

**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.

**REPORT OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 28 OCTOBER 2025  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING: 00:00:00**

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP		X	
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik		X	
Amy Stein, AIA, LEED AP	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director  
Kim Chantry, Historic Preservation Planner III  
Heather Hendrickson, Historic Preservation Planner II  
Ted Maust, Historic Preservation Planner II  
Allyson Mehley, Historic Preservation Planner III  
Dan Shachar-Krasnoff, Historic Preservation Planner II  
Alex Till, Historic Preservation Planner II  
Joshua Schroeder, Historic Preservation Planner I

The following persons were present:

Brielle DuBose  
Hanna Stark, Preservation Alliance  
Ian D'Elia  
Jason Morris  
Jay Farrell  
Juan Tejedor, Voith & Mactavish Architects  
Lea Litvin, Lo Design  
Michael Silver  
Miles Colescott, Voith & Mactavish Architects  
Perry Garvin  
Sam Xu  
Scott O'Barr, Voith & Mactavish Architects  
Tina Marie Hartnett

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**START TIME OF DISCUSSION IN ZOOM RECORDING: 00:53:55**

**PRESENTERS:**

- Ms. Mehley presented the in-concept application to the Architectural Committee.
- Architect Lea Litvin represented the application.

**DISCUSSION:**

- Mr. Detwiler inquired about the proposed cladding material for the exterior walls. He observed it was represented by a green color in the renderings.
  - Ms. Litvin responded that they have not yet specified a cladding material but are open to the Architectural Committee's feedback on materials.
- Ms. Litvin stated that the staff's comment about setting back the addition from rear corner of the historic building along Stamper Street was a design change that they had already been considering. She agreed this would be a good way to differentiate between the old volume and the new.
  - Mr. Detwiler agreed with this proposed revision.
- Mr. Detwiler stated the proposed addition looked like a glass box minus the roof and noted there was not much wall shown. He recommended that there be more solid wall and less glass on the addition. Mr. Detwiler added that, at nighttime, it will read as a glowing box.
  - Ms. Litvin said that adding larger windows to the addition was based on concerns that the historic main block does not get a lot of light and air movement along Stamper Street. She noted that they understand the design of the addition must be compatible with the historic building, but they are also trying to bring more natural light and air through its volume.
  - Mr. Detwiler responded that he is fully in support of windows, but it is the proportion of windows to wall that is his concern. He said the design as presented has too much window and not enough wall surface.
- Mr. Detwiler inquired if a flat roof is proposed for the addition.
  - Ms. Litvin confirmed a flat roof is currently proposed.
- Ms. Gutterman inquired about the amount of proposed demolition to the rear wall of the main block. She noted she is specifically asking about the second floor of the addition.

- Ms. Litvin explained that they would prefer an opening about seven feet, which is approximately twice the size of the existing window opening. She acknowledged the structural considerations of this type of change. Ms. Litvin said the idea was to make the addition feel cohesive with the space in main house and that the owners intend for it to feel like one space.
- Ms. Gutterman expressed concern about the fabric being removed from the 1830 building. She asked about the width of the overall wall.
  - Ms. Litvin pointed out that it is 11 feet wide and they would create a 7-foot opening as part of the project. She stated that the current window opening measures 3'-6" wide.
  - Mr. Detwiler said that they could accept the change from a window to a doorway but acknowledged the smaller the modification the better.
  - Mr. D'Alessandro said he recommends keeping the existing masonry opening, lintel, and fabric and only lengthening the window since the window is fairly large.
- Ms. Gutterman inquired about the fourth-floor roof deck. She asked about the current outdoor space and if they were planning to add a railing to make this usable deck area.
  - Ms. Litvin explained that it is an existing deck but there was currently no guardrail. She pointed out that visibility of an existing access door was blocked by the rear dormer. Ms. Litvin said they were planning for a metal guardrail.
- Mr. Detwiler said he wanted to discuss the long span of windows over the garden wall. He asked if they were extending the ceiling height of the rear room on the first floor. Mr. Detwiler commented that the row of windows appeared to be more of a contemporary design. He noted that he did not have a strong opposition to that personally.
  - Ms. Litvin confirmed that the ceiling height of the first-floor addition would be lower than the conservatory roof. She pointed out that there is already a strip of windows existing in this location.
- Mr. Detwiler said that the existing English garden conservatory appearance has a very different feeling than the new addition. He continued that the new addition would be a lot more permanent and solid compared to the existing glass conservatory.
- Mr. McCoubrey inquired about the new location of the long row of windows. He asked if they would be higher on the wall than the existing windows.
  - Ms. Litvin confirmed that the row of windows would be placed higher. She explained that the first floor of the addition will be a kitchen and the owners would like to be able to open and close them.
- Mr. McCoubrey stated that he did not object to the location of the addition or the proposed massing.
- Ms. Litvin requested feedback on the types of materials the Committee could approve in this location.
  - Mr. Detwiler recommended that the applicant look around the neighborhood for examples of materiality that would be appropriate for the addition, noting that the neighborhood mixes modernism with the traditional massing very well from the 1960s to today. He added that it does not have to be brick, it could be some type of stone, perhaps limestone or something else.
  - Mr. D'Alessandro remarked that the Architectural Committee was looking for compatibility with existing materials in the neighborhood.
- Mr. Detwiler recommended that the roof should be pitched away from the existing building.
  - Mr. D'Alessandro agreed, stating that flat roofs collect everything, snow, ice, and leaves.

