

ADDRESS: 1907 GREEN ST

Proposal: Demolish rear three-story addition; construct three-story addition and roof deck

Review Requested: Final Approval

Owner: 1907 Green St LLC

Applicant: Benjamin Estepani, Pace Architecture & Design

History: 1859; stucco, 1986

Individual Designation: 4/25/1974

District Designation: Spring Garden Historic District, Contributing, 10/11/2000

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

OVERVIEW: This application proposes to demolish a rear ell and rear wall at 1907 Green Street and built a larger rear ell. The building at 1907 Green Street is an 1859 three-story, five-bay structure with a shorter three-story, two-bay addition at the rear. The Historical Commission's staff asserts that the addition is original to the house, although significantly altered over time. As the building stands, the floors of the main block and rear ell do not align, and the proposed addition would remedy that as well as add one additional living unit to the building. The application also proposes a roof deck. The addition and roof deck would not be visible from Green Street, and the property is landlocked in the rear.

SCOPE OF WORK: Demolish three-story rear ell and rear wall and construct larger three-story rear ell with roof deck.

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.*
 - The rear ell has been significantly altered over time and does not characterize the property. The proposed rear ell and roof deck will not be visible from the public right-of-way.

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

Heather Hendrickson

From: Nic Tanji <nic@pace-ad.com>
Sent: Thursday, December 4, 2025 9:56 AM
To: preservation; Heather Hendrickson; Kim Chantry
Cc: Ben Estepani
Subject: RE: 1907 Green St PHC application
Attachments: 1907 Green St Rear Wall Scope Assessment 12-3-25.pdf; 251204 - 1907 Green St - PHC Revision 01.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Kim & Heather,

We hope you had a great Thanksgiving. Please see attached our revised set of drawings for 1907 Green St. The changes to the set are as follows,

- **H1.0-1.1** – Demo plans reflect portions of existing masonry wall at the rear façade of the main building remaining, per guidance from initial PHC meeting regarding structural concerns associated with complete demo of the masonry wall.
- **H1.3** – Additional elevation diagram illustrating extents of demo and salvage in the existing masonry wall at the rear façade of the main building. The current plans propose preserving over 50% of the existing masonry wall area, and align the extents of demo, where possible, with existing openings in the wall.
- **H1.4-1.5** – Proposed plans reflect impacts of preservation of existing masonry wall at Units #1, 2, 4, 5, 7 and central circulation corridor.
- **H2.3-2.4** – Proposed elevations and rendering have been revised to reflect direction from initial PHC meeting to make the new addition look like a masonry building by replacing all siding with stucco.

Also attached is a letter (“**1907 Green St Rear Wall Scope Assessment 12-3-25**”) from Loney Engineering, the project’s structural engineer, speaking to the proposed alteration’s impact the 1907 Green Street’s structural integrity and potential associated work to support the remaining wall segments.

Thank you,

Nic Tanji
Pace Architecture + Design
1722 E. Passyunk Ave Philadelphia, PA 19148
c: 415.312.7621
nic@pace-ad.com
www.pace-ad.com

From: preservation <preservation@Phila.gov>
Sent: Wednesday, November 12, 2025 7:56 AM



6184 Ridge Ave #35119,

Philadelphia, PA 19128

445-895-1666

info@loneyengineering.com

IG: @loneyengineering

December 3, 2025

Recipients:

1907 Green St. LLC

Attn: Anthony Mascieri; Damon Mascieri

Pace Architecture + Design

Attn: Ben Estepani; Nic Tanji

Subject: 1907 Green St Rear Wall Scope Assessment

To whom it may concern:

Loney Engineering, LLC (LEC) has reviewed the preliminary plans from Pace Architecture + Design (pdf titled "251202- 1907 - PHC Revision 01") reflecting an alteration and rear addition at 1907 Green St. The scope includes a partial demolition of the existing rear three-story masonry wall, on which the Recipients have requested LEC to opine if the proposed modifications will impact the lateral stability of the existing structure. While an assessment of the existing structural conditions, engineered plans, and temporary support measures would be required, the conceptual alterations are typical practices and should not impact the integrity of the structure with proper construction practices. We note that most of the proposed new openings align with existing openings and/or are located such that "clean" cuts can be made to reduce the risk of unsupported sections. The remaining portions of the wall would be stabilized during construction with typical temporary bracing per the contractor's means and methods. The new work will include lintels and other support to accommodate the larger openings, and the addition shall be designed to resist lateral and gravity loads in accordance with the Code.

LEC notes that the information included in this document is based on conceptual plans and shall not be considered a substitute for structural plans designed by PA-licensed engineer and Building Permit approvals as required by the City of Philadelphia. If you have any questions or comments, please do not hesitate to contact us.

Respectfully,

Devon Loney, P.E.

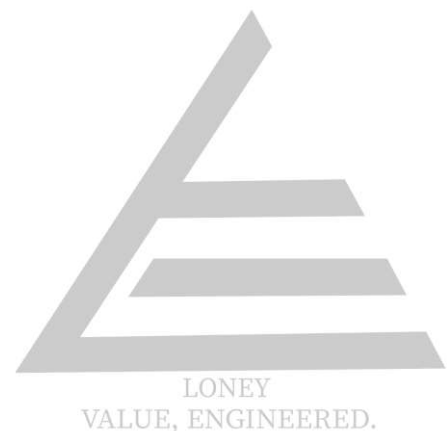
Digitally signed by Devon Loney, P.E.
DN: C=US, E=info@loneyengineering.com,
O="Loney Engineering and Consulting, LLC",
CN="Devon Loney, P.E."
Reason: I attest to the accuracy and integrity of
this document
Contact Info: devonloney@gmail.com
Date: 2025.12.03 16:21:31-05'00'

Devon Loney, P.E.

Loney Engineering & Consulting, LLC

Executive| Lead Engineer

Email: info@loneyengineering.com





Pace Architecture + Design LLC
1722 E. Passyunk Ave Philadelphia, PA 19148
www.pace-ad.com | 215.650.9449

Date: November 10, 2025
Project: Green St Residences
1907 Green St
Philadelphia, PA 19130
Attn: Heather Hendrickson
Philadelphia Historic Commission
1515 Arch St, 13th Floor
Philadelphia, PA 19102

Applicant: Benjamin Estepani
Pace Architecture and Design
1722 E Passyunk Ave
Philadelphia, PA 19148

Owner: 1907 Green St LLC
1907 Green St
Philadelphia, PA 19130

Dear Mrs Hendrickson,

We would like to submit the following project narrative, along with the accompanying set of drawings dated November 10th, 2025, for review by the Architectural Committee and Historic Commission, for our addition and renovation project located at 1907 Green St.

The building at 1907 Green Street, in the Fairmount district, is an 1850s three-story, L-shaped structure currently containing seven dwelling units in an RM-1 district. The primary volume faces Green Street, while a narrow secondary attached volume along the southeast lot line has independent floor and roof levels.

Pace Architecture + Design proposes selective demolition and an addition to create eight dwelling units, permitted by-right on this 3,420 SF lot. The proposal reuses the Green Street façade, existing roof, and floor framing within the primary building, preserving the street-facing character and neighborhood presence.

The demolition targets the rear secondary volume (298 SF), whose misaligned floor and roof levels hinder reconfiguration. The rear brick wall of the primary building—showing discoloration, patchwork repairs, and non-original windows—will also be removed to accommodate the expansion and meet contemporary tenant needs.



Pace Architecture + Design LLC
1722 E. Passyunk Ave Philadelphia, PA 19148
www.pace-ad.com | 215.650.9449

The proposal increases lot coverage to 2,565 SF (75% of lot area), as allowed by the dimensional standards in the Philadelphia Code Table 14-701-2 and comparable to neighboring redevelopments at 1911, 1905, 1903, and 1901 Green Street, all exceeding 2,600 SF coverage on identical lots.

The proposed design preserves the Green Street façade with repairs only. The new rear façades, landlocked and not publicly visible, will feature lap siding and wood-tone accents distinct from the main façade's stucco.

A roof deck will also be provided atop the new addition. This placement avoids modifications to the existing building roof and ensures that the pilot house access structure is significantly set back and not visible from the public right of way.

We would like to thank you for your time in discussing this proposal with our team ahead of this review process. Please feel free to contact us with any questions regarding the proposed scope of work.

