

**ADDRESS: 413 S 3RD ST**

Proposal: Demolish rear one-story addition; construct two-story addition

Review Requested: Review In Concept

Owner: Gail and Michael Silver

Applicant: Lea Litvin, Lo Design

History: 1830

Individual Designation: 4/30/1957

District Designation: Society Hill Historic District, Contributing, 3/10/1999

Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

**BACKGROUND:**

This review in-concept application proposes to remove a one-story, non-historic conservatory addition and construct a two-story addition along the rear ell at this rowhouse at the northeast corner of S. 3<sup>rd</sup> and Stamper Streets. The building at 413 S. 3<sup>rd</sup> Street was constructed in the early nineteenth century as part of a row of speculative houses. In 1989, a small rear addition was demolished and the side-yard conservatory addition with glass roof and clerestory windows was constructed along Stamper Street using an existing garden wall. The proposed two-story addition will be constructed on the existing footprint of the conservatory addition and will include a small roof deck. Owing to its location along Stamper Street, the addition will be highly visible from the public right-of-way. Although it is a narrow, alley street, some houses face Stamper Street. The application also proposes a deck on the addition at the second floor, a new screening railing for existing mechanical equipment at the third floor, and a new railing for an existing flat roof section at the fourth floor. It is unclear whether the fourth-floor area is currently accessible, or a new door is proposed.

**SCOPE OF WORK:**

- Demolish existing one-story addition.
- Construct two-story addition.
- Replace screening for mechanical equipment.
- Add railing at the fourth floor.

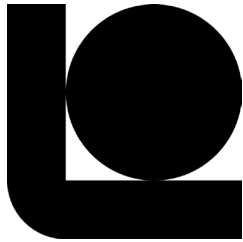
**STANDARDS FOR REVIEW:**

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 works shall 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.*
  - This building and the adjacent row have a documented history of rear additions and alterations over time. The proposed scale, proportion, and massing could meet Standard 9 if the proposed addition was set in slightly from the outer corner of the main block of the building.
  - Although a contemporary-style addition can be appropriate for a historic building, in this specific location, the design should be more visually compatible with the historic building and environment to meet Standard 9. Owing to the visibility of the addition and its location directly across from the front of residences along Stamper Street, the design should employ historically compatible materials and features to meet Standard 9. The massing of the proposed addition is appropriate, but the windows and doors visible from the street should be reduced in size to be more in keeping

- with the existing punched openings. The cladding of the addition should be compatible with the historic building and environment.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
    - The proposed demolition of non-historic materials meets Standard 10.
    - The proposed new addition may meet Standard 10 if the existing window openings in the main block and rear ell are repurposed as doorways on the interior of the new addition. This will allow for the restoration of the window openings in the future if the addition is removed, therefore meeting Standard 10.
  - *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
    - Additional information about the proposed fourth-floor roof deck including the means of access should be provided.

**STAFF RECOMMENDATION:** Approval in concept of the massing of the addition, but not the fenestration, cladding, or other design features, pursuant to Standards 9 and 10. Approval in concept of the screening and railings, provided the access to the fourth-floor deck exists, pursuant to the Roofs Guideline.



|              |                        |
|--------------|------------------------|
| Lo Design    | LoDesignCo.com         |
| Architecture | [215] 606-4896         |
| Interiors    | 2116 Locust Street     |
| Development  | Philadelphia, PA 19103 |

14 OCTOBER 2025

**Property Address:** 413 S 3<sup>rd</sup> Street, Philadelphia, PA 19147

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

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

**Applicant Phone #:** 215-606-4896

**Applicant Address:** 2116 Locust Street, Philadelphia, PA 19103

**Property Owners:** Gail Silver and Michael Silver

**Project Description:**

The project is a part of the Society Hill Historic District located at 413 S 3<sup>RD</sup> Street between S 3<sup>RD</sup> Street, Stamper Street, and Pine Street. The 1,727 SF lot contains a four-story residence constructed between 1927 and 1936 as a part of a group of six tenant houses (403-413 S 3<sup>rd</sup> Street), originally featuring two-story rear structures. These rear structures were demolished sometime between 1980 and 1999 as homeowners expanded their rear yards.

We are seeking in-concept approval for our proposed project, which includes the demolition of the existing non-historic rear glass roof for a second-floor rear addition over the existing first floor footprint. New guardrails will also be added onto the existing non-functional roof deck at level 4 and the non-historic wood fence around the AC condensers between level 3 and level 4 will be replaced.

The new addition, characterized by large east and south-facing windows, extends the building's established language of a glazed rear façade while referencing the scale and form of the original two-story rear structure. To distinguish between the new from the old while maintaining visual harmony, the addition is set back with an outdoor deck featuring perforated brick guardrails that echo the masonry patterns of the primary structure. These design strategies seek to respect the building's historic evolution while providing a thoughtful, contemporary interpretation of its architectural character while distinguishing themselves as new.

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

Sincerely,

Lea Litvin AIA LEED AP BD&C  
Principal, Lo Design

Evan Litvin RA NCARB  
Partner, Lo Design

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Lo Design

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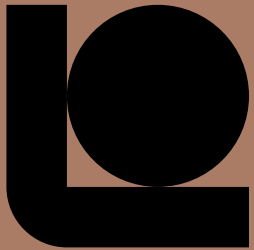
413 S 3rd Street

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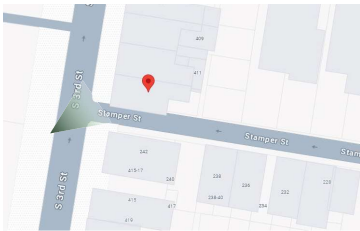
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Historical Commission Conceptual Review

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## Existing Conditions

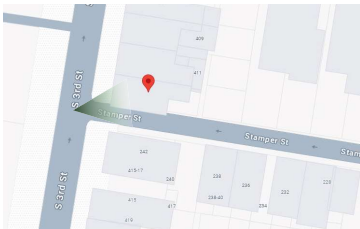


KEY PLAN



VIEW FROM S 3<sup>RD</sup> STREET

## Existing Conditions

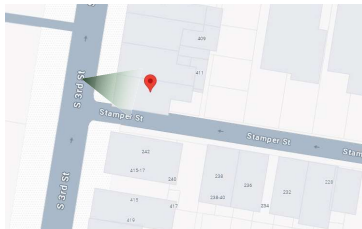


KEY PLAN



VIEW FROM S 3<sup>RD</sup> STREET INTO STAMPER STREET

## Existing Conditions

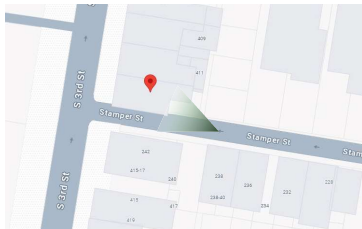


KEY PLAN



VIEW OF FRONT FACADE FROM S 3<sup>RD</sup> STREET

## Existing Conditions



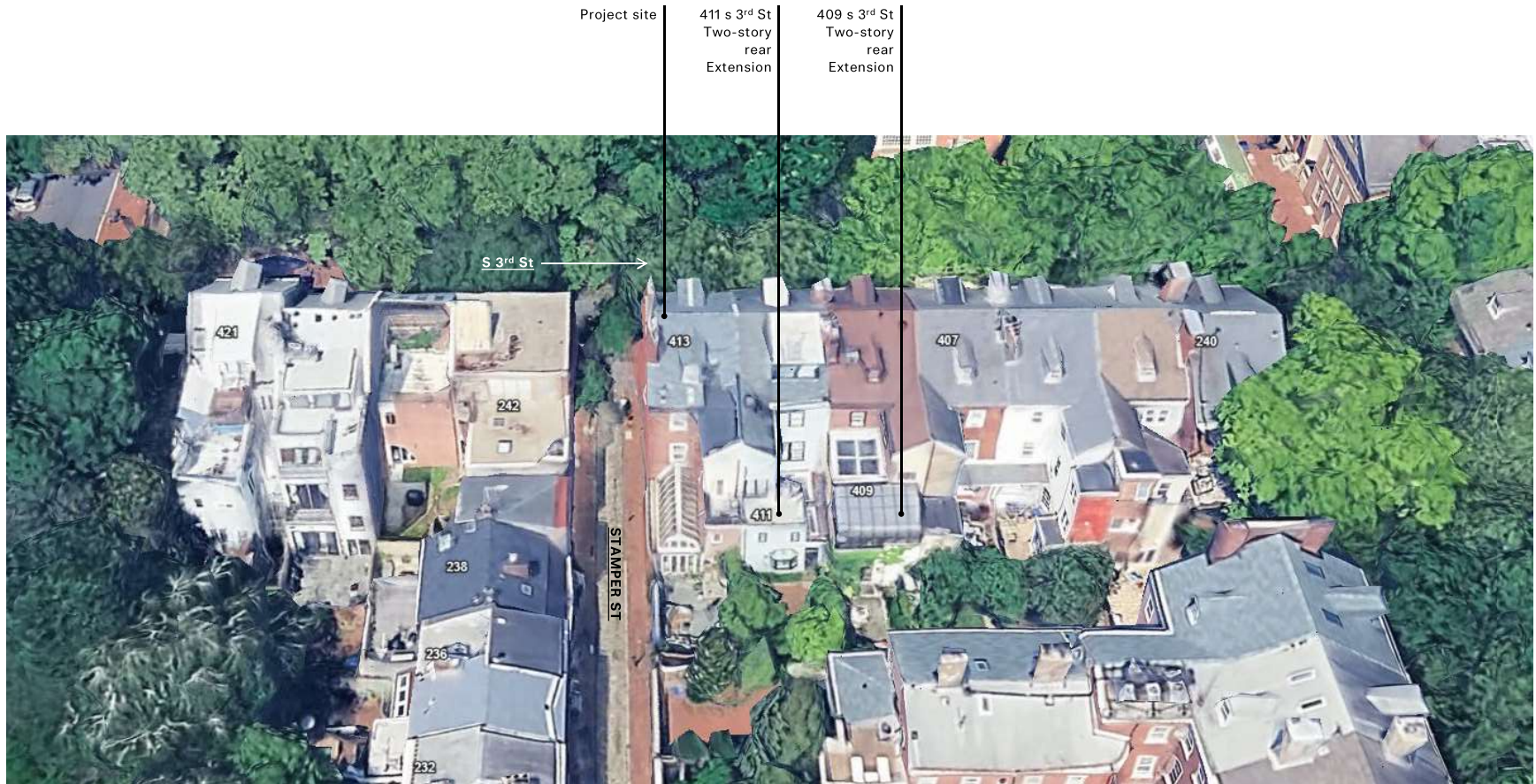
KEY PLAN



VIEW FROM STAMPER STREET

# Existing Conditions

## Surrounding Context



PERSPECTIVE VIEW

# Historic Background

Two-story rear structure, adjusted between 1958 to 1980s



PHOTOGRAPH FROM 1955

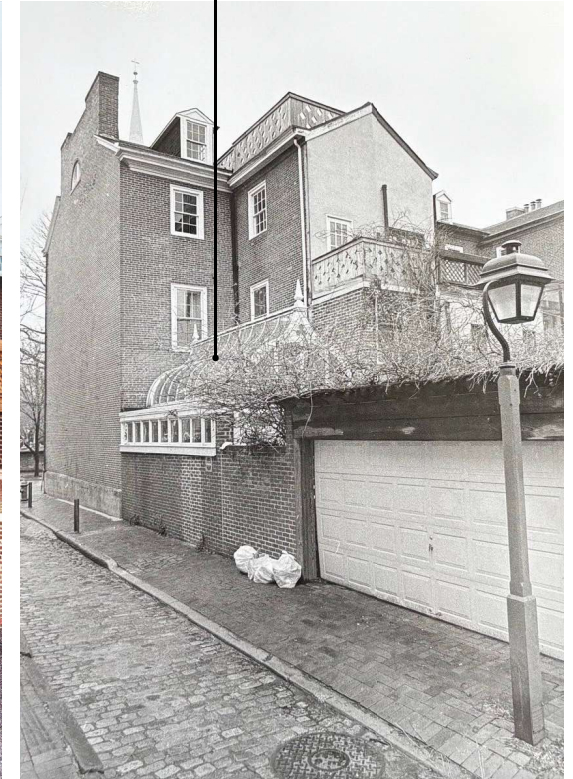
Glass and wood lean-to structure at rear

Two-story rear structure demolished between 1980s to 1999



PHOTOGRAPH FROM 1980S

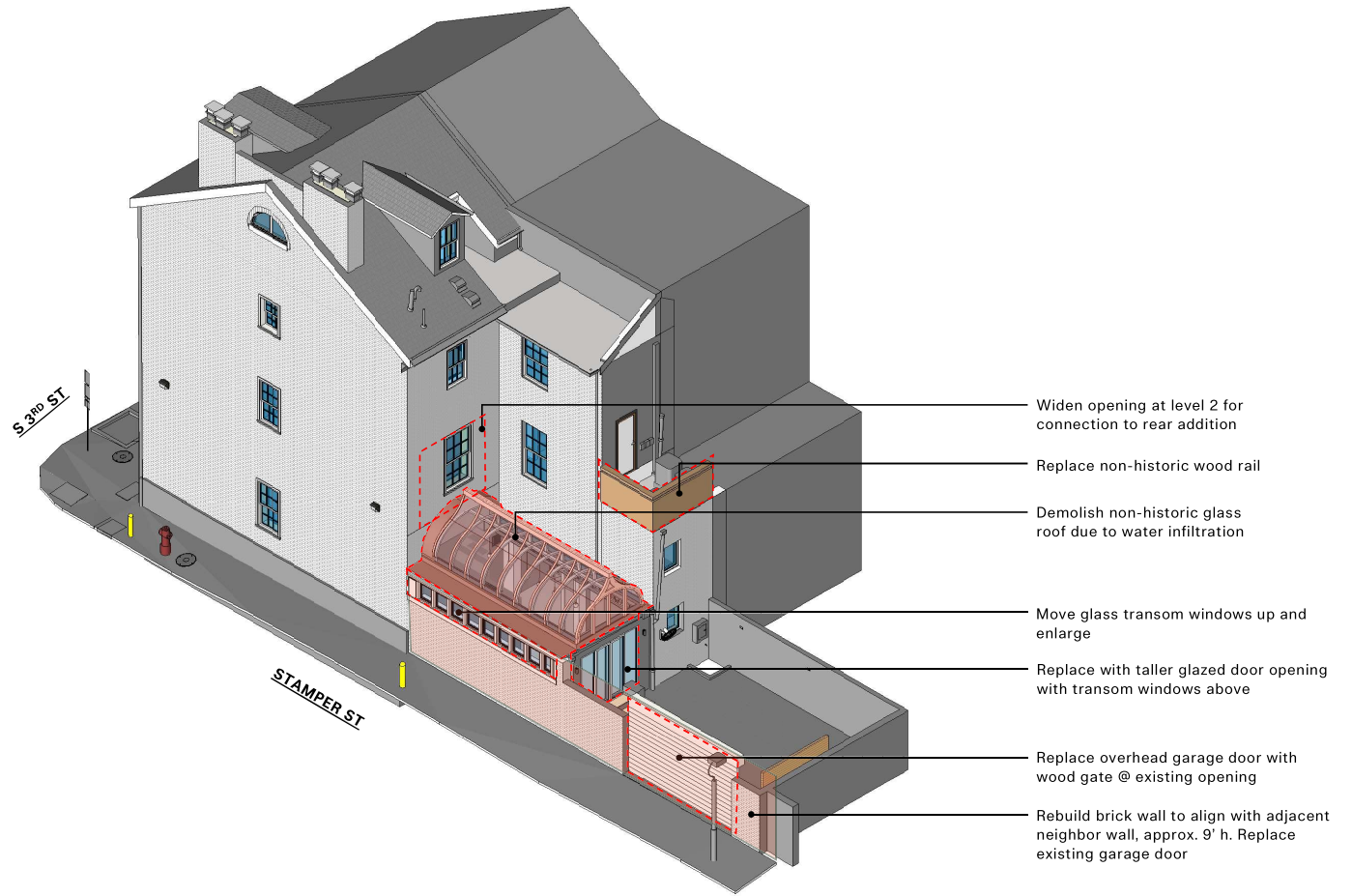
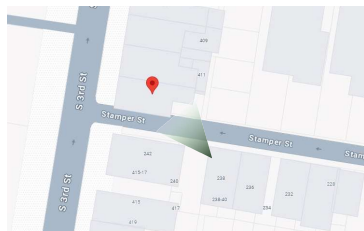
Conservatory roof added to the rear in 1989



PHOTOGRAPH FROM 1999

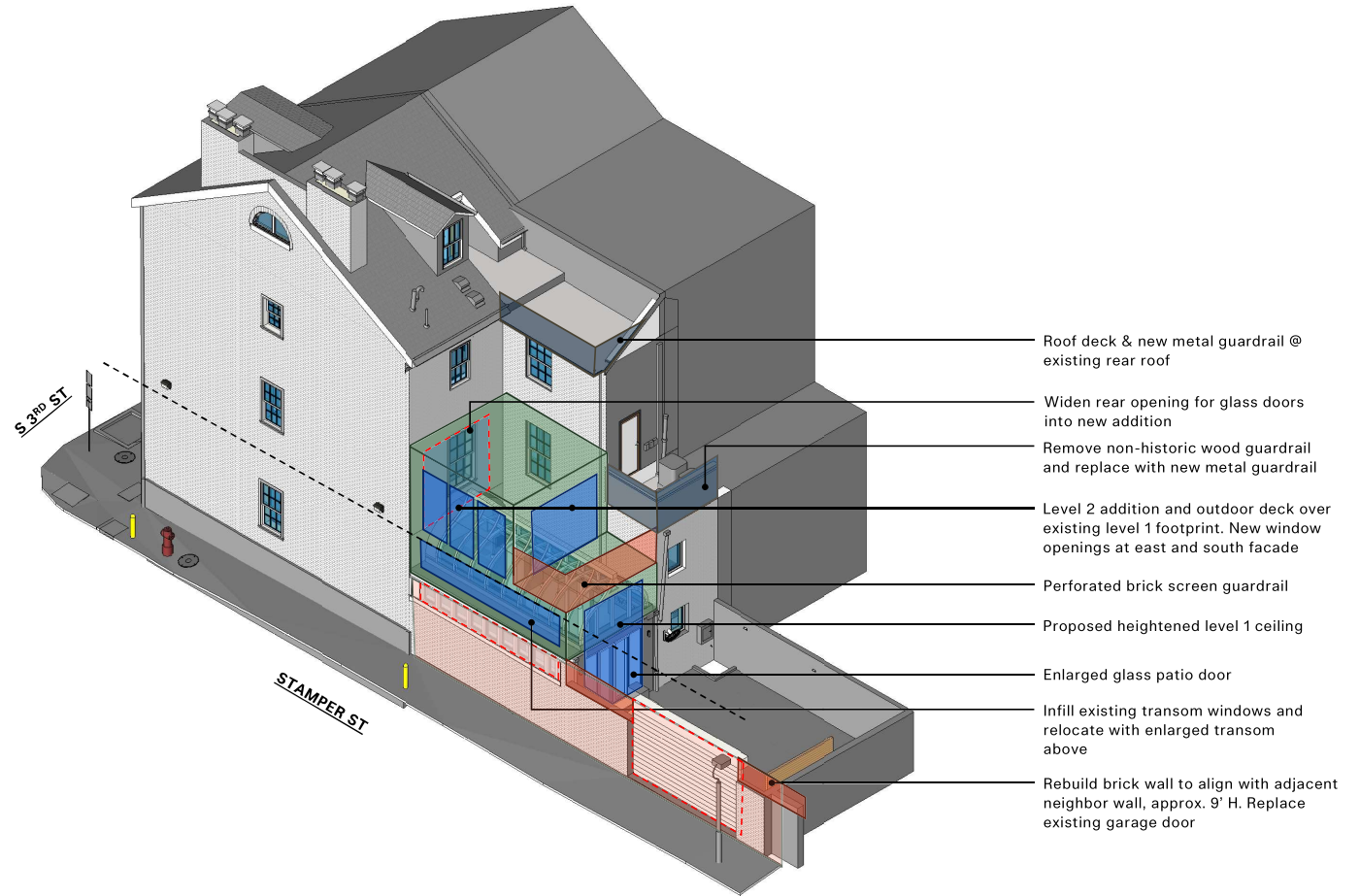
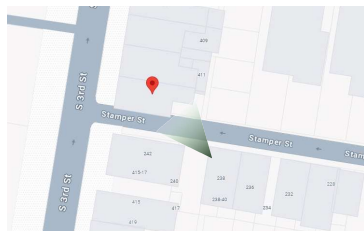
# Project Scope

## Proposed Demolition



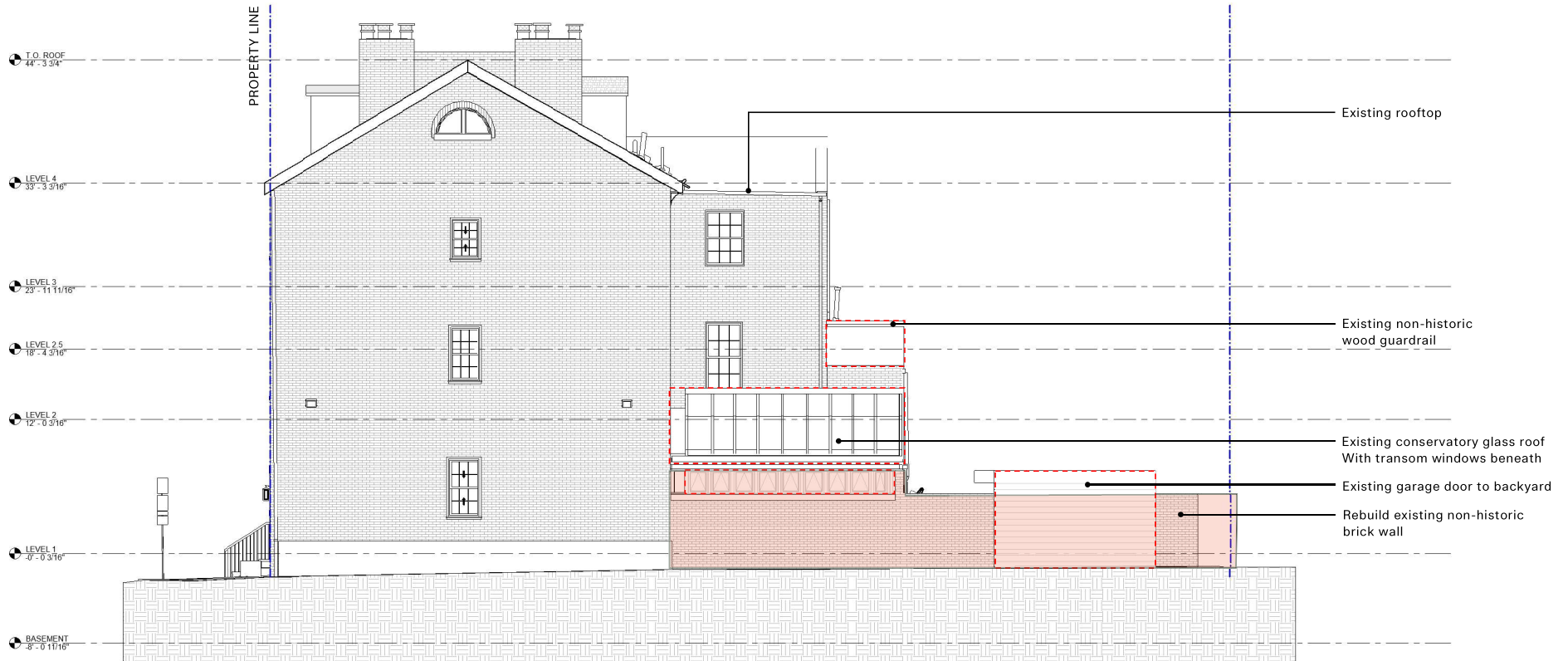
# Project Scope

## Proposed Additions



# Project Scope

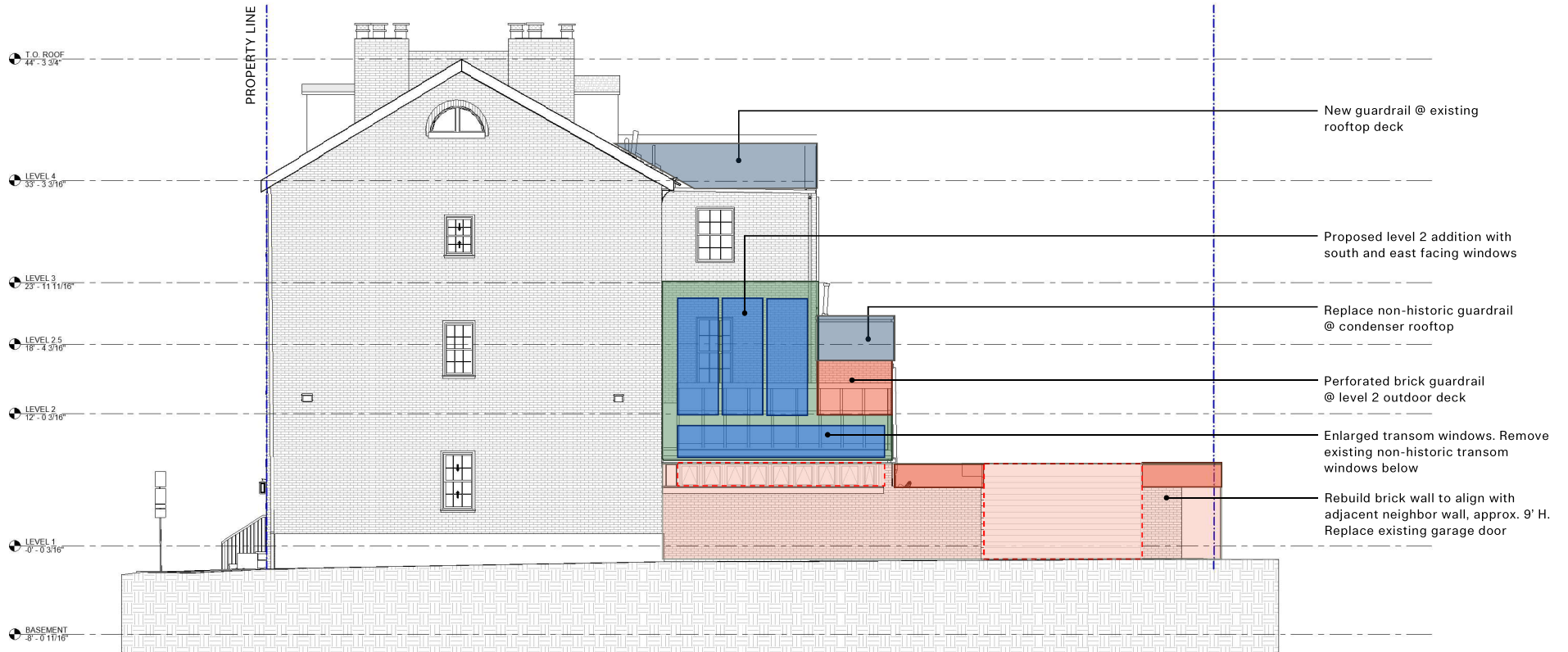
## Existing Conditions



EXISTING SOUTH ELEVATION FACING STAMPER STREET

# Project Scope

## Proposed Additions

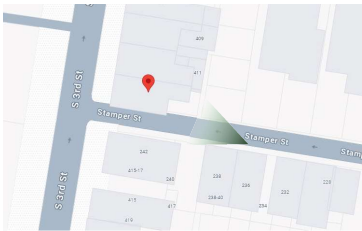


PROPOSED SOUTH ELEVATION FACING STAMPER STREET

# Project Scope

## Proposed Additions

- Guardrail for existing rooftop deck
- Proposed metal guardrail to replace non-historic guardrail
- Addition and deck @ level 2 with windows on south and east elevations
- Perforated brick 42" guardrail
- Move up & enlarge transom windows
- Rebuild brick wall to align with adjacent neighbor wall, approx. 9' H



KEY PLAN



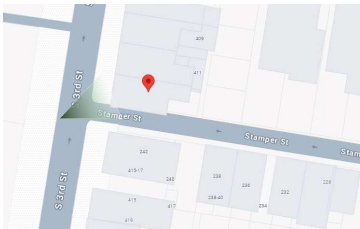
# Project Scope

## Proposed Additions

Addition on level 2 with outdoor deck over existing level 1 footprint. New south and east facing windows

Perforated brick screen 42" guardrail

Move up & enlarge transom windows



KEY PLAN