**PUBLIC COMMENT:**

- None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

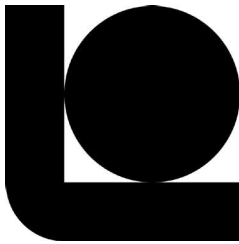
- The scale and massing of the proposed addition is appropriate for the historic building and neighborhood context.
- Adding screening and railings to the third and fourth floor rear roofs is appropriate.
- The addition should be stepped back from the main block's rear corner along Stamper Street.
- Demolition of the main block's rear wall for new openings should be minimized as much as possible.
- The roof design should be sloped adequately to shed water away from the historic building.
- The fenestrations and materials should be compatible with the neighborhood context.

The Architectural Committee concluded that:

- The proposed scale, proportion, and massing could satisfy Standard 9 if the proposed addition was set in slightly from the outer corner of the main block of the building. The design's fenestrations and materials should be more visually compatible with the historic building and environment to satisfy Standard 9.
- The proposed demolition of non-historic materials satisfies Standard 10. The proposed new addition may satisfy Standard 10 if the demolition of the rear wall and existing window openings on main block walls are minimized. This will allow for the restoration of the window openings in the future if the addition is removed, therefore meeting Standard 10.
- The proposed mechanical screening on the third-floor roof and railing on the fourth-floor roof deck is appropriate and satisfies the Roof Guidelines. The final application should provide details of the screening, railing design, and materials.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval in concept of the massing of the addition and the screening and railings, but not the fenestration, cladding, or other design features, pursuant to Standards 9 and 10 and the Roofs Guideline.

<b>ITEM: 413 S 3<sup>rd</sup> St</b> <b>MOTION: Approval</b> <b>MOVED BY: Detweiler</b> <b>SECONDED BY: Gutterman</b>					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver					X
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik					X
Amy Stein	X				
Total	5				2



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

6 November 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 that were demolished sometime between 1980 and 1999.

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, which is accessible through an existing door 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. We intend to work with the Historical Commission staff to ensure these design strategies respect the building's historic evolution while providing a thoughtful, contemporary interpretation of its architectural character that distinguishes themselves as new.

Feedback provided by the Architectural Committee and Historical Commission during this in-concept review will be carefully considered in the design iteration submitted for final approval to the Historical Commission. We look forward to discussing our proposed project. 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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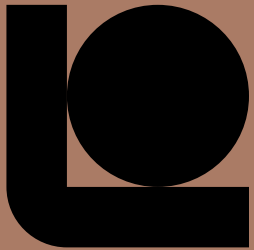
413 S 3rd Street

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Historical Commission Conceptual Review

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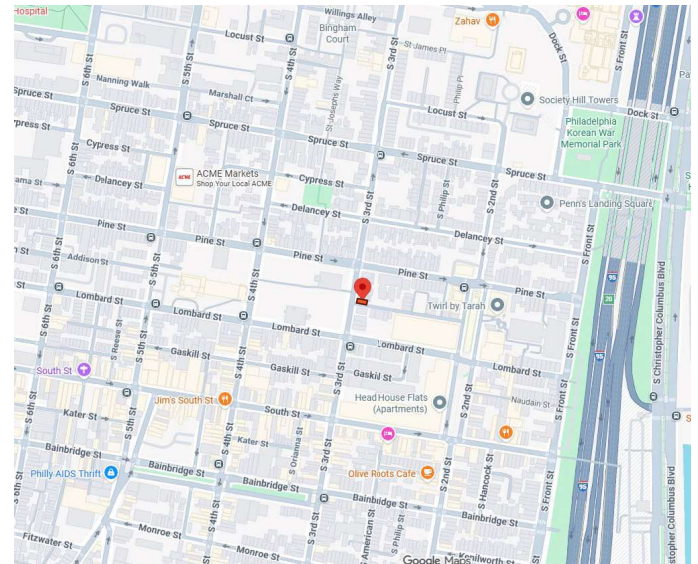