Sincerely,

Benjamin Estepani, AIA
Pace Architecture + Design LLC

GREEN ST RESIDENCES

1907 GREEN ST, PHILADELPHIA, PA 19130



PROJECT SITE



REAR CONTEXT VIEW



REAR CONTEXT FACING 1909 GREEN



STREET CONTEXT VIEW



REAR CONTEXT FACING 1905 GREEN



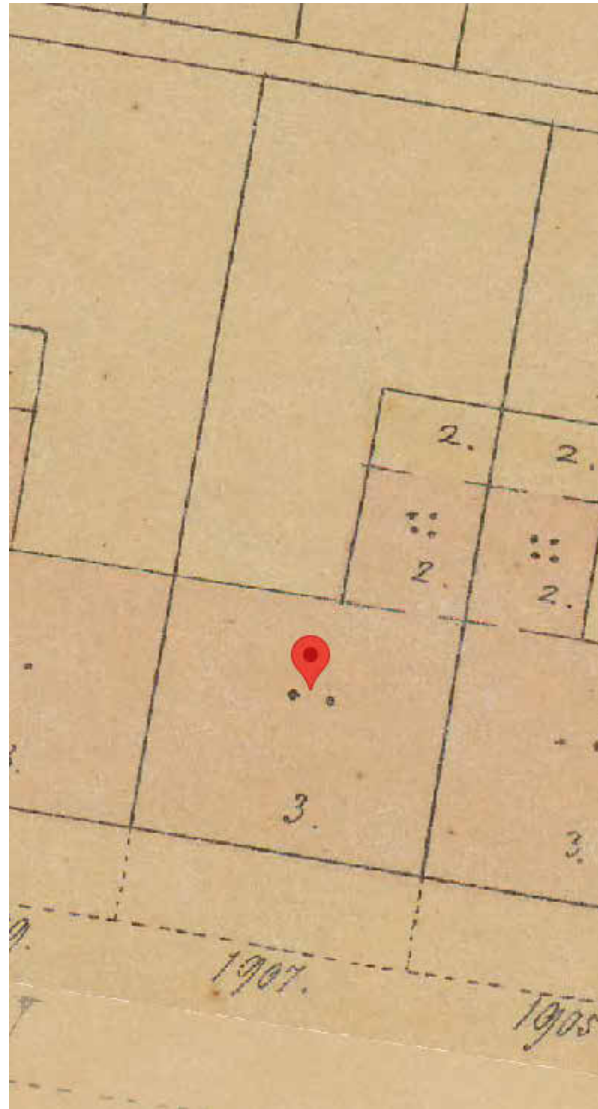
1907 GREEN ST - FRONT VIEW



1907 GREEN ST - OVERALL REAR VIEW COMPOSITE

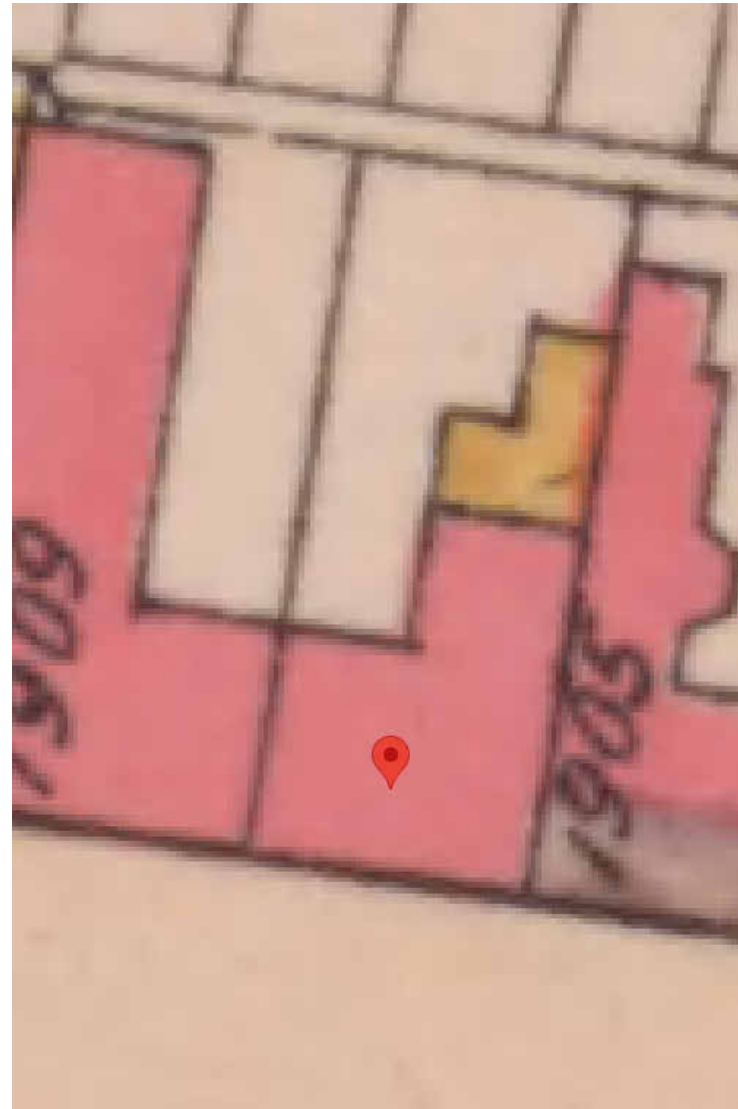


1907 GREEN ST - REAR PARTIAL VIEW



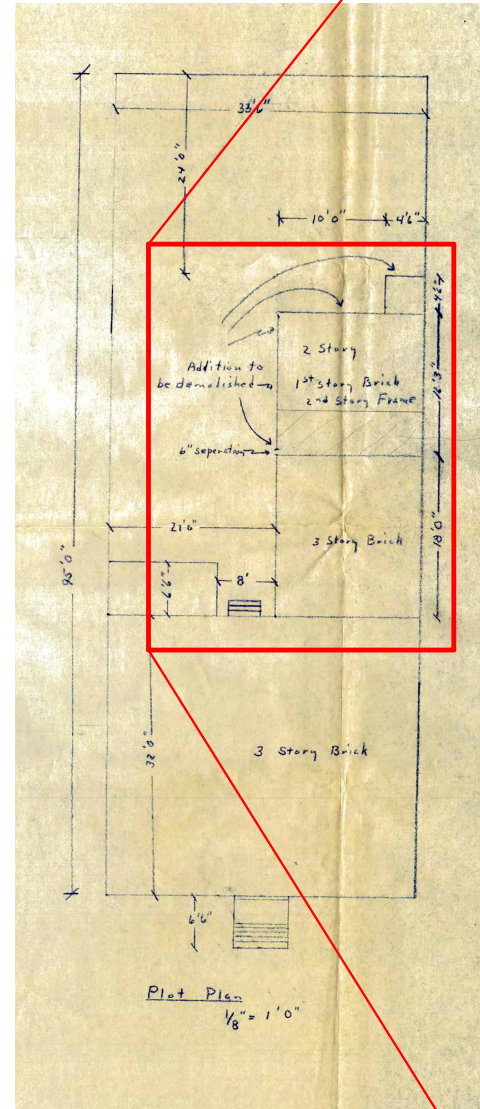
1850'S MAP

MAP INDICATES BOTH PORTIONS OF REAR VOLUME AS 2-STORIES



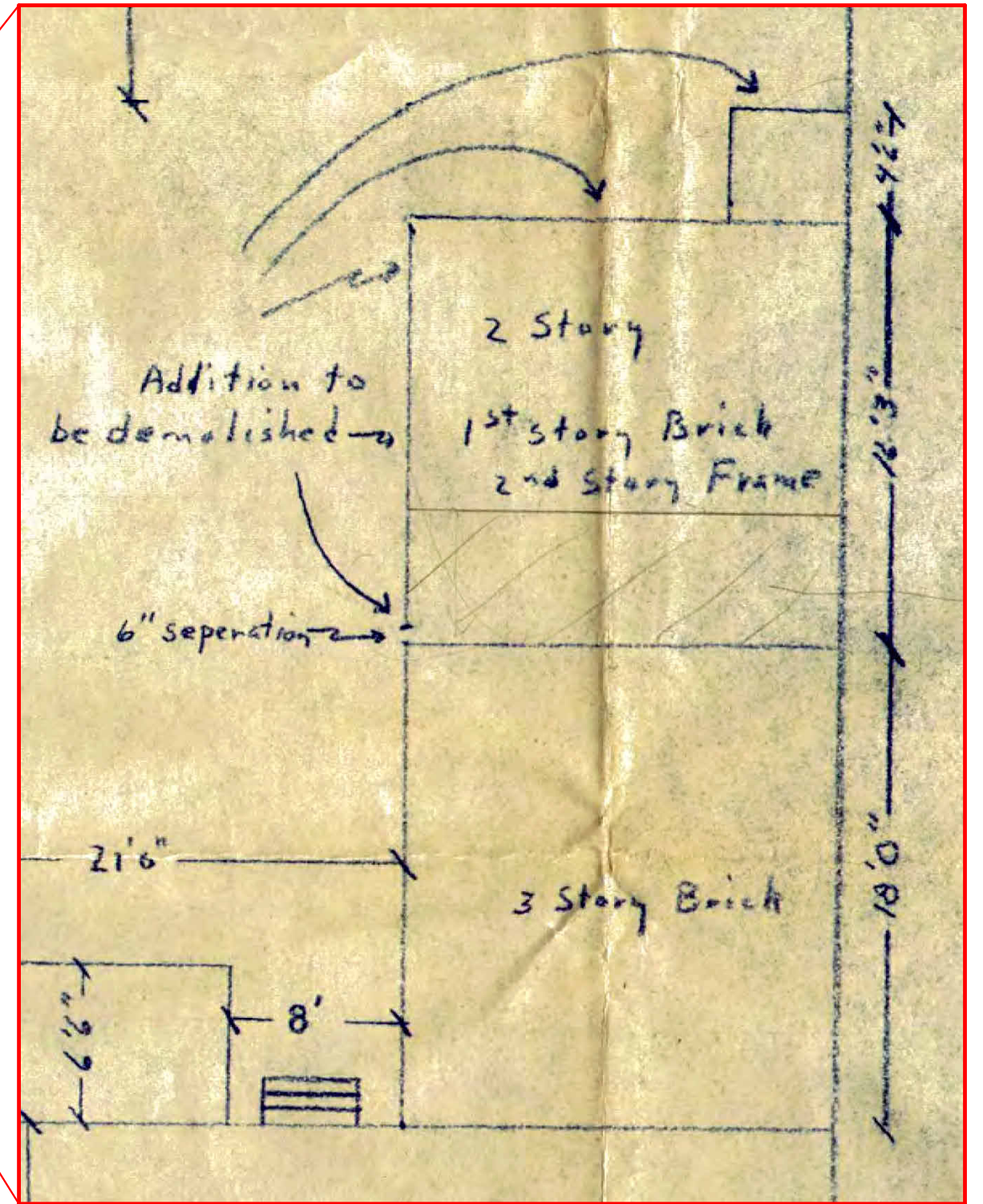
1895 MAP

REAR 2-STORY PORTION OF BUILDING EXPANDED

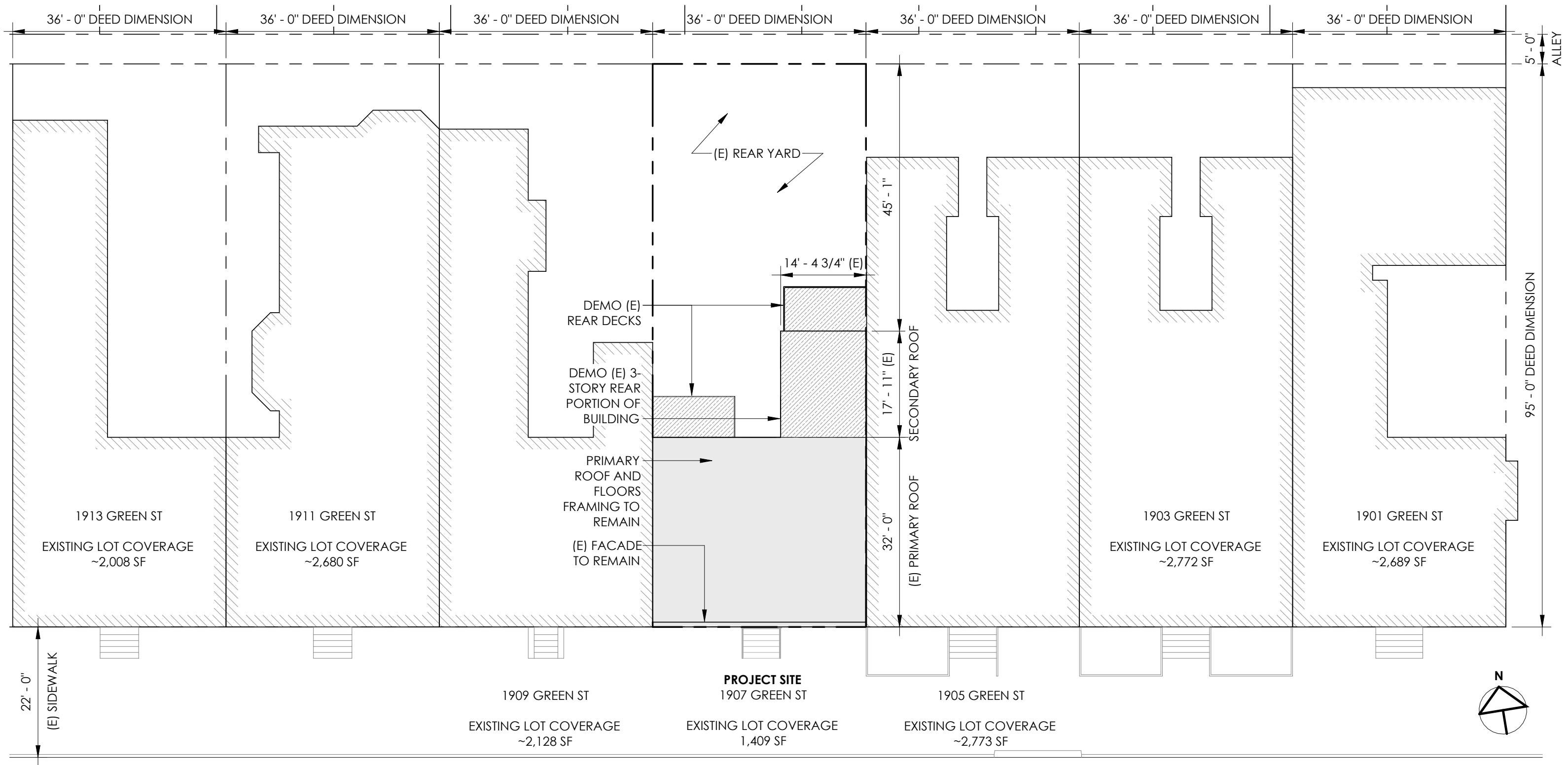


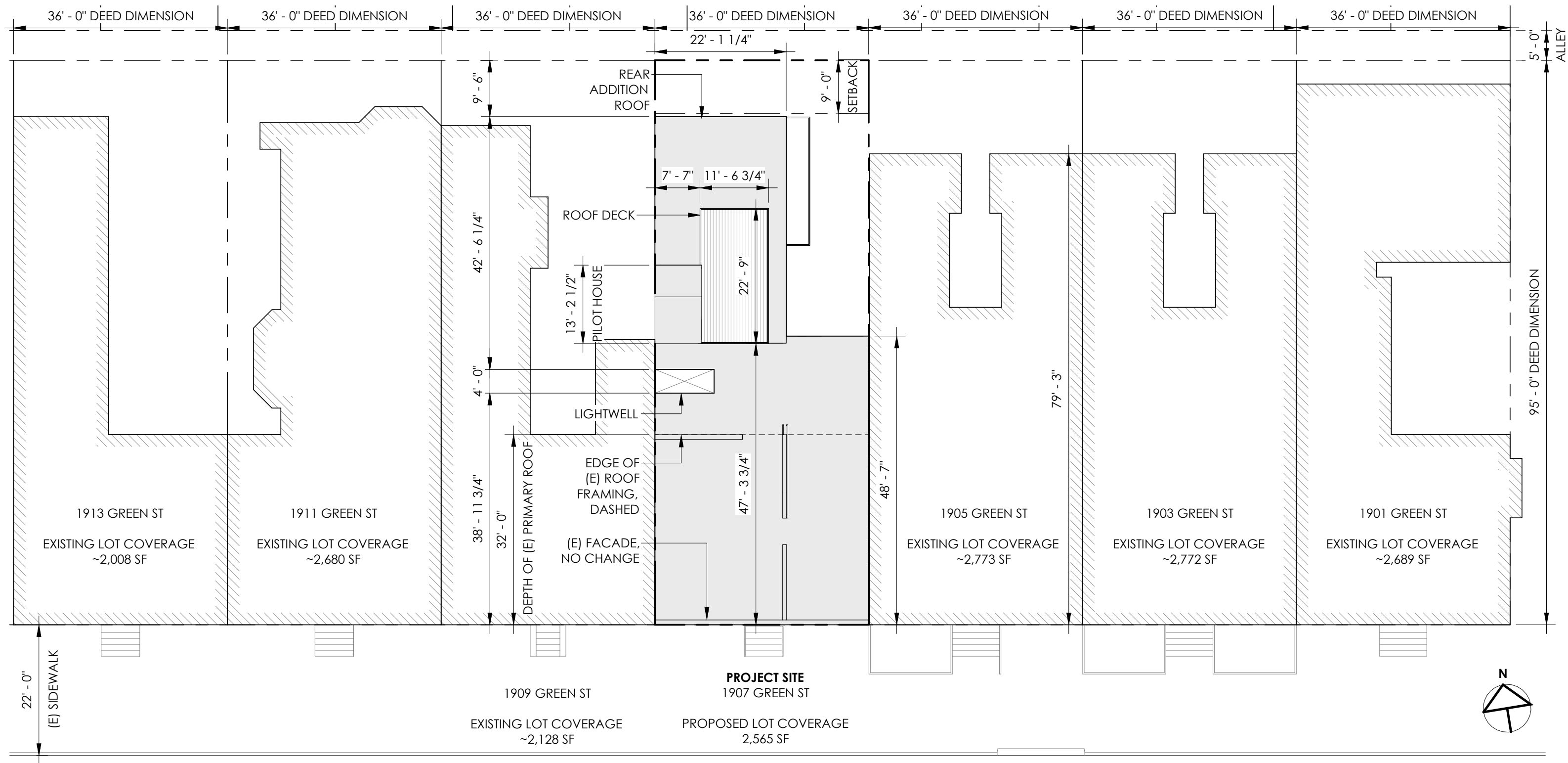
1976 PLAN AND CLOSE-UP

REAR 2-STORY PORTION OF BUILDING DEMOLISHED, BRICK PORTION OF REAR DESCRIBED AS 3-STORIES

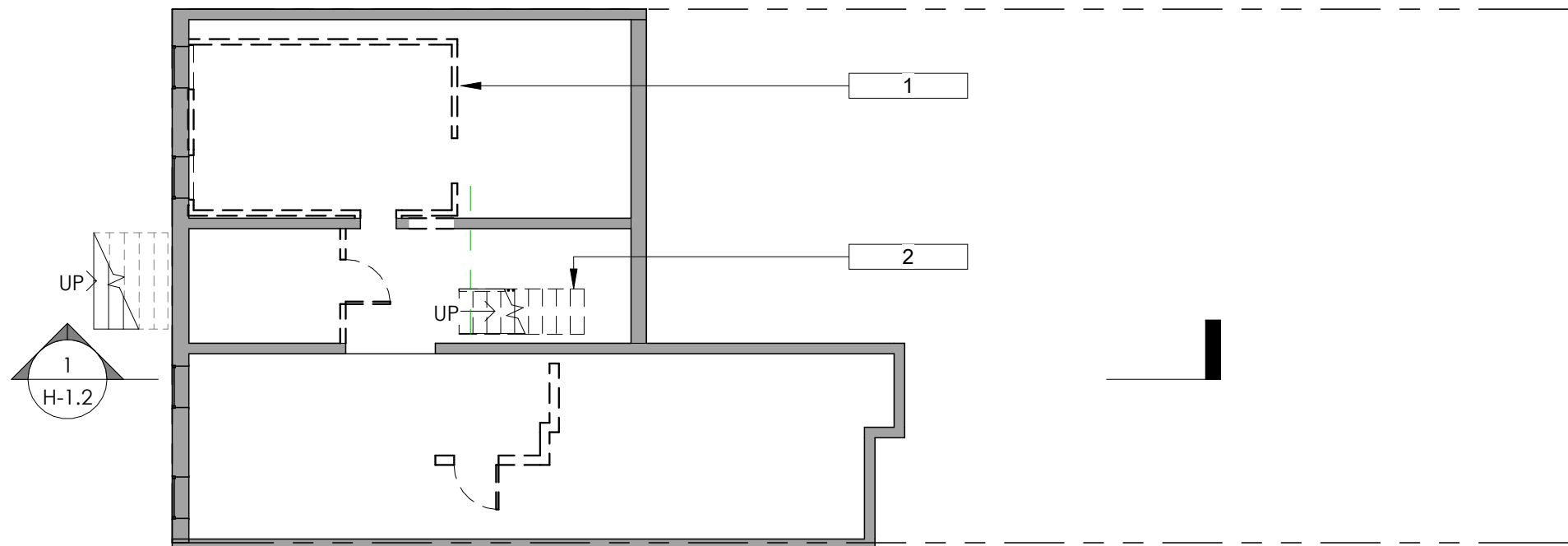


THESE PLANS DEMONSTRATE THAT THE REAR VOLUME OF 1907 GREEN ST HAS UNDERGONE SEVERAL ALTERATIONS OVER THE YEARS. THE CHANGE FROM 2- TO 3-STORY SUGGESTS THAT OPENINGS HAVE BEEN MODIFIED TO ALIGN WITH THE ALTERED FLOOR LEVELS

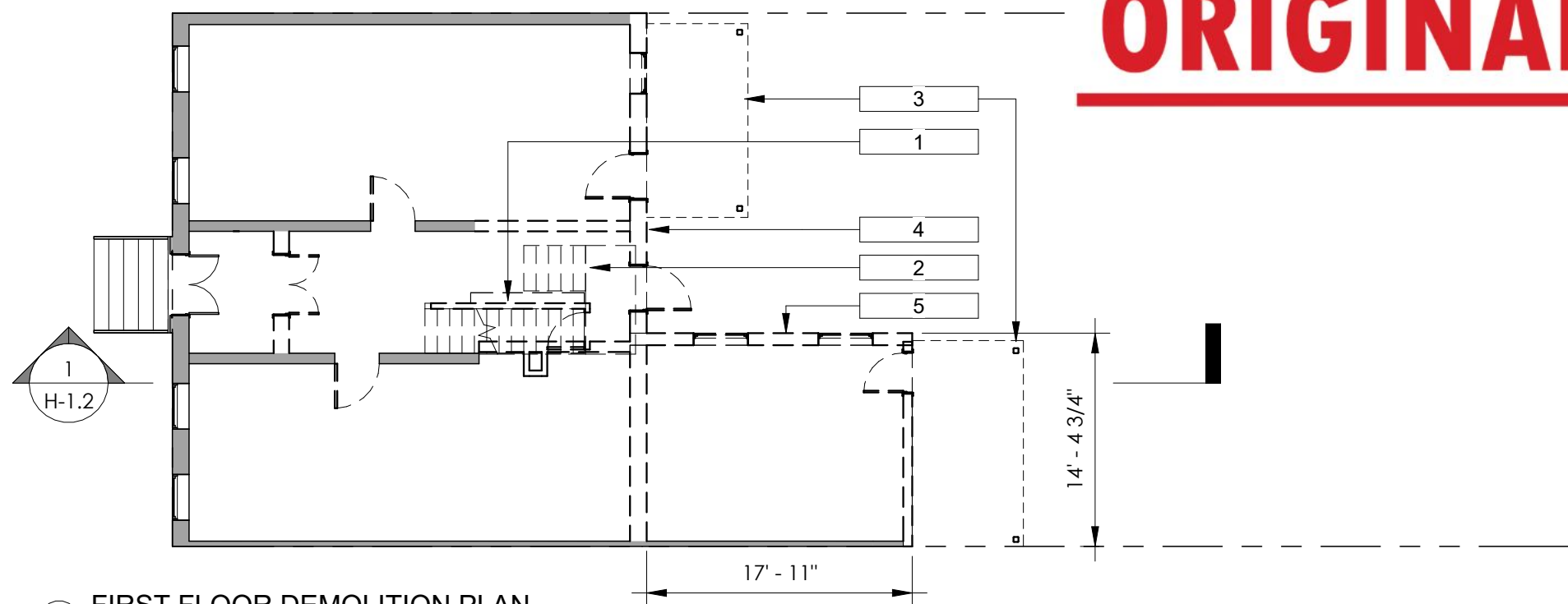




THE PROPOSED ADDITION TO **1907 GREEN STREET** IS COMPARABLE IN BULK AND LOT COVERAGE TO ADJACENT DEVELOPMENTS ALONG GREEN STREET.



Ⓑ BASEMENT DEMOLITION PLAN
3/32" = 1'-0"




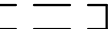
① FIRST FLOOR DEMOLITION PLAN
3/32" = 1'-0"

ORIGINAL

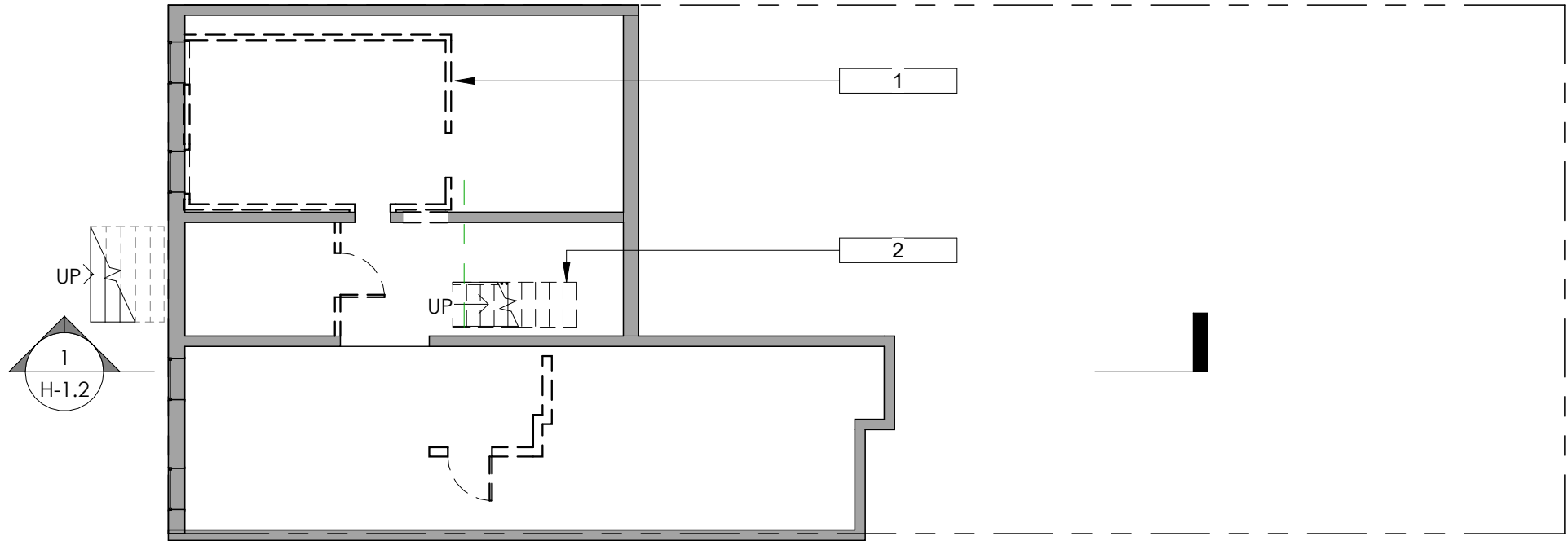
DEMO NOTES

1. DEMO INTERIOR NON-LOAD BEARING WALLS, TYP.
2. DEMO INTERIOR NON-COMPLIANT STAIRS, TYP.
3. DEMO NON-ORIGINAL DECKS.
4. DEMO PRIMARY BUILDING REAR FACADE.
5. DEMO 3-STORY REAR PORTION OF BUILDING.

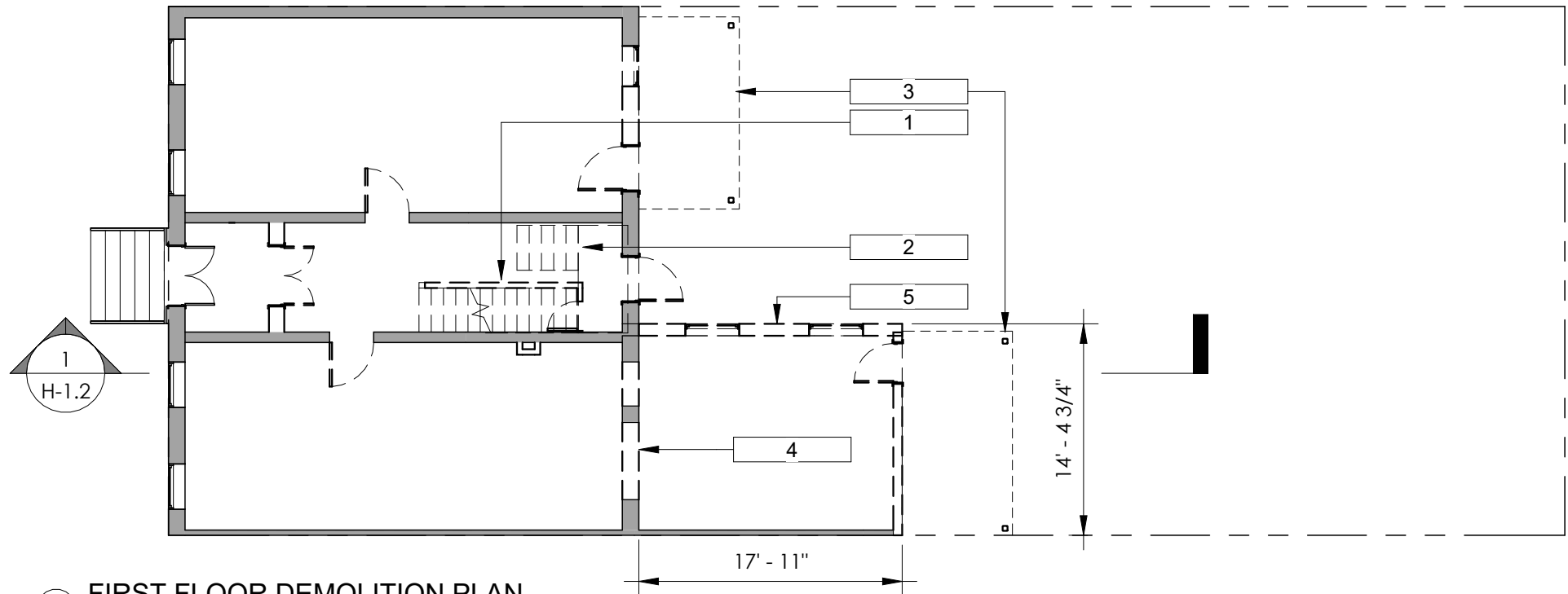
WALL TYPES

-  EXISTING WALLS
 DEMO WALLS

REVISED



Ⓑ BASEMENT DEMOLITION PLAN
3/32" = 1'-0"



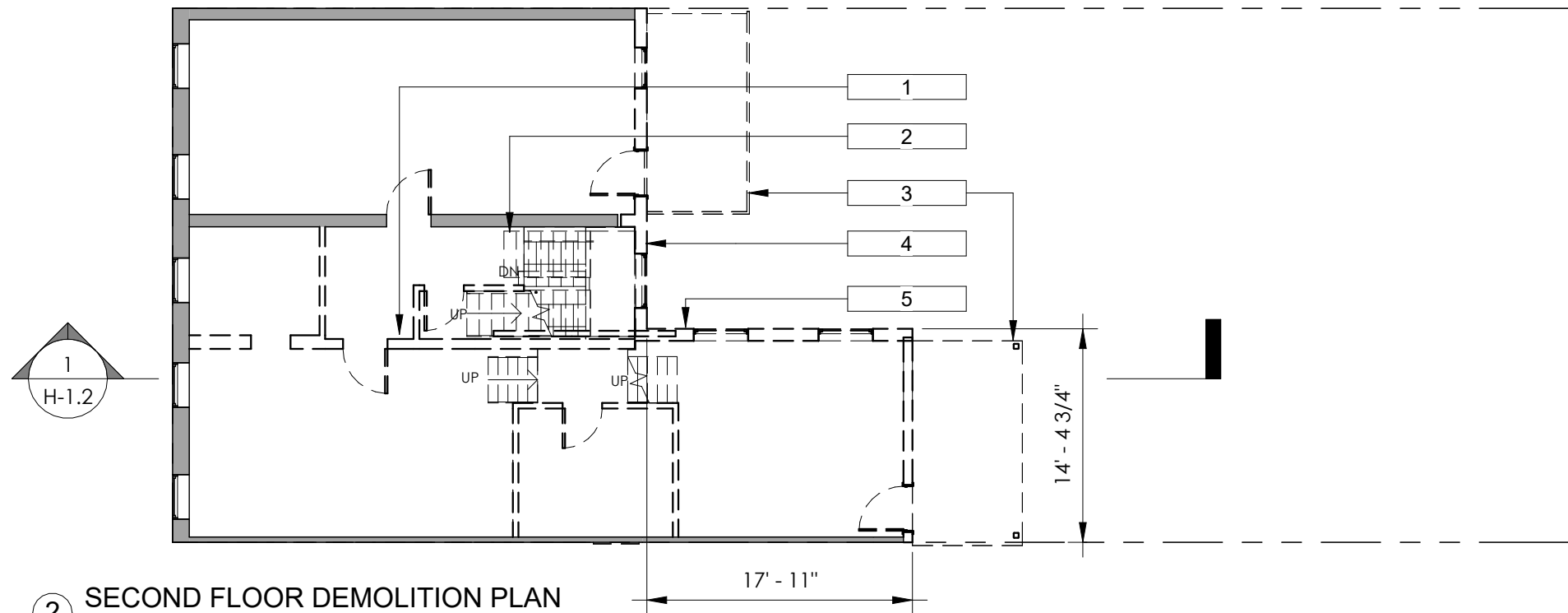
① FIRST FLOOR DEMOLITION PLAN
3/32" = 1'-0"

DEMO NOTES

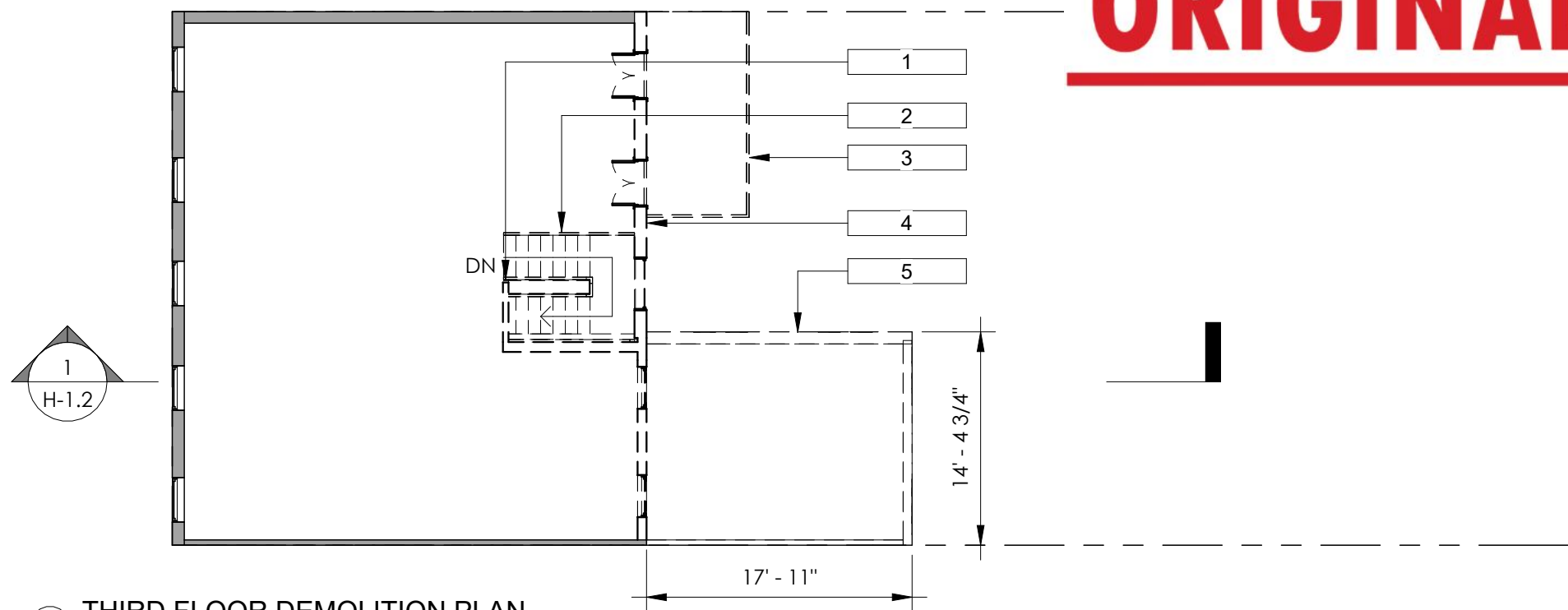
1. DEMO INTERIOR NON-LOAD BEARING WALLS PER PLAN.
2. DEMO INTERIOR NON-COMPLIANT STAIRS, TYP.
3. DEMO NON-ORIGINAL DECKS.
4. DEMO PORTIONS OF (E) REAR MASONRY WALL, SEE H-1.3.
5. DEMO 3-STORY REAR PORTION OF BUILDING.

WALL TYPES

- EXISTING WALLS
- DEMO WALLS



② SECOND FLOOR DEMOLITION PLAN
3/32" = 1'-0"



③ THIRD FLOOR DEMOLITION PLAN
3/32" = 1'-0"

ORIGINAL

DEMO NOTES

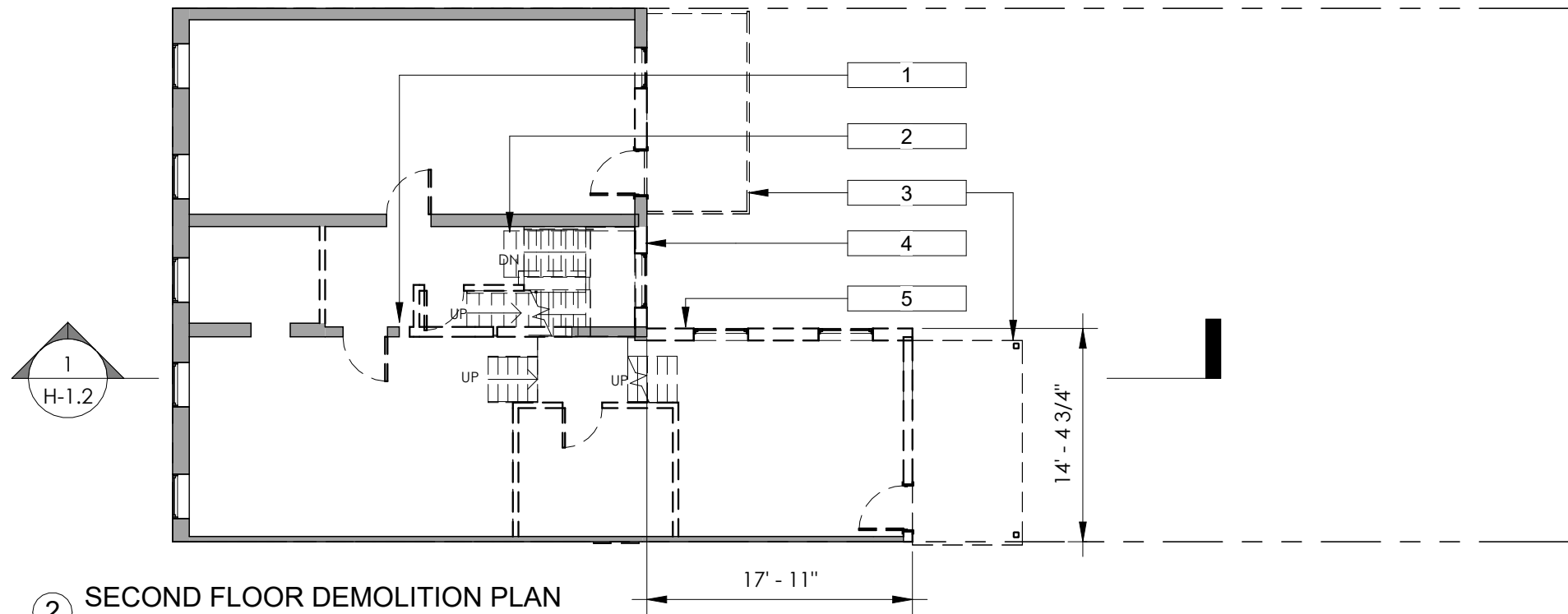
1. DEMO INTERIOR NON-LOAD BEARING WALLS, TYP.
2. DEMO INTERIOR NON-COMPLIANT STAIRS, TYP.
3. DEMO NON-ORIGINAL DECKS.
4. DEMO PRIMARY BUILDING REAR FACADE.
5. DEMO 3-STORY REAR PORTION OF BUILDING.

WALL TYPES

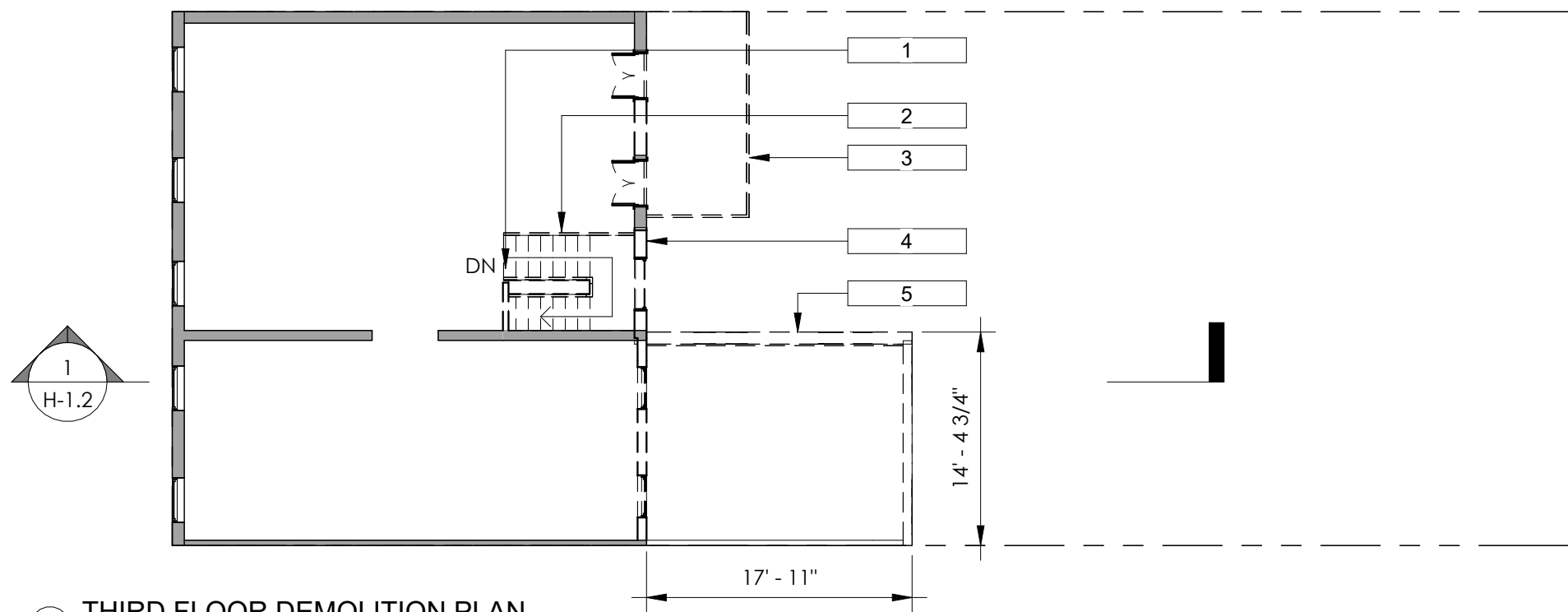
- EXISTING WALLS
 DEMO WALLS



REVISED



② SECOND FLOOR DEMOLITION PLAN
3/32" = 1'-0"



③ THIRD FLOOR DEMOLITION PLAN
3/32" = 1'-0"

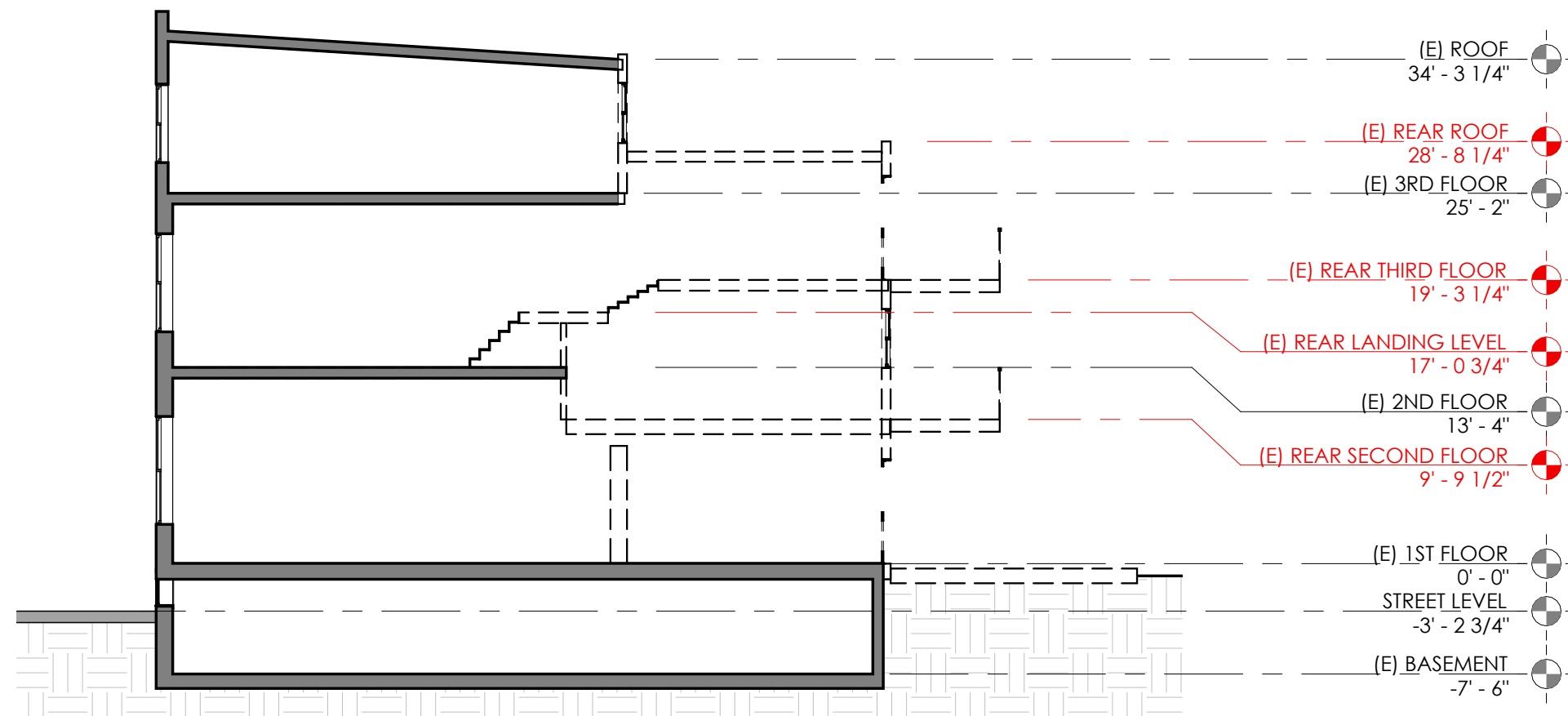
DEMO NOTES

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2. DEMO INTERIOR NON-COMPLIANT STAIRS, TYP.
3. DEMO NON-ORIGINAL DECKS.
4. DEMO PORTIONS OF (E) REAR MASONRY WALL, SEE H-1.3.
5. DEMO 3-STORY REAR PORTION OF BUILDING.

WALL TYPES

- EXISTING WALLS
- DEMO WALLS





① DEMO SECTION AT REAR VOLUME
3/32" = 1'-0"

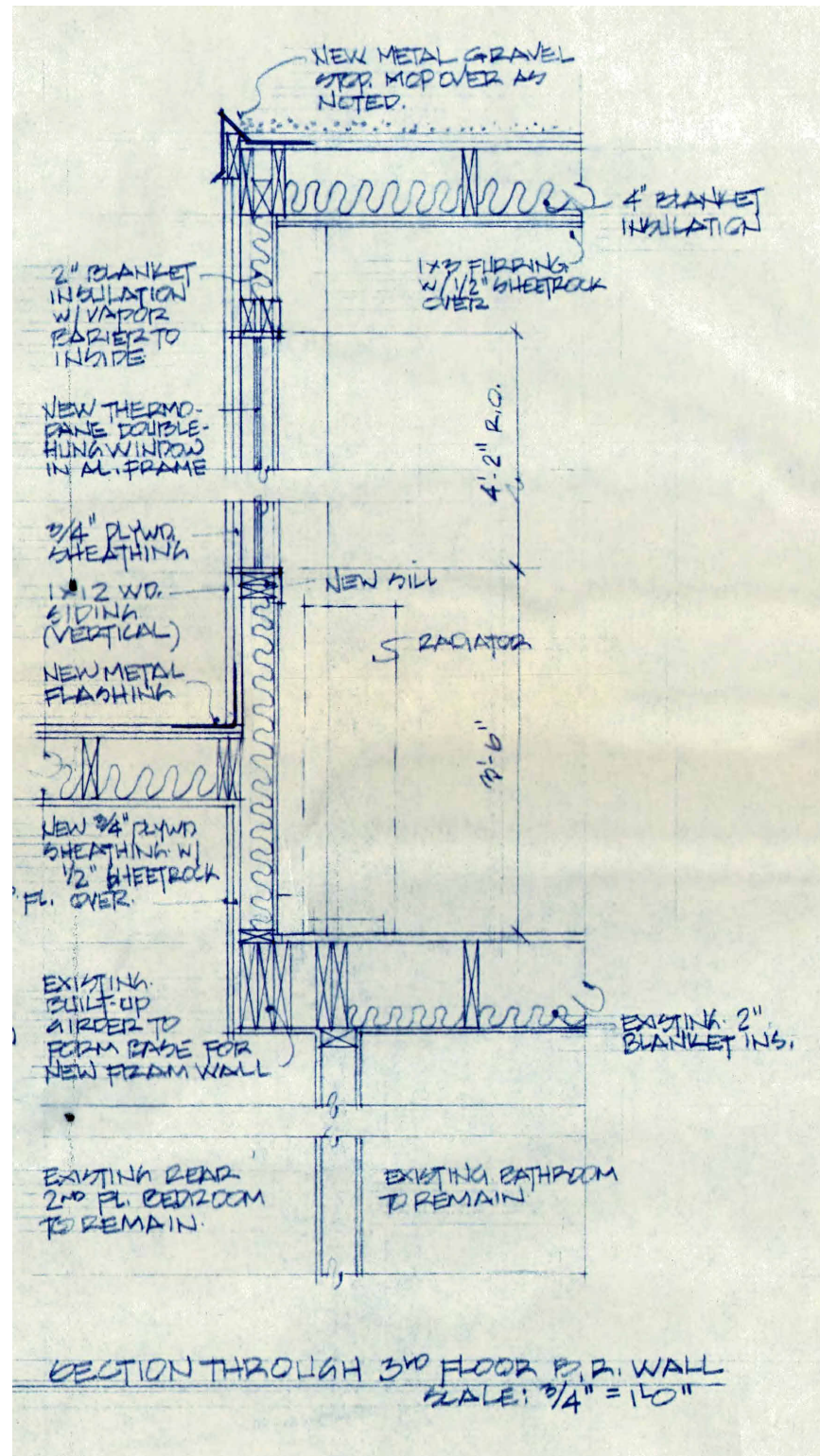
DEMO SECTION NOTES

THE EXISTING BUILDING AT 1907 GREEN ST HAS A REAR SECTION FEATURING A LOWER ROOF ELEVATION, AS WELL AS FLOOR LEVELS INDEPENDENT FROM THE PRIMARY BUILDING.

THESE REAR LEVELS ARE SITUATED AT INTERMEDIARY ELEVATIONS BETWEEN FLOORS, AND ARE NOT CONDUCTIVE FOR REUSE DUE TO THEIR MISALIGNMENT FROM THE PRIMARY FLOOR LEVELS OF THE BUILDING AND PARTIAL WIDTH IN THE PROJECT LOT.

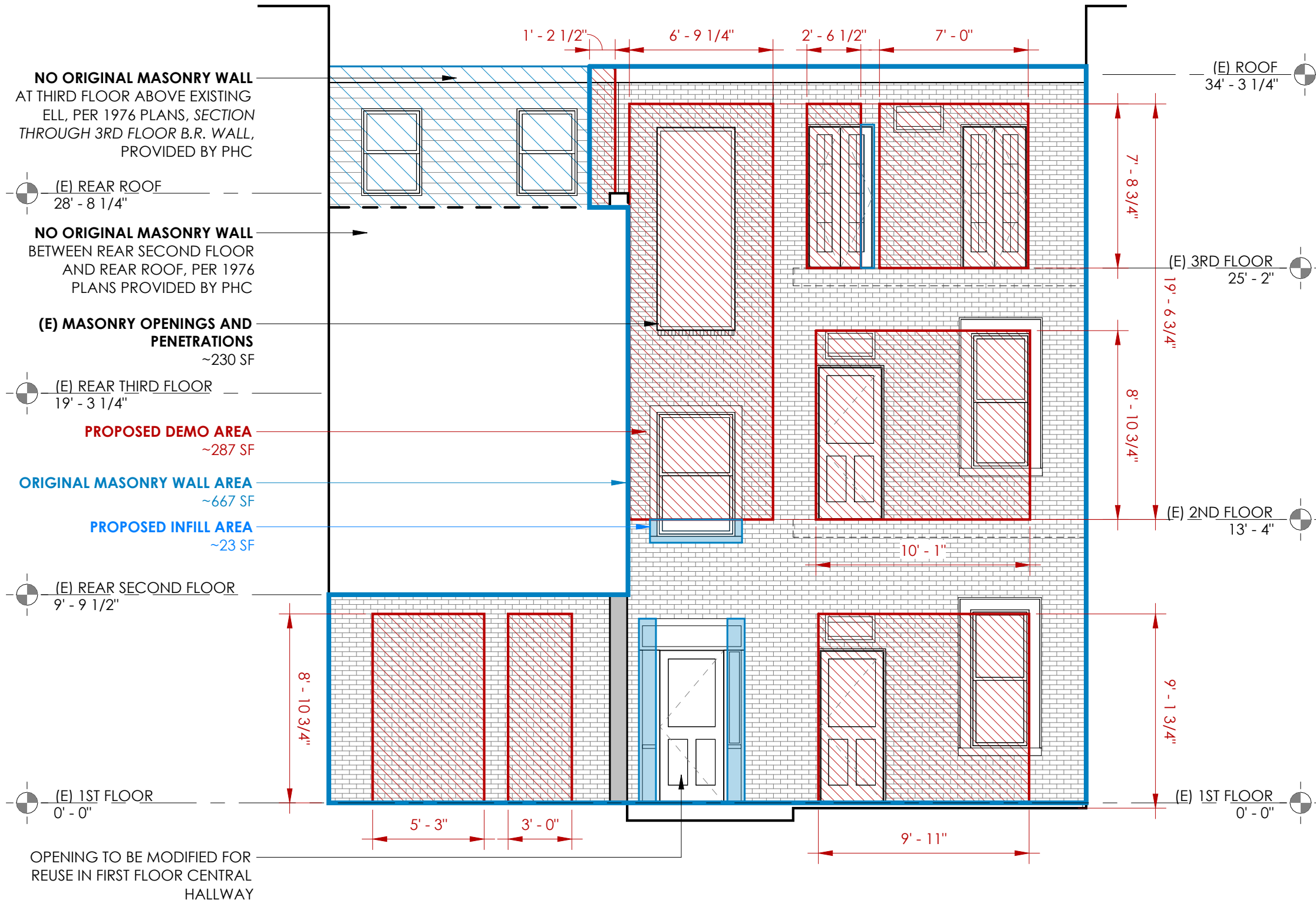
WALL TYPES

- EXISTING WALLS + FLOOR JOISTS
- DEMO WALLS + FLOOR JOISTS



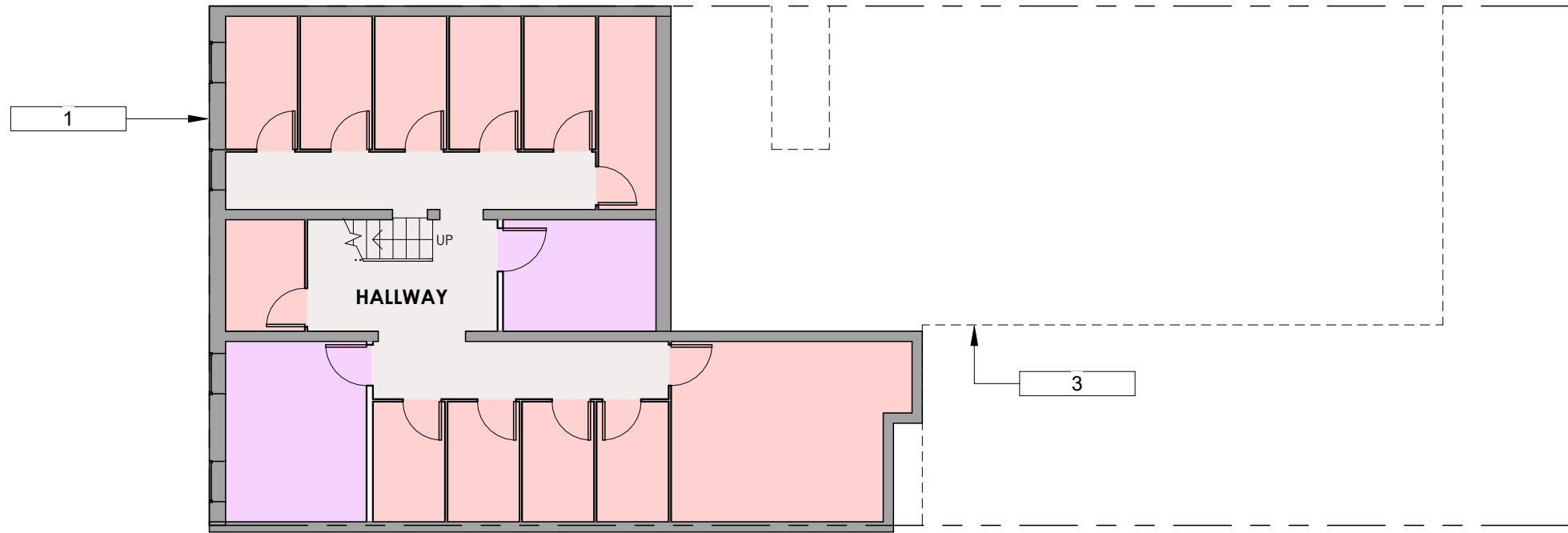
SECTION DETAIL, 1976

DETAIL SHOWS WOOD-FRAMED ASSEMBLY AT 3RD FLOOR REAR BEDROOM ABOVE EXISTING ELL. DETAIL ALSO SHOWS **NO WALL AT LEVEL BELOW** IN PLANE WITH EXISTING REAR FACADE.

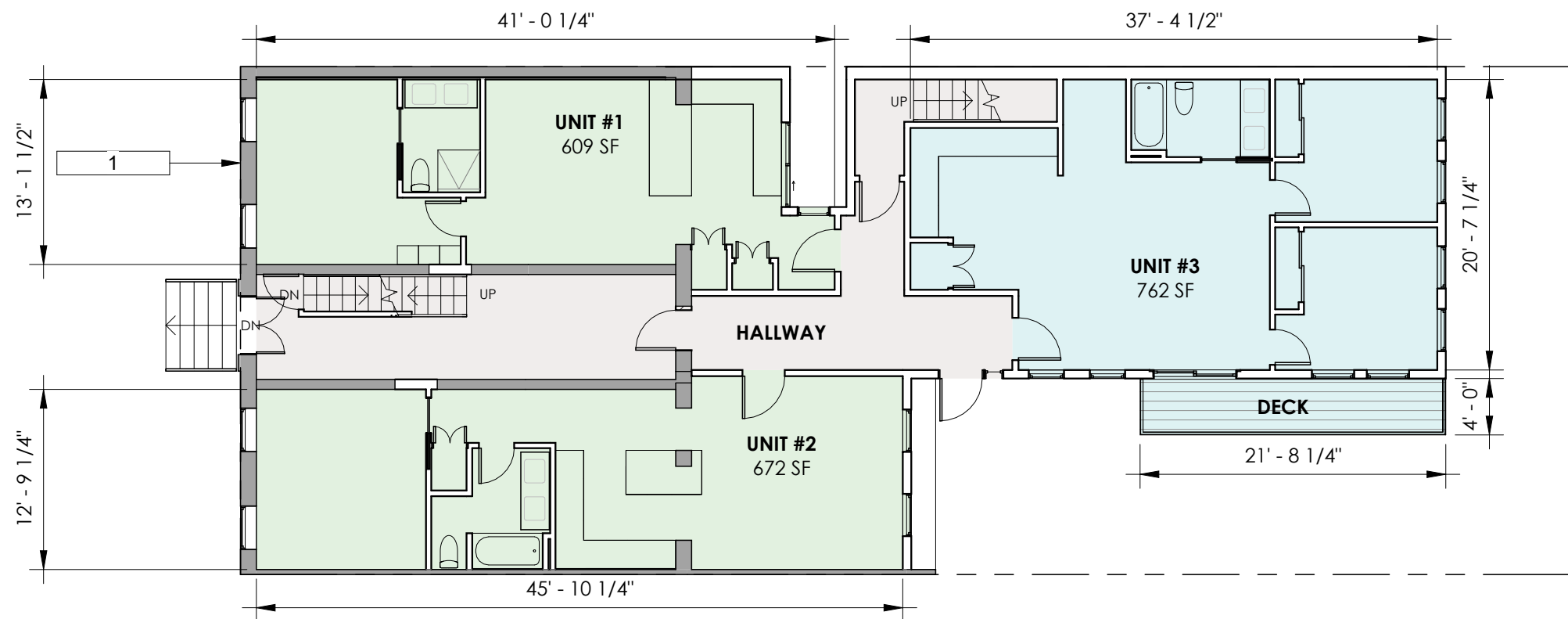


① REAR ELEVATION DEMO DIAGRAM
3/16" = 1'-0"

~380 SF OF ORIGINAL BRICK TO REMAIN



(B) PROPOSED BASEMENT PLAN
3/32" = 1'-0"



(1) PROPOSED FIRST FLOOR PLAN
3/32" = 1'-0"

GENERAL NOTES

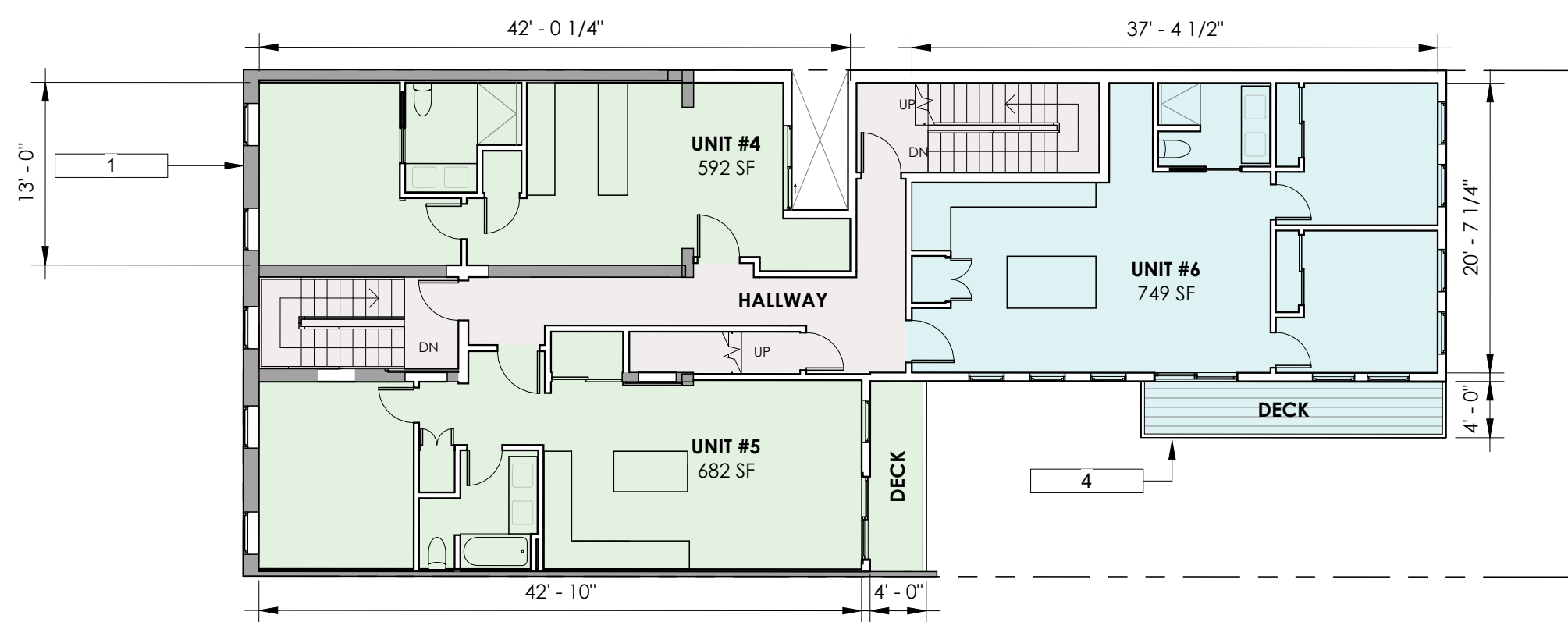
1. (E) GREEN STREET FACADE AND OPENINGS, NO CHANGE.
2. EDGE OF (E) ROOF FRAMING TO REMAIN, DASHED.
3. FOOTPRINT OF ADDITION ABOVE, DASHED.
4. DECK ON POSTS, TYP. AT 2ND-3RD FLOOR 2BR UNITS.
5. (N) ROOF DECK AND PILOT HOUSE.

WALL TYPES

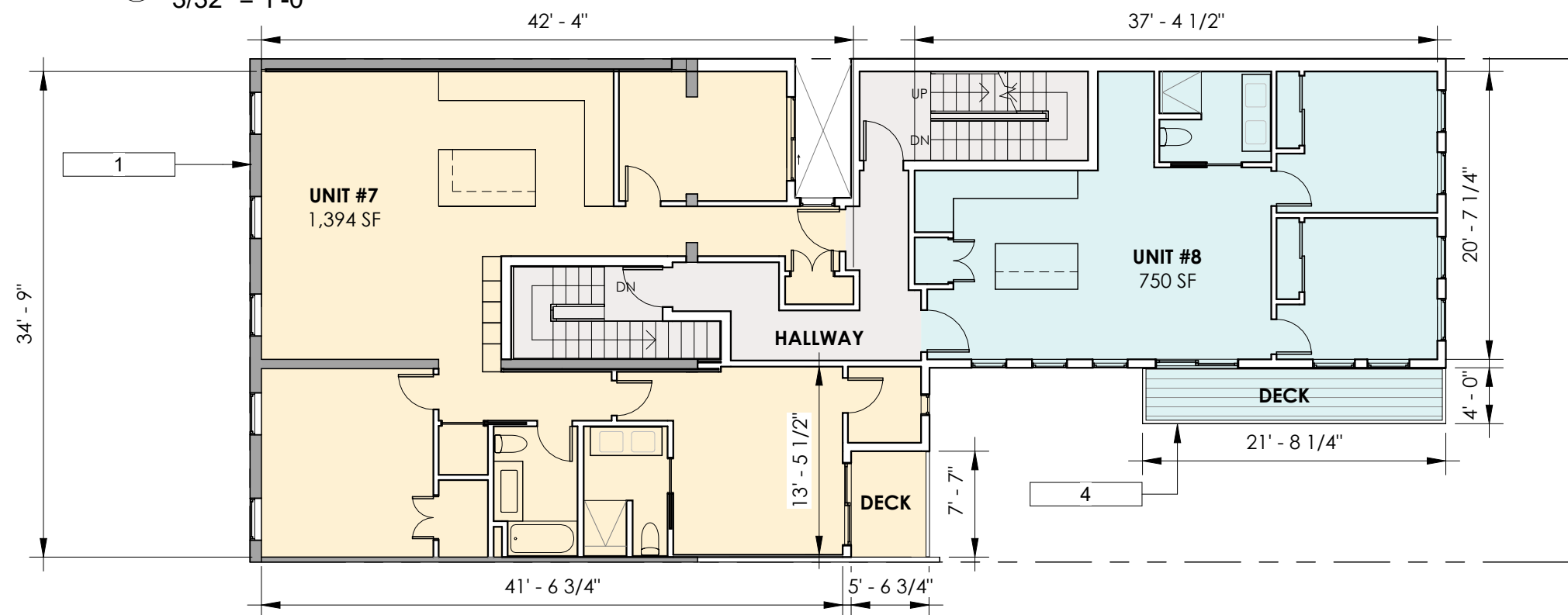
- EXISTING WALLS
- DEMO WALLS
- PROPOSED WALLS

USE LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- STORAGE SPACE
- UTILITY / TRASH AREA
- COMMON SPACE / CIRCULATION



② PROPOSED SECOND FLOOR PLAN
 3/32" = 1'-0"



① PROPOSED THIRD FLOOR PLAN
 3/32" = 1'-0"

GENERAL NOTES

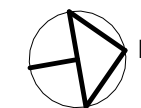
1. (E) GREEN STREET FACADE AND OPENINGS, NO CHANGE.
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5. (N) ROOF DECK AND PILOT HOUSE.

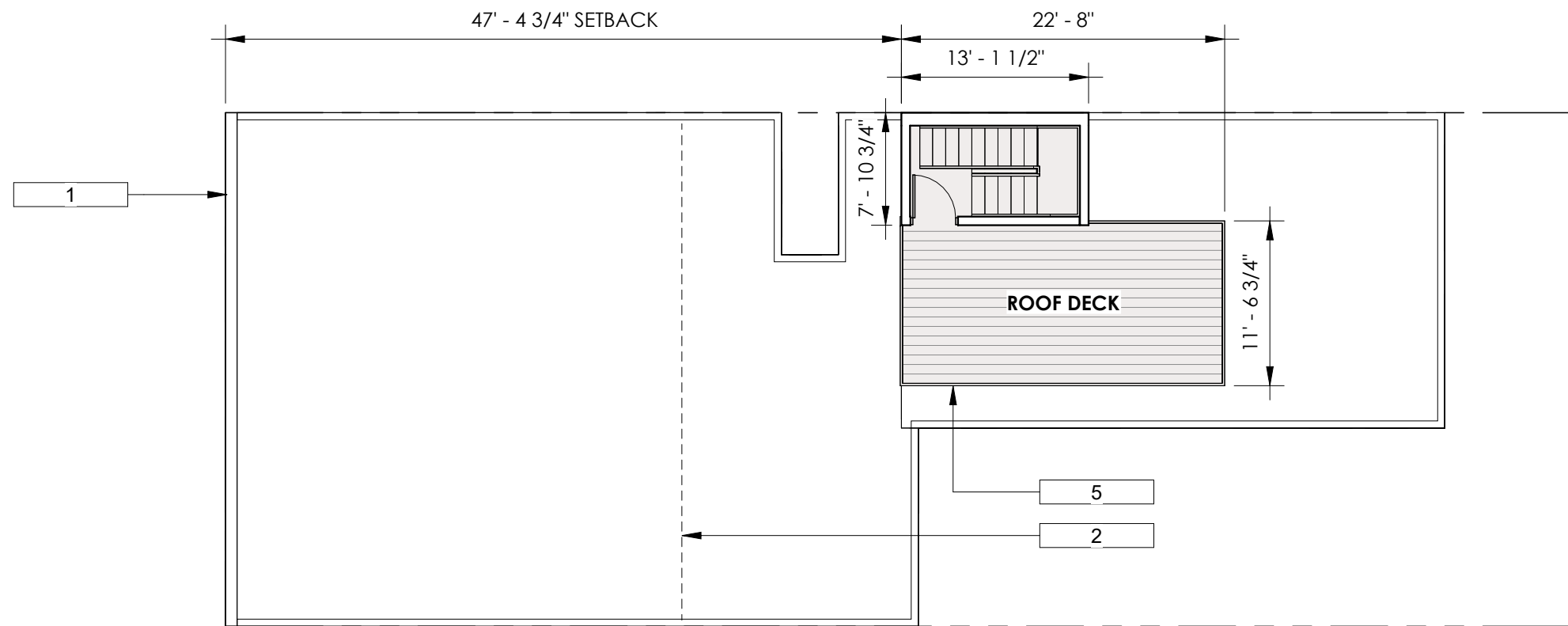
WALL TYPES

- EXISTING WALLS
- DEMO WALLS
- PROPOSED WALLS

USE LEGEND

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- STORAGE SPACE
- UTILITY / TRASH AREA
- COMMON SPACE / CIRCULATION




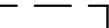
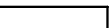


① PROPOSED ROOF PLAN
3/32" = 1'-0"







GENERAL NOTES

1. (E) GREEN STREET FACADE AND OPENINGS, NO CHANGE.
2. EDGE OF (E) ROOF FRAMING TO REMAIN, DASHED.
3. FOOTPRINT OF ADDITION ABOVE, DASHED.
4. DECK ON POSTS, TYP. AT 2ND-3RD FLOOR 2BR UNITS.
5. (N) ROOF DECK AND PILOT HOUSE.

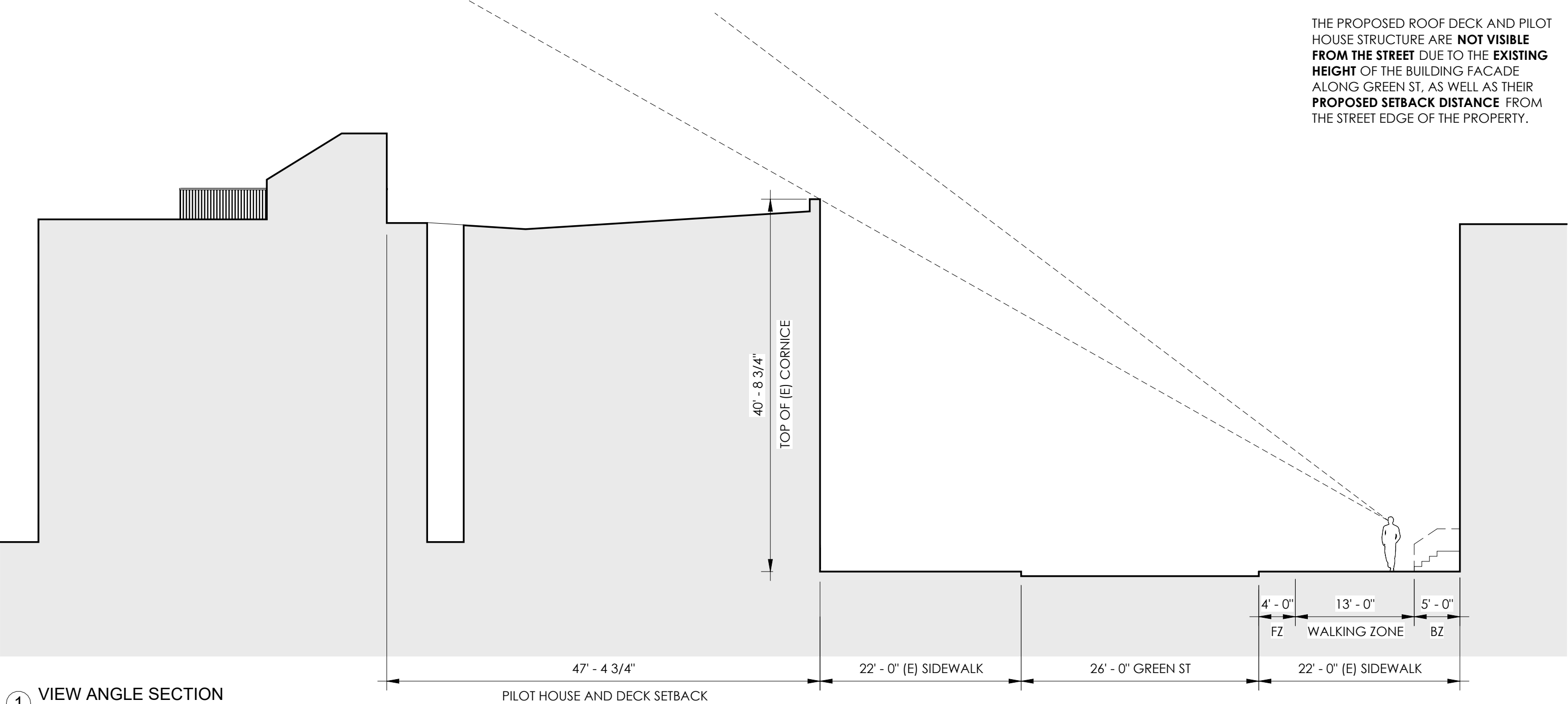
WALL TYPES

-  EXISTING WALLS
-  DEMO WALLS
-  PROPOSED WALLS

USE LEGEND

-  1 BEDROOM UNIT
-  2 BEDROOM UNIT
-  3 BEDROOM UNIT
-  STORAGE SPACE
-  UTILITY / TRASH AREA
-  COMMON SPACE / CIRCULATION

THE PROPOSED ROOF DECK AND PILOT HOUSE STRUCTURE ARE **NOT VISIBLE FROM THE STREET** DUE TO THE **EXISTING HEIGHT** OF THE BUILDING FACADE ALONG GREEN ST, AS WELL AS THEIR **PROPOSED SETBACK DISTANCE** FROM THE STREET EDGE OF THE PROPERTY.



① VIEW ANGLE SECTION
3/32" = 1'-0"



REPAIR CRACKS IN (E) STUCCO
AS NEEDED



REPAIR AND REFINISH (E) STEPS.
SALVAGE (E) RAILING FOR REUSE
IN CURRENT LOCATION



REPAIR STUCCO AT (E) WATER
TABLE DETAIL AS NEEDED

1907 GREEN ST - FRONT FACADE

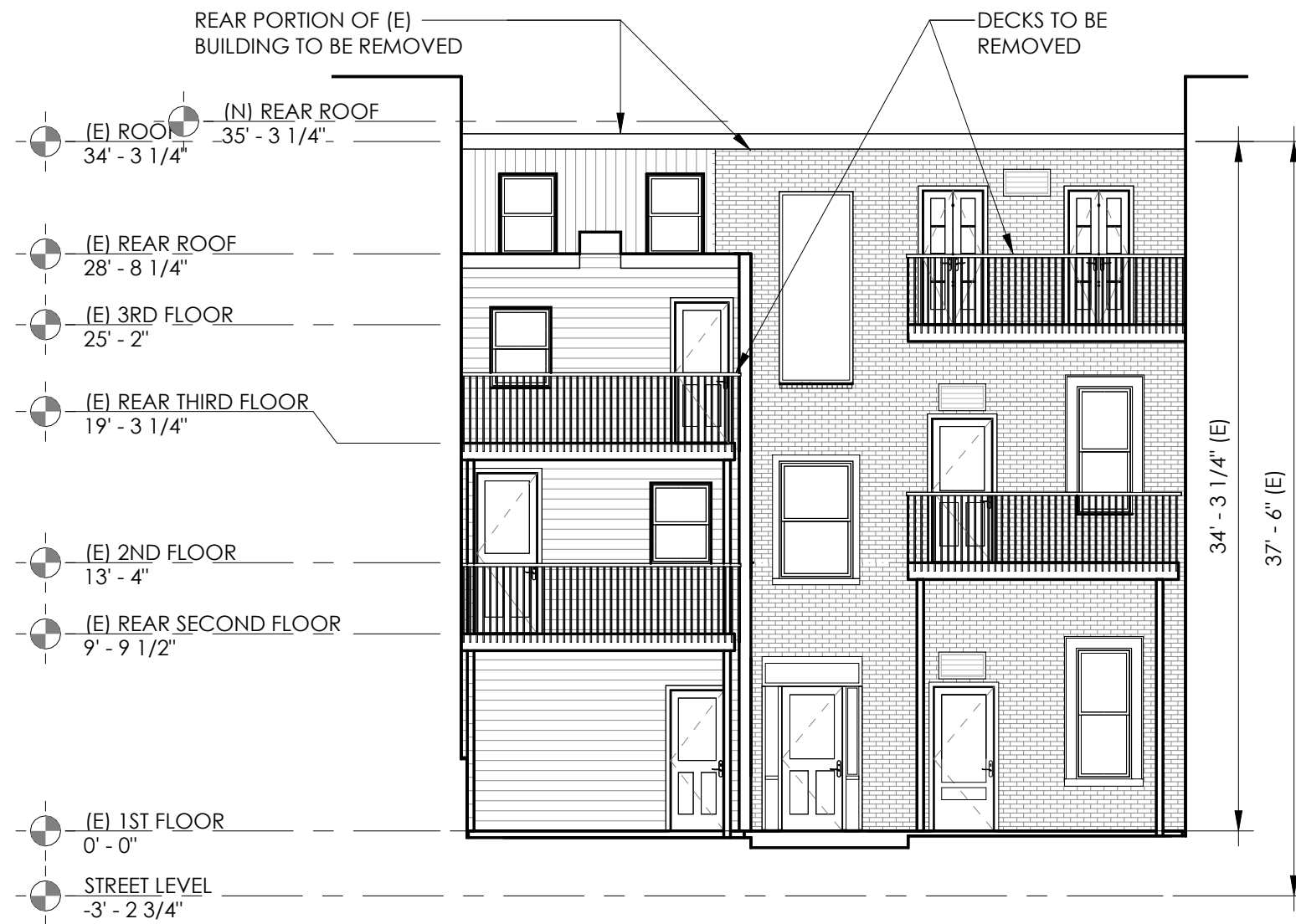
NOTE:
PROPOSED SCOPE OF WORK AT FRONT
FACADE IS LIMITED TO REPAIR WORK ONLY.
EXISTING FACADE, FINISHES AND OPENINGS
TO REMAIN.



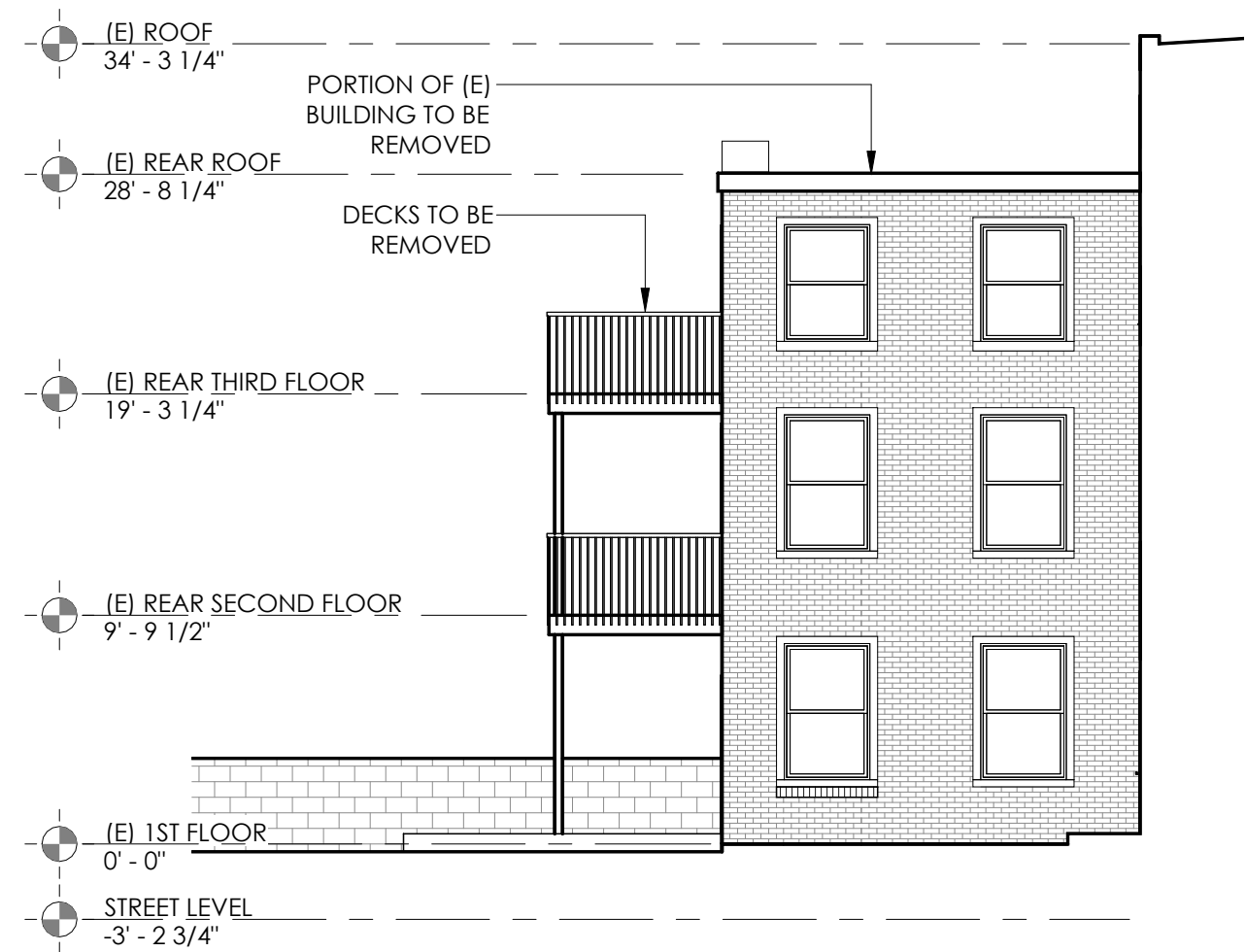
1907 GREEN ST - OVERALL REAR VIEW



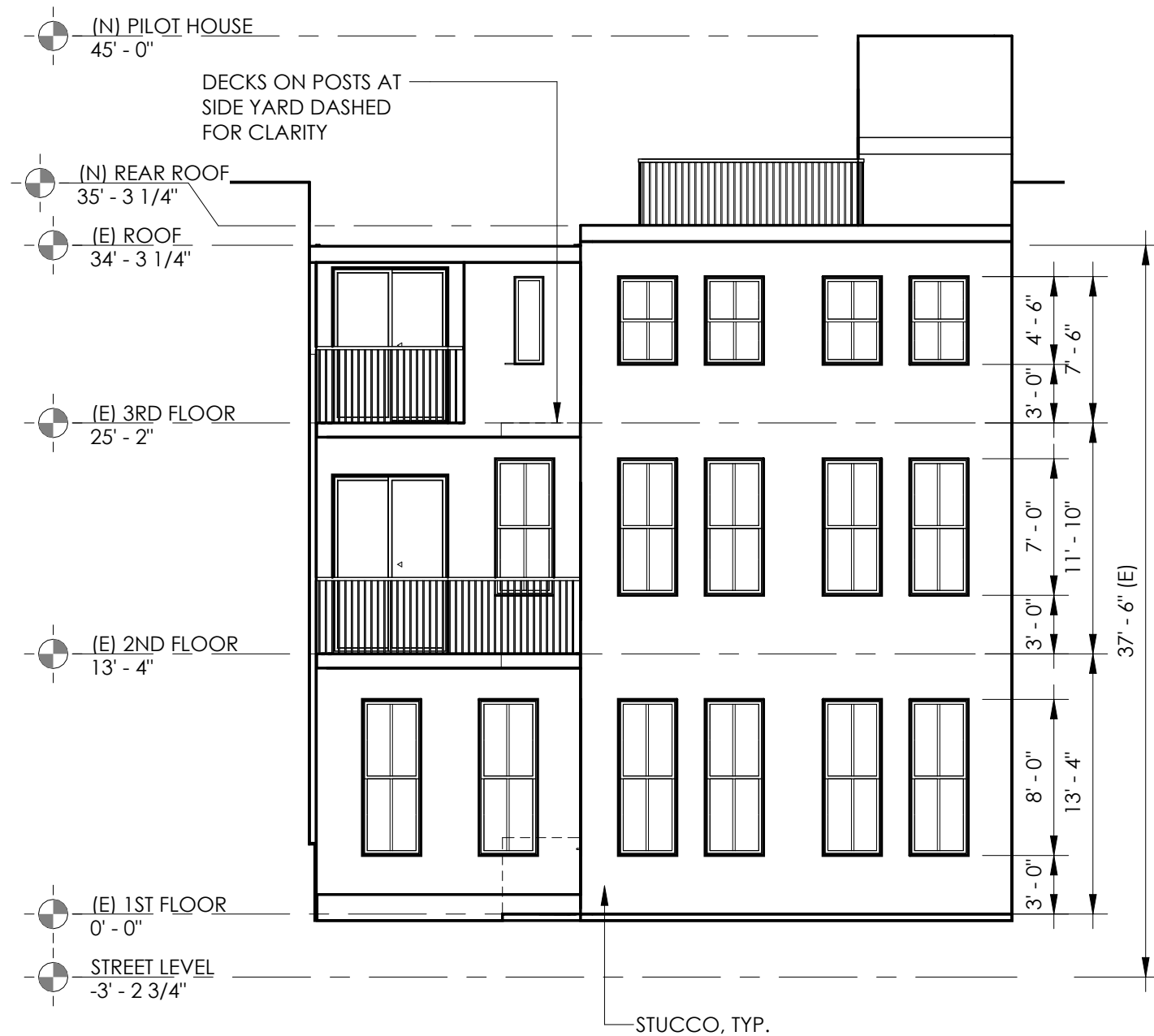
1907 GREEN ST - REAR SIDE VIEW



① EXISTING REAR ELEVATION
1/8" = 1'-0"



② (E) REAR SIDE ELEVATION - HISTORIC
1/8" = 1'-0"



① PROPOSED REAR ELEVATION
1/8" = 1'-0"



② PROPOSED SIDE ELEVATION
1/8" = 1'-0"



JAMES HARDIE ARTISAN SIDING, OR SIM.
PAINTED FINISH



BENJAMIN MOORE **SILHOUETTE AF-655**
OR SIM.

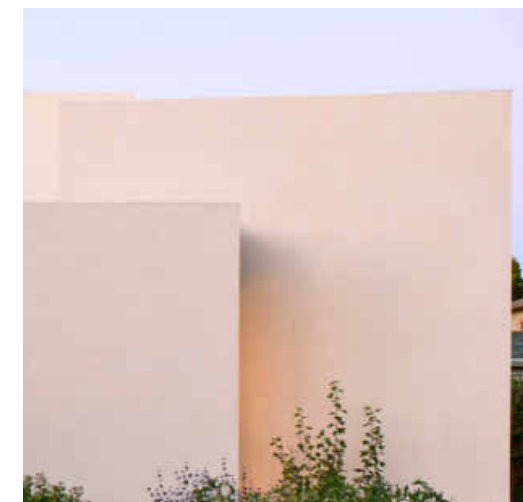
FIBERGLASS WINDOWS AND DOORS
BLACK FINISH

VERTICAL METAL RAILING
BLACK FINISH

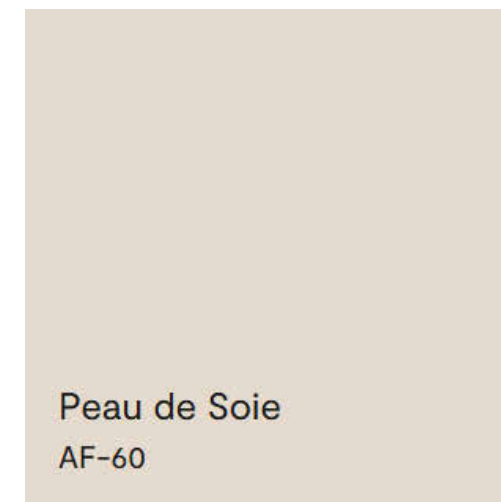
WOOD-TONE SIDING
TO MATCH DECKING SURFACE

PRIVATE DECKS ON POSTS

ORIGINAL



STUCCO
PAINTED OR INTEGRAL COLOR FINISH TBD



Peau de Soie
AF-60

BENJAMIN MOORE **SILHOUETTE AF-655**
OR SIM.

FIBERGLASS WINDOWS AND DOORS
BLACK FINISH

VERTICAL METAL RAILING
BLACK FINISH

PRIVATE DECKS ON POSTS

REVISED