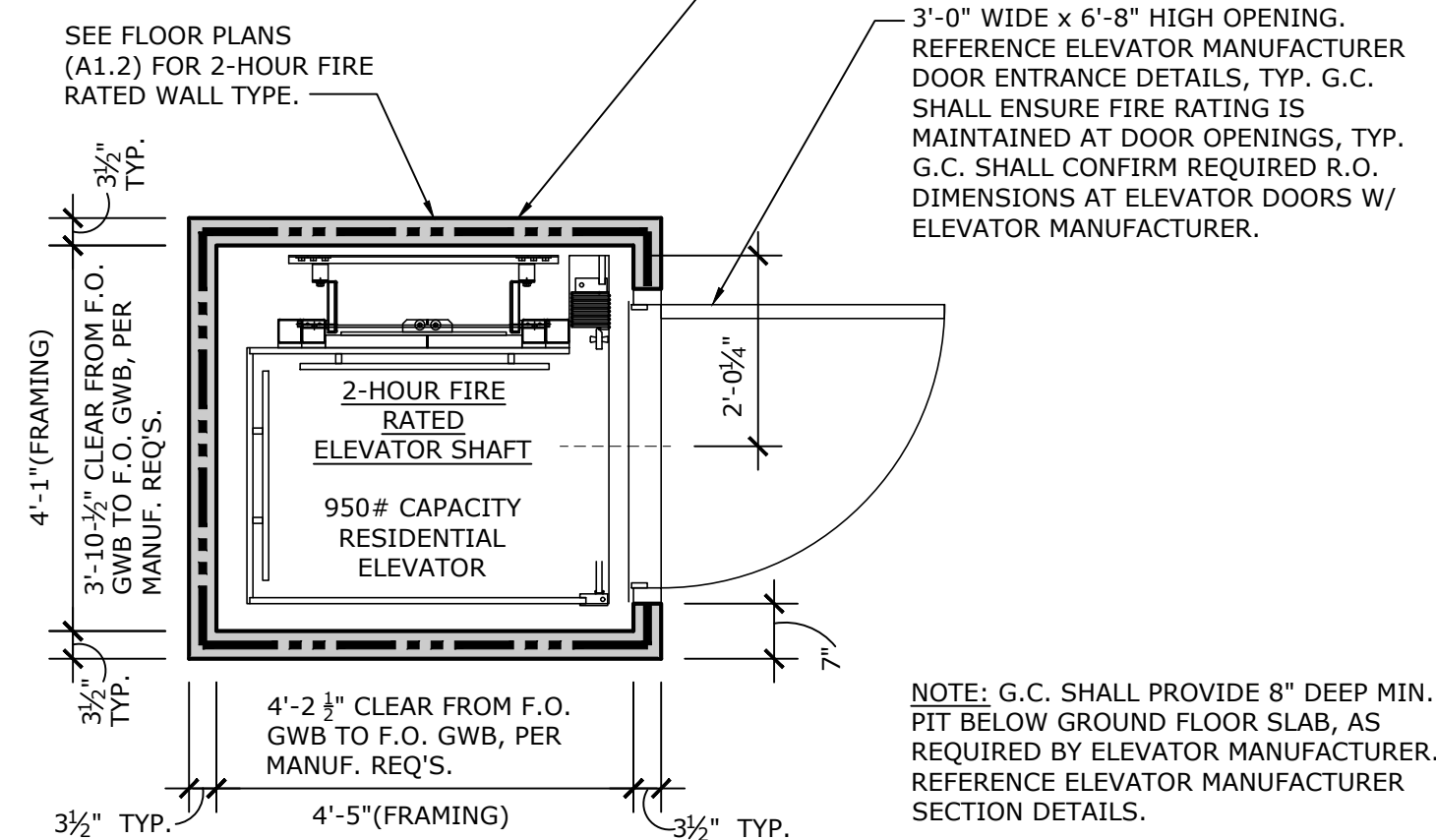
1-HOUR FIRE RATED WOOD STUD
FRAMED WALL ASSEMBLY
(UL DESIGN #U305 OR EQUIVALENT).



SCALE: 1" = 1'-0"

NOTE: G.C. SHALL PROVIDE 8'-0" MIN. VERTICAL CLEARANCE FROM T.O. PILOT HOUSE FLOOR ELEVATOR DOOR THRESHOLD TO B.O. FINISH FACE OF ELEVATOR SHAFT CEILING ABOVE, PER ELEVATOR MANUFACTURER'S REQUIREMENTS.

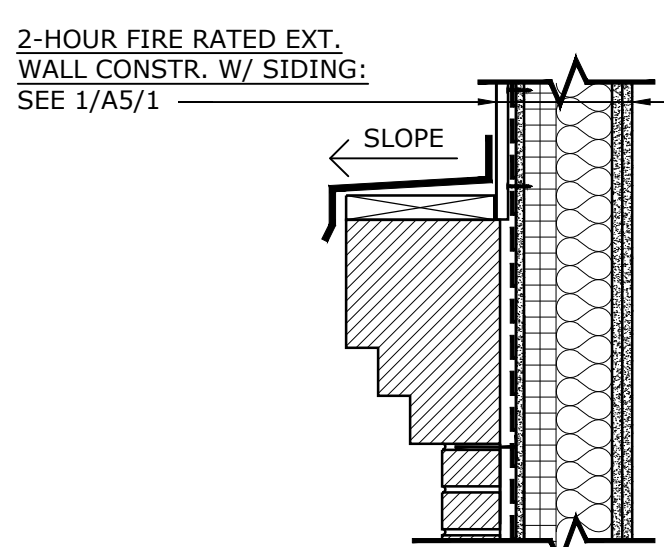
— G.C. SHALL PROVIDE SOLID
STRUCTURE AT ELEVATOR GUIDE RAIL
SUPPORTS AS REQUIRED BY ELEVATOR
MANUFACTURER, REFERENCE
STRUCTURAL DRAWINGS FOR
ADDITIONAL INFO.



NOTE: G.C. SHALL PROVIDE 8" DEEP MIN. PIT BELOW GROUND FLOOR SLAB, AS REQUIRED BY ELEVATOR MANUFACTURER. REFERENCE ELEVATOR MANUFACTURER SECTION DETAILS.



SCALE: 1/2" = 1'-0"



2-HOUR FIRE RATED EXT.
WALL CONSTR. W/ SIDING:
SEE 1/A5/1 _____



SCALE: 1" = 1'-0"