## Context



Society Hill Neighborhood

REVISED FOR NOVEMBER 14, 2025  
HISTORICAL COMMISSION MEETING



413 S 3<sup>rd</sup> St Location

# Context

## 415-17 S 3<sup>rd</sup> St

- Extensive Glazing
- Brick Recesses
- Façade Layering

## 234-230 Lombard St Homes

- Brick Patterning
- Large Fenestration / Casement Windows

## 304 Lombard St

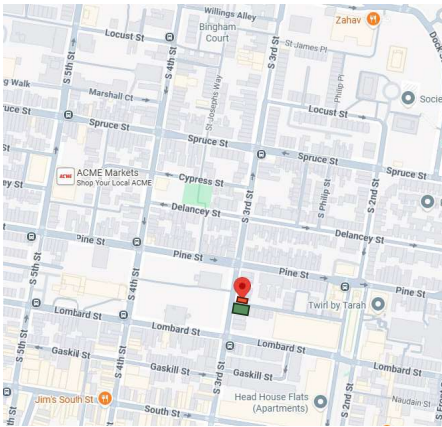
- Brick + Standing Seam Metal Façade Cladding
- Brick Patterning
- Large Casement Windows

## 439 S 2<sup>nd</sup> St

- Double Height Window Walls
- Sculptural Brick Massing
- Repetitive Architectural Elements
- Massing Setbacks / Façade depth

## 4<sup>th</sup> and Locust

- Full Height Glazing
- Brick Façade with Black Metal & Minimal Mullions
- Reinterpretation of Historic Massing



Location within Society Hill

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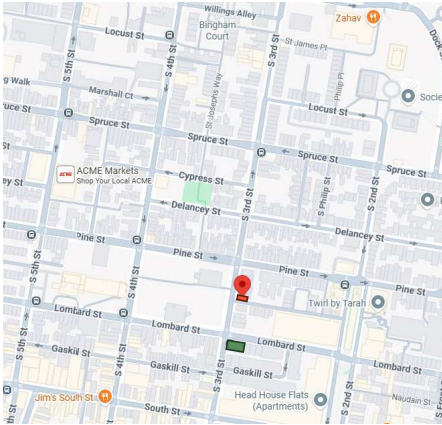
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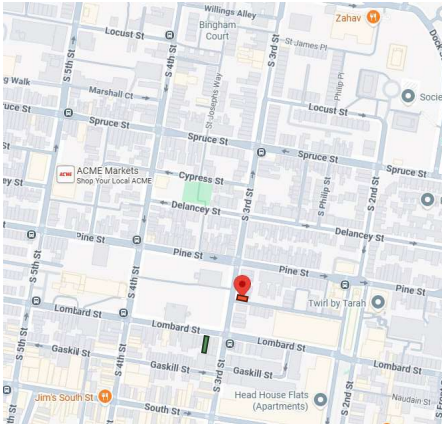
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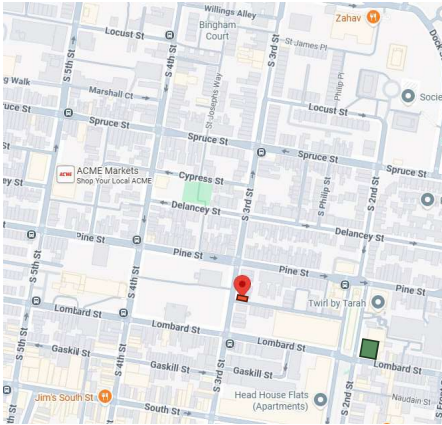
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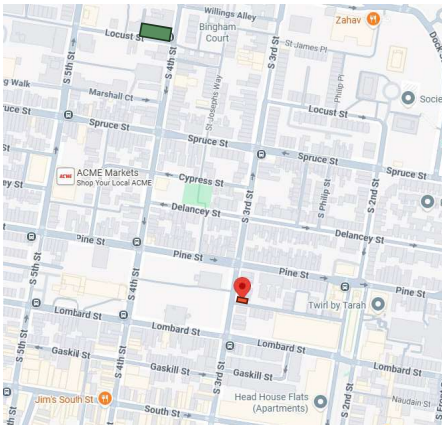
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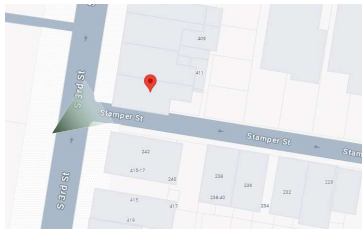


Location within Society Hill

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HISTORICAL COMMISSION MEETING**



## Existing Conditions

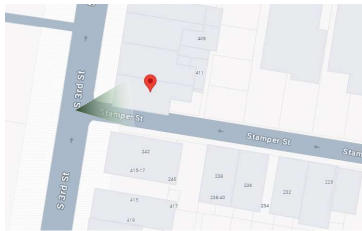


KEY PLAN



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

# Existing Conditions

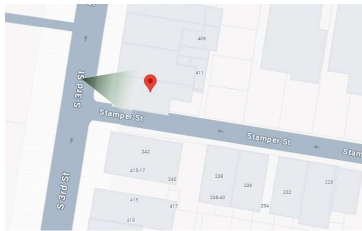


KEY PLAN



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

# Existing Conditions

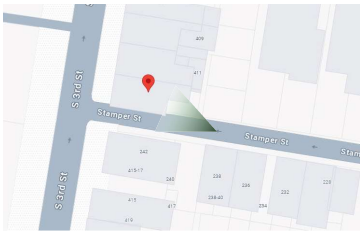


KEY PLAN



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

# Existing Conditions



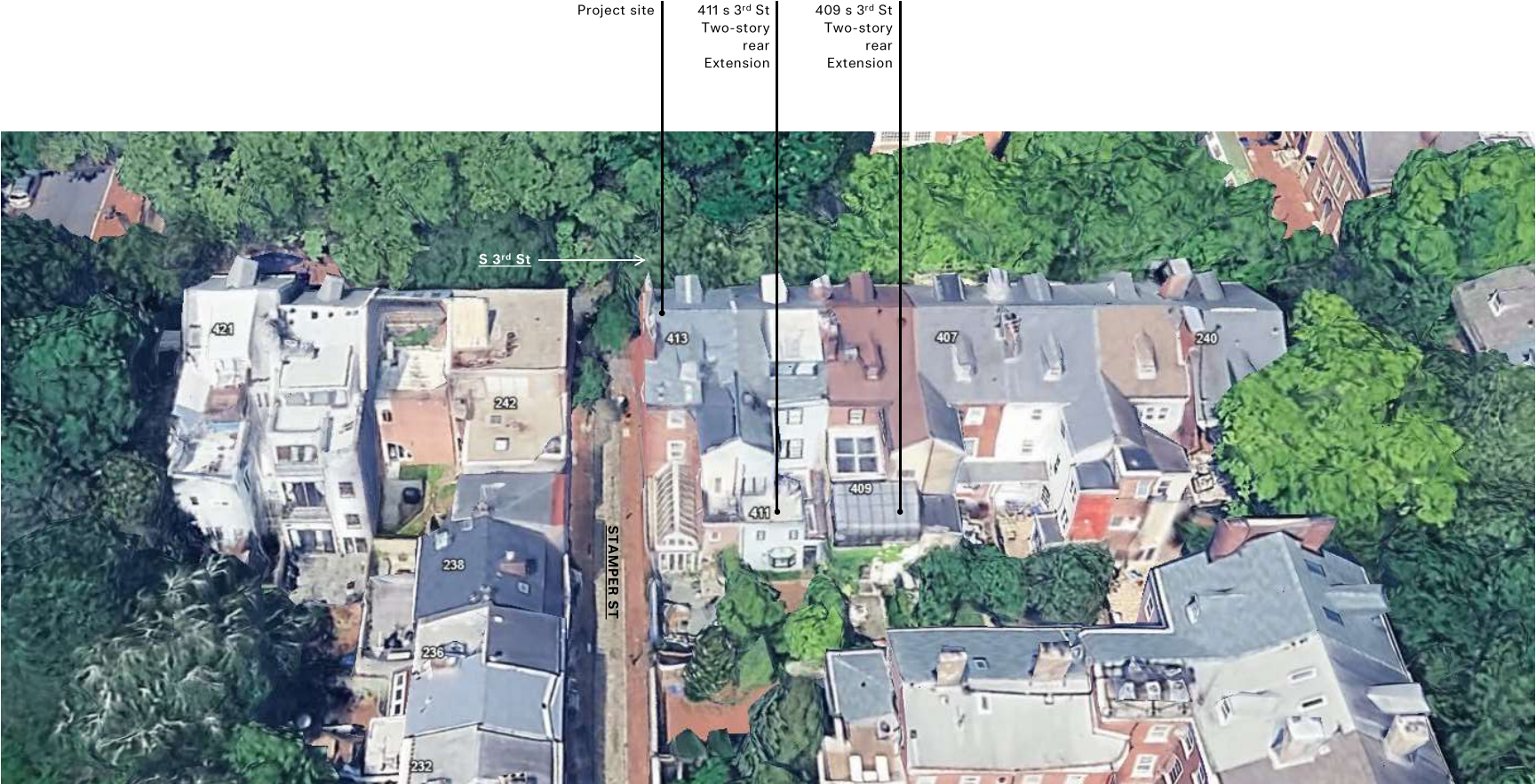
KEY PLAN



VIEW FROM STAMPER STREET

# Existing Conditions

## Surrounding Context



PERSPECTIVE VIEW

# Historic Background

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



PHOTOGRAPH FROM 1955

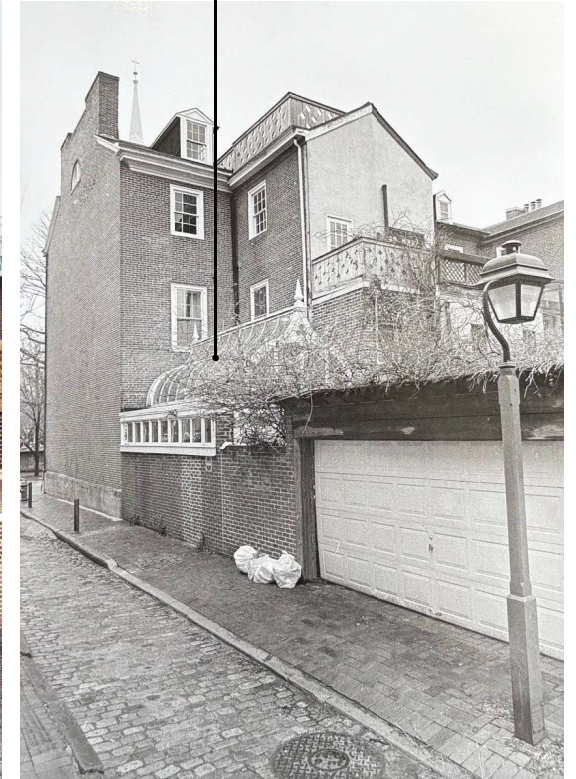
Glass and wood lean-to structure at rear

Two-story rear structure demolished between 1980s to 1999



PHOTOGRAPH FROM 1980S

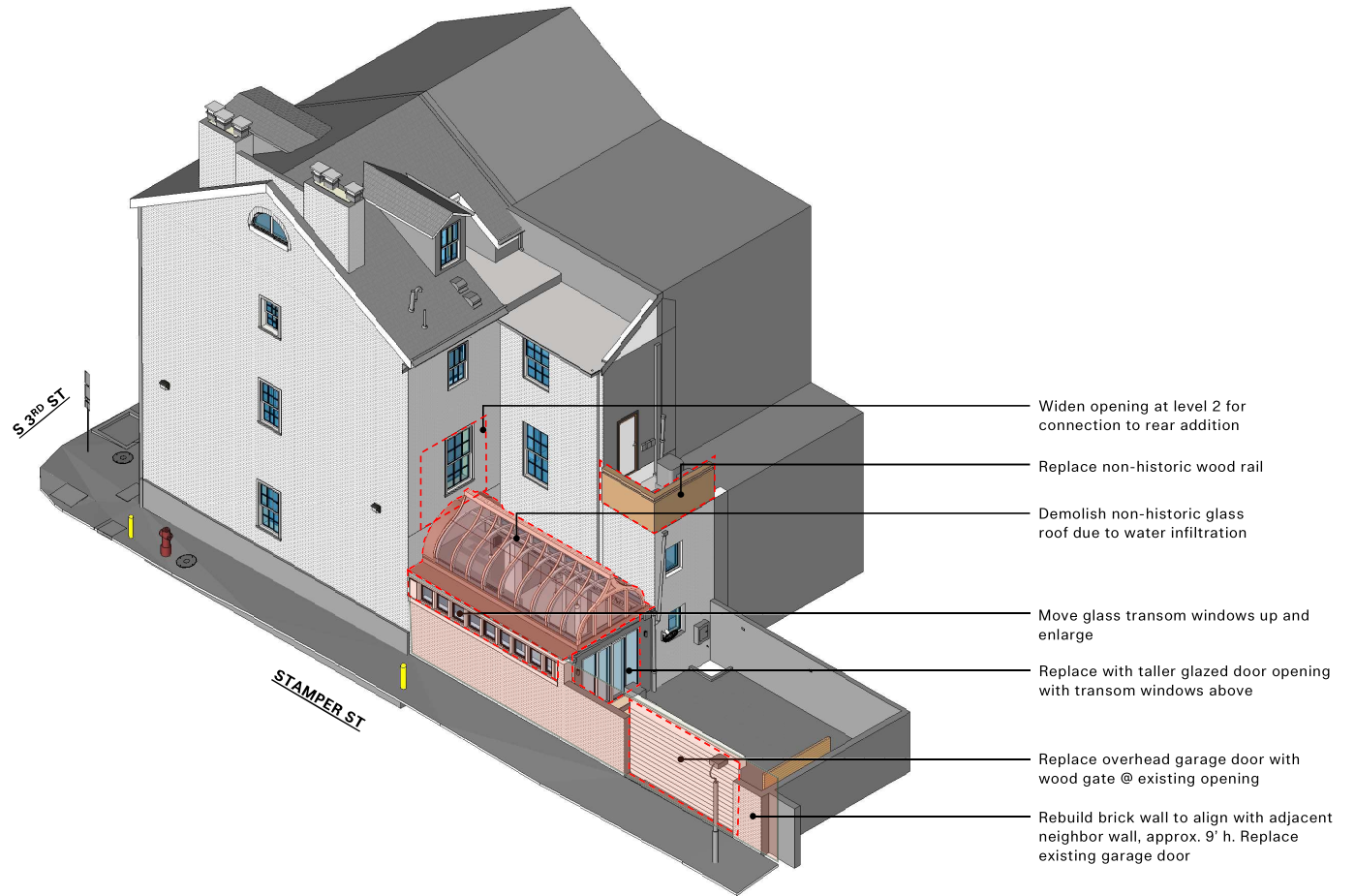
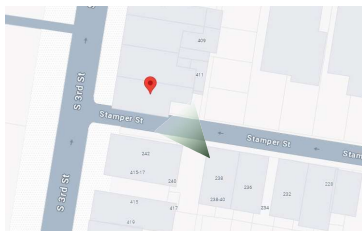
Conservatory roof added to the rear in 1989



PHOTOGRAPH FROM 1999

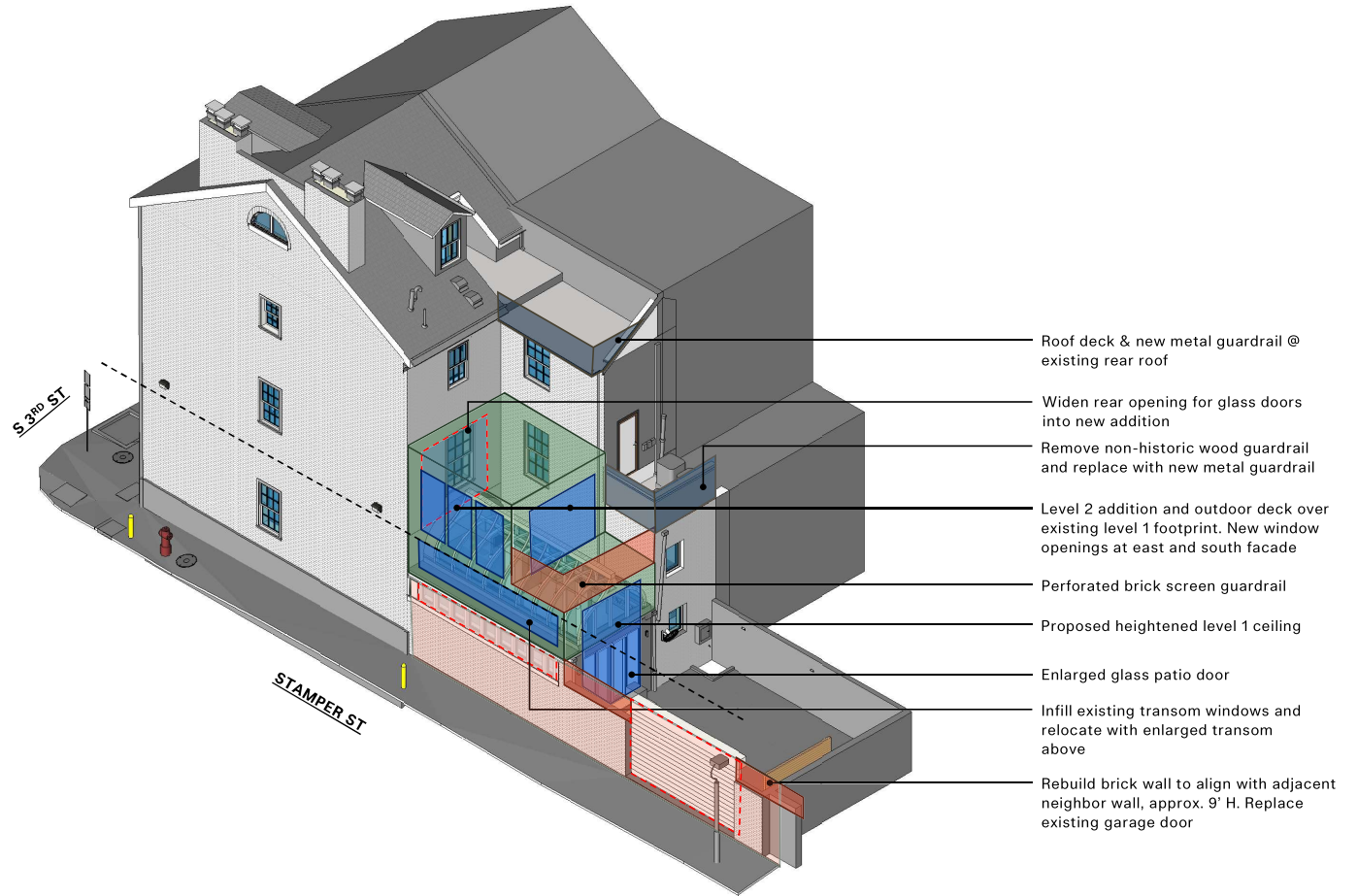
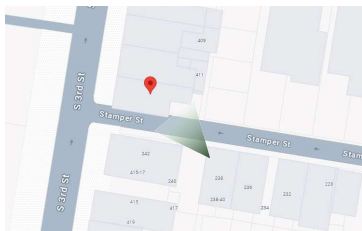
# Project Scope

## Proposed Demolition



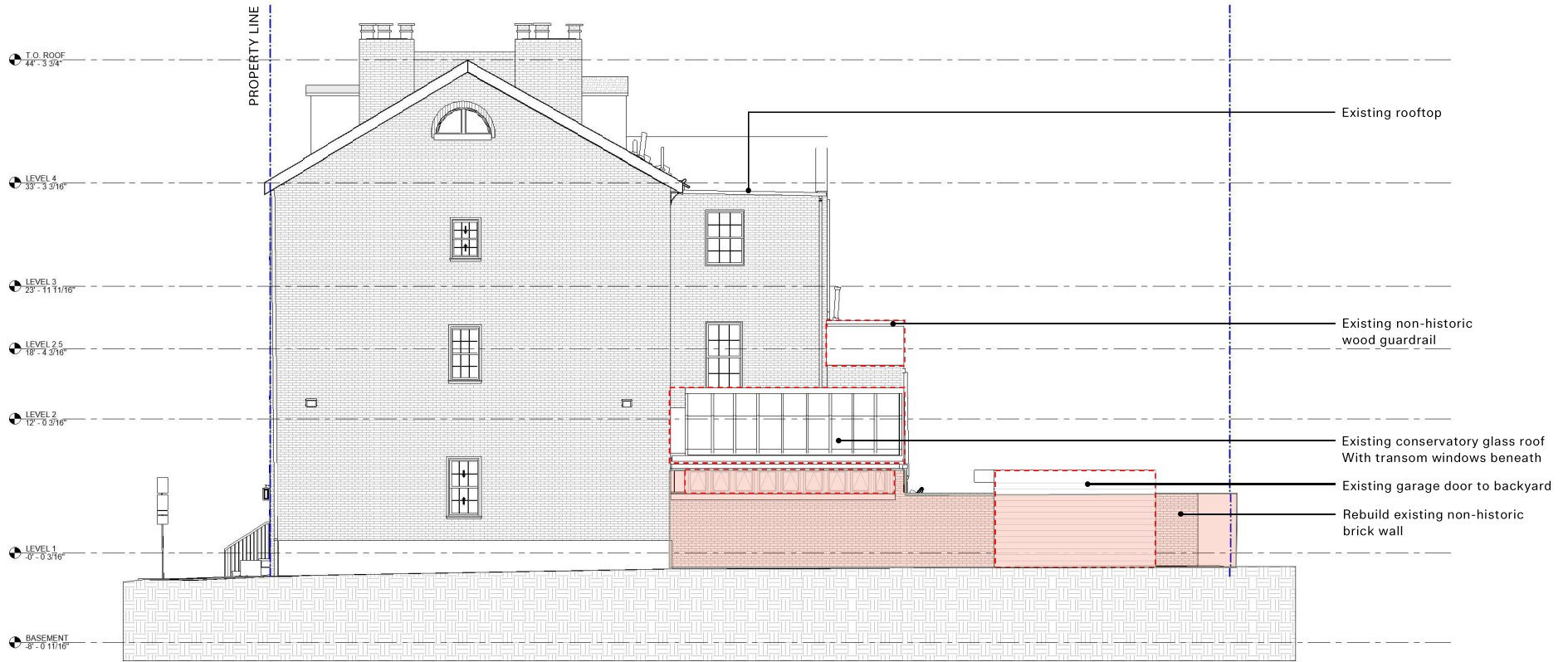
# Project Scope

## Proposed Additions



# Project Scope

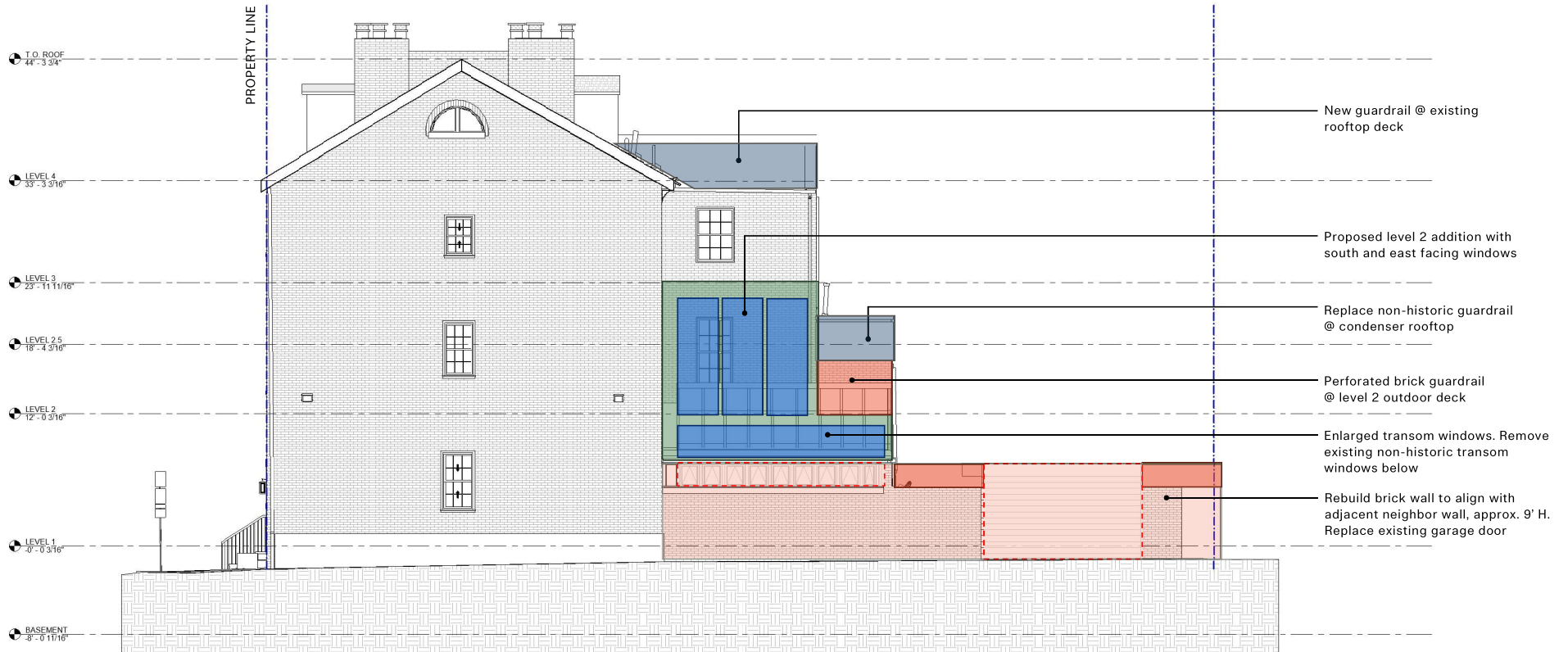
## Existing Conditions



EXISTING SOUTH ELEVATION FACING STAMPER STREET

# Project Scope

## Proposed Additions

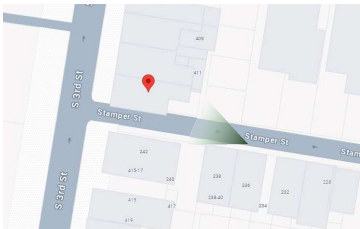


PROPOