

ADDRESS: 1924 AND 1940 FAIRMOUNT AVE

Proposal: Construct new three-story mixed use building

Review Requested: Final Approval

Owner: Yoav Shiffman/Rite Aid of Pennsylvania

Applicant: David Whipple, Assimilation Design Lab

History: 1984

Individual Designation: None

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

Staff Contact: Theodore.Maust@phila.gov

BACKGROUND:

This application proposes demolishing a one-story commercial building at 1924 Fairmount Ave and constructing a three-story mixed-use building across that property and the adjacent parking lot at 1940 Fairmount Avenue. The two properties sit at the southeast corner of Fairmount Avenue and N. 20th Street and extend south to North Street. A 1940 stone building sat on the site of 1924 Fairmount Avenue and was gradually rebuilt with cement block between 1971 and 1985. It is non-contributing to the Spring Garden Historic District.

The proposed three-story building would include ground-floor commercial spaces and 28 residential units on upper floors. It would include a roof deck for residential use. Much of the street-facing elevations would be constructed in red brick, with some areas clad in a dark grey cement-board siding. The application includes aluminum-clad windows in a black color, with doors, flashing, and railings to match.

SCOPE OF WORK:

- Demolish non-contributing one-story commercial building.
- Construct three-story mixed-use building.

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 scale of the proposed building is appropriate for the surrounding district, which is characterized by three-story brick rowhouses.
 - The design of the proposed differentiates itself from nearby historic buildings through its more contemporary design but, in the opinion of the staff, departs too much from the rhythms of the surrounding district. The first-floor storefronts and the brick band between the storefronts and second-floor windows establish strong horizontal lines, which make the building appear low and monolithic in contrast with the neighboring rowhouses, which are vertically oriented and have a rhythm that repeats every 15 or 20 feet. Breaking up the Fairmount Avenue elevation through the introduction of more vertical elements and perhaps material variation would make the new building more compatible with the historic district.
 - The setback areas with the dark cladding at the second and third floors break the street wall that is emphatically maintained throughout the historic district. While the setback areas do establish rowhouse-width modules, the shadowy open areas with balconies are unlike anything in the historic district. The setbacks should be eliminated and the street wall maintained.

- Cornices at the top of the façade and above storefronts are characteristic features of the surrounding architecture. Incorporating cornice elements at the top of the building and above the storefronts may help the new building respond to the historic context.

STAFF RECOMMENDATION: Approval, provided the setback areas with balconies are eliminated, cornices are added, and the horizontality is replaced with a verticality with a rowhouse-width rhythm, pursuant to Standard 9.

SPRING GARDEN HISTORIC DISTRICT

11 October 2000









1924 and 1940 Fairmount Ave
Philadelphia Historical Commission
November/December 2025



Date:
30 October 2025

Memo

Project Name: 1924 and 1940 Fairmount

To:
Philadelphia Historic Commission
Philadelphia, PA

From:
David Whipple

Subject:
Historic Commission Review

PH:
FX:

Job No.:
523

Contents:

- This memo
- Historic Submission Package
- Site Survey of Existing Conditions

Via:

Copy:
Yoav Shiffman

To Whom it May Concern

This submission is for the review of a proposed project at 1924 and 1940 Fairmount Ave. The proposed project is for a 3 story mixed use building with ground floor commercial spaces and 28 residential units above. In addition to this, there will be a roof deck for residential use only, ground floor lobby, and a mechanical and meter space in the basement.

The design intention was to create a rhythmic façade, scaling down the massing of the structure, to mimic the more contextual townhouse nature of the immediate neighborhood. We provided a more open ground floor into the commercial spaces, with frontage to Fairmount Ave, to enhance the commercial corridor. And creating the main residential entrance along North St.

The proposed materials would be inline with the existing aesthetic of the neighbor, with red brick being used for the bulk of the exterior walls. Some accent siding is to be provided, using a cement board product, with a dark grey color. Black aluminum clad windows and doors, metal flashing, and railings are to be provided.

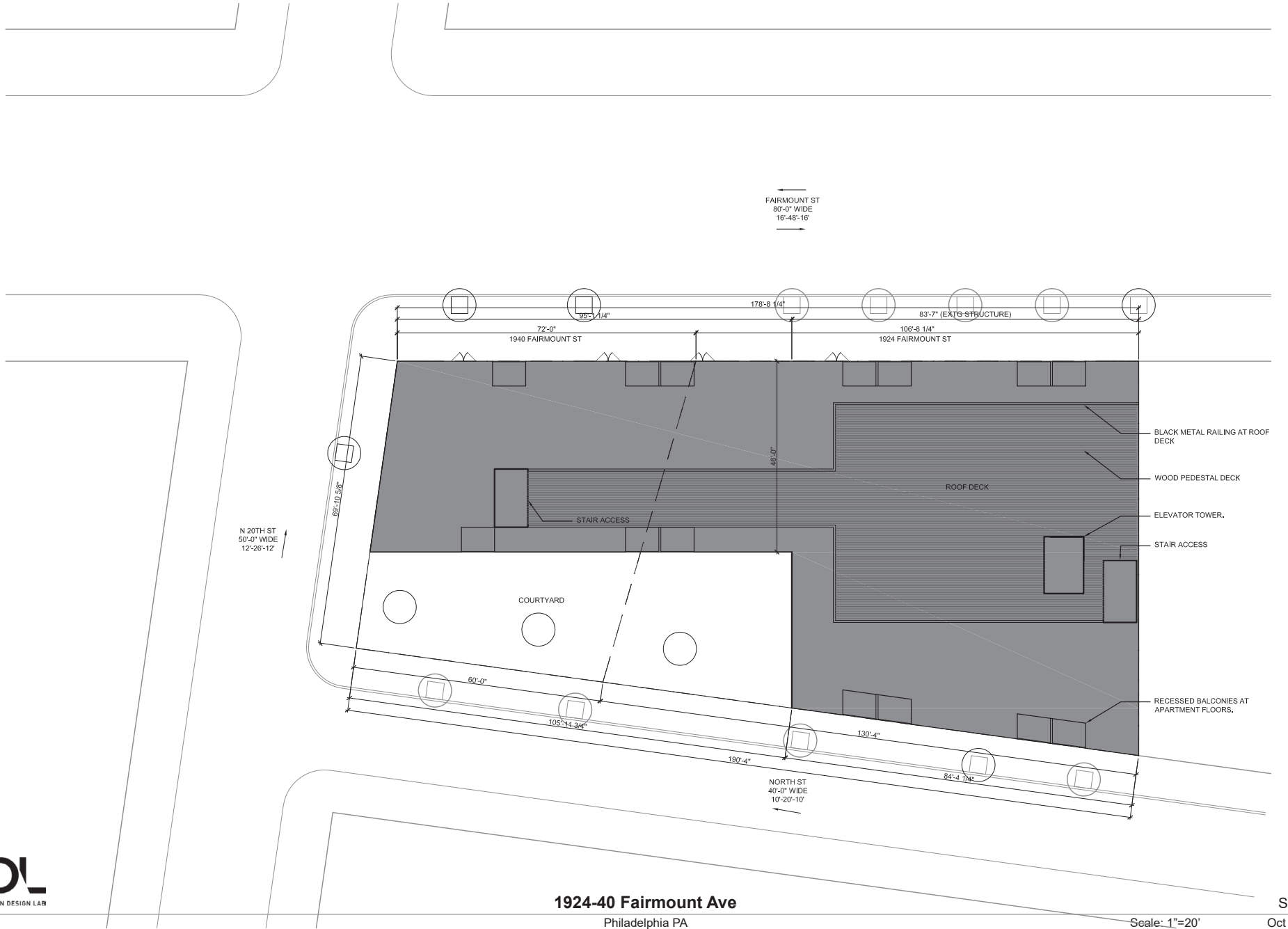
Please note that the current building permit submission will be for a unity of use. At a later date, a lot consolidation plan will be submitted. An early submission for site work will be submitted once zoning is approved, under permit number SP-2025-001391. The building permit will be submitted under permit number.

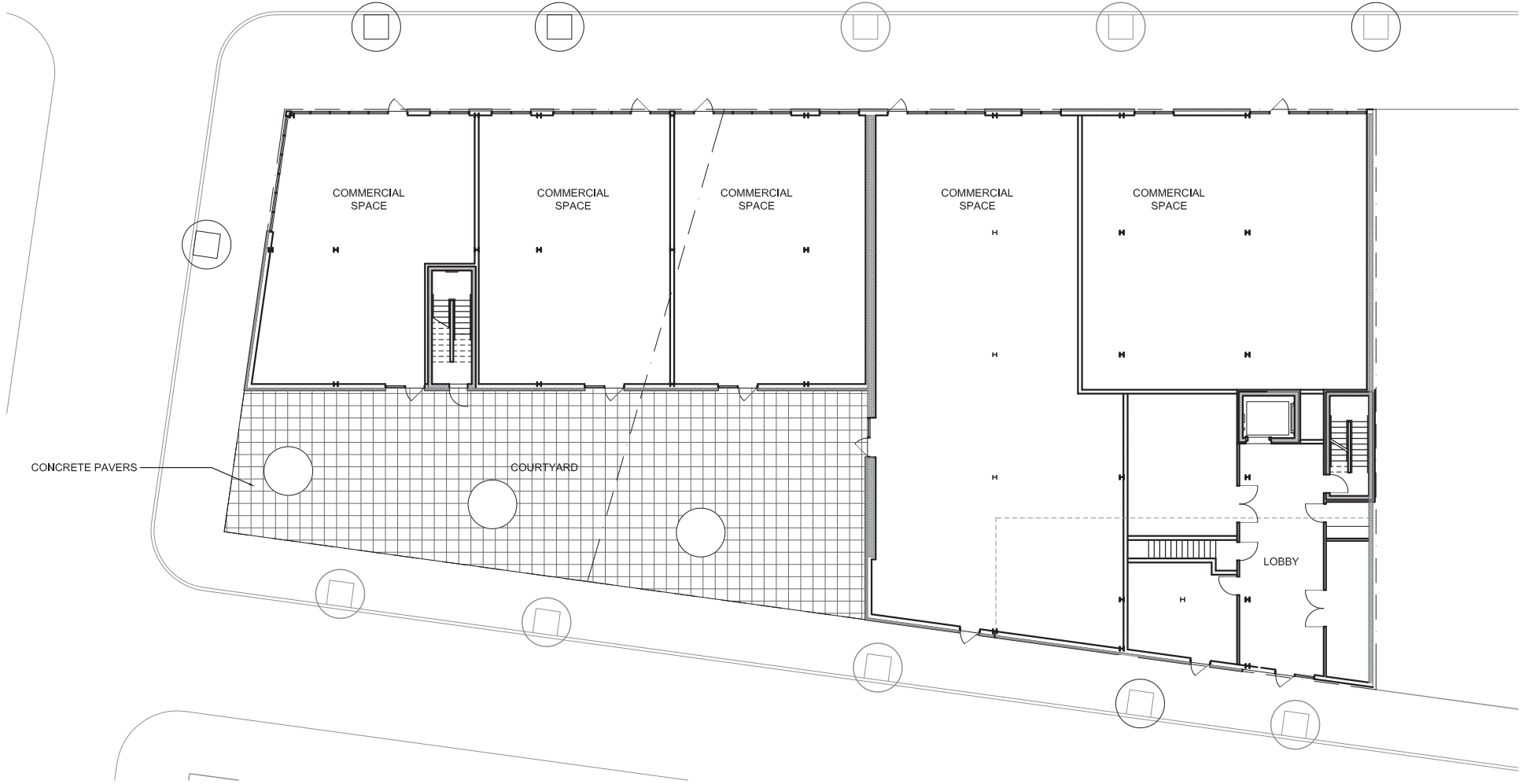
All photos were taken October 28th, 2025.

Thank you.

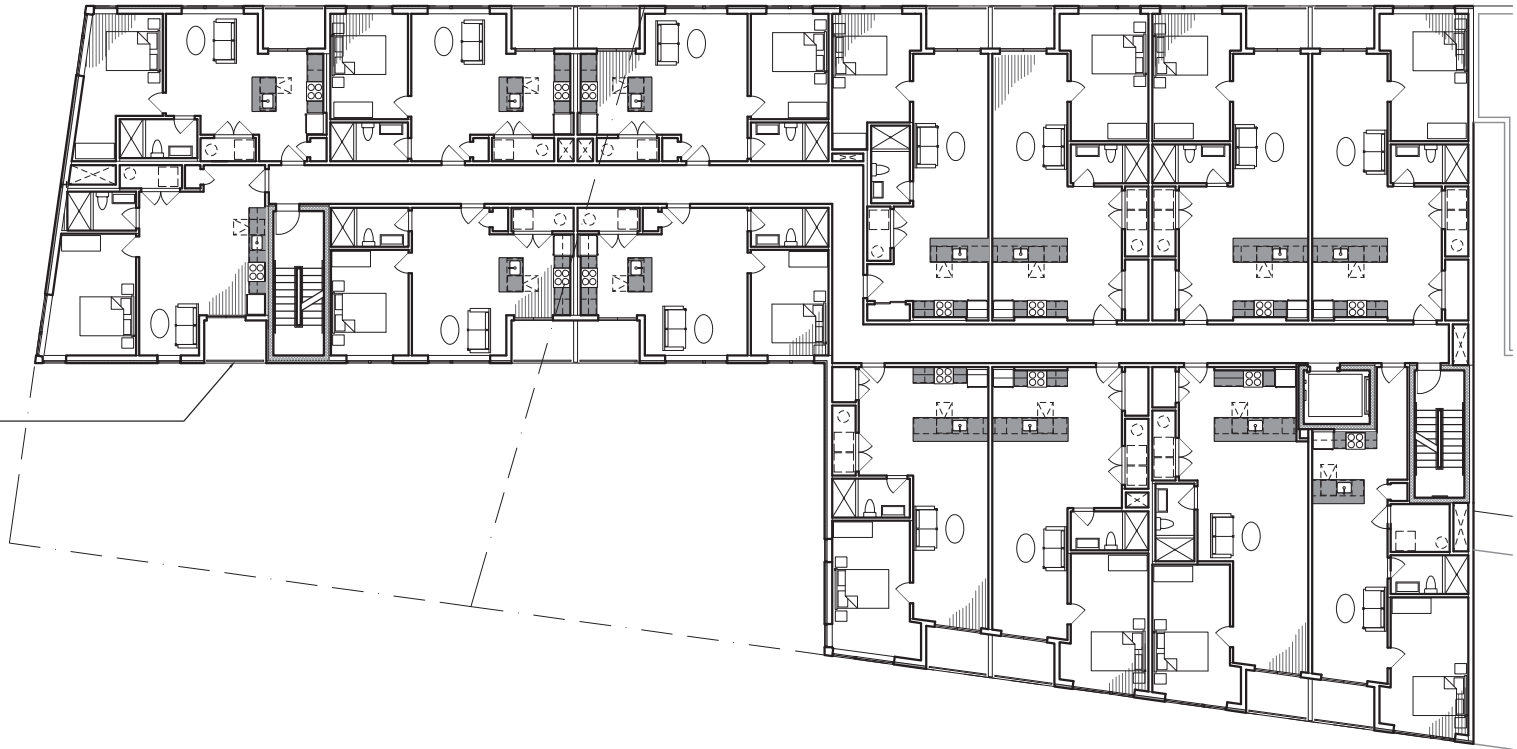


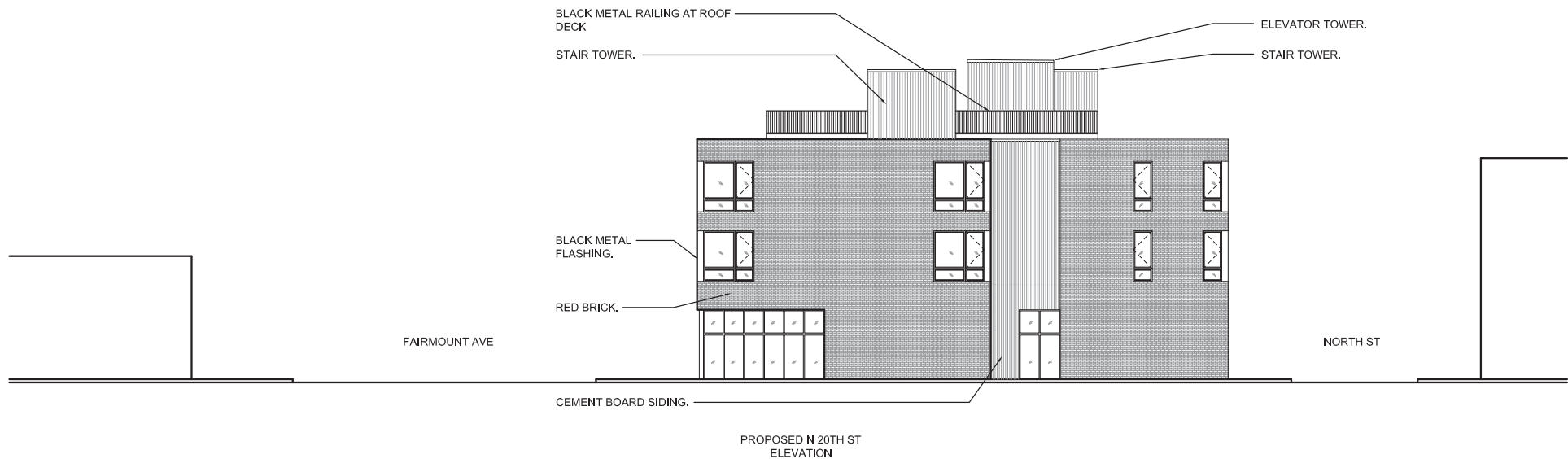
David Whipple, AIA





BLACK METAL RAILLING AT
RECESSED BALCONY.







PROPOSED NORTH ST
ELEVATION









View from Fairmount Ave



View from Fairmount Ave and 20th St



View from 20th St



View from North St



View of North St across from site



View of 20th St across from site



View of Fairmount across from site



View of Fairmount across from site



1833 Fairmount



1914 and 1916 Fairmount

UBER STREET
ONCITY PLAN / LEGALLY OPEN
(40 FEET WIDE / 10' AS



EXISTING FEATURES	
	TELECOMMUNICATION MANHOLE
	WATER MANHOLE
	ELECTRICAL MANHOLE
	SANITARY MANHOLE
	CITY INLET
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	BENCH
	LIGHT STANDARD
	COMBINED SEWER
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD AERIAL LINE
	FENCE LINE
	EXISTING BUILDINGS
	ZONING BOUNDARY LINE

1. Boundary and Location Information is based on a survey performed by Roughton Plante Land and Design on September 18, 2015.
2. Boundary dimensions are identified in **bold** italics. Standard, feet, other units and abbreviations are in **italics**.
3. The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes and are the result of more precise measurements.
4. The elevations for the plan are based on City Plan Datum. The benchmark is a metal nail set in the sidewalk at the intersection of 20th Street and Fourth Street at a distance of 63.2 feet from the northeast corner.
5. The buildings shown herein are referenced from a PLAN of SUBDIVISION OF PROPERTY made by the Board of Water, Hill, Ogden, Inc., Surveyor and Engineer, and Roughton Plante Land and Design, Inc., Surveyors.
6. FEMA FEMA map #4207570103 was used, dated January 2007, designated the site as Zone X, area designated to be outside the 0.2 % annual floodplain, but within the 1% annual floodplain.
7. Some of the Improvements such as **buildings**, **curbs**, and **parking** have been taken from **aerial photographs**, other plans and from public GIS sources.
8. Only above ground visible improvements have been located. The location of underground utilities may not be shown. The surveyor is not responsible for commencement of any construction.
9. The property is identified with the (CA)6-2 Neighborhood Community Development Overlay District, the (CA)6-3 Neighborhood Community Development Overlay District 140-20 and (NB) Narcotics Infestation Area Overlay District 14-540.
10. Attention is called to the zoning requirements in the City of Portland Code and to the fact that the zoning may not be the same as the proposed changes to the plan, including consideration of existing parcels.
11. This survey does not address the presence or absence of freshwater wetlands.

1924 Fairmount Avenue
Deed between Philadelphia Authority for Industrial Development and Rite-Aid of Pennsylvania, Inc., dated February 23, 1993, being recorded in the City of Philadelphia on March 9, 1993 as Document ID 46026248.

1940 Fairmount Avenue
Deed between Margaret M. Rilly, et.al, and Rite-Aid of Pennsylvania, Inc., dated February 24, 1993, being recorded in the City of Philadelphia on March 9, 1993 as Document ID 46026247.

1. "ARCHITECTS' PLAN" made for Standard Oil Company of Pennsylvania by Frederick I. Thorpe, Jr., Surveyor & Regulator of the 3rd Survey District Of Philadelphia, dated May 22, 1946.
2. "PLAN OF SUBDIVISION OF PROPERTY" made for Morris Marshall by Wm. H.H. Ogden, Jr., Surveyor & Regulator of the 3rd Survey District of Philadelphia, dated April 2, 1941.

[illegible]

1924 & 1940 FAIRMOUNT AVENUE
Rite-Aid of Pennsylvania Inc.
PO Box 3165
Harrisburg, PA 17105



NOTE:
PENNSYLVANIA ACT 267 OF 1974 AS AMENDED BY
ACT 121 OF 2008 REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL UTILITY, SEWER
AND WATER LINES BEFORE COMMENCING
CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF
LOCAL UTILITIES.

[illegible]

1924-40 E. FAIRMOUNT AVENUE
Philadelphia, PA 19130
15TH WARD - OPA #152125400

prepared for:
Shifco Management, LLC
Attn: Yoav Shiffman
P.O. Box 1432
Camden, NJ 08101
Phone: 215-356-5978
Email: yoav@shifco.com



Plan Date: October 9, 2025

Scale: 1" = 20'-0"



A horizontal scale bar with a black and white alternating pattern. It is marked with '0' in the center, '10' on the left, and '20' on the right. The units are feet, as indicated by the text '1" = 20'-0" above it.

Sheet Title:
BOUNDARY & TOPOGRAPHIC SURVEY
Sheet 1 of 1



JAMES F. HENRY, PLS
PA Registered Professional Land Surveyor No. SU056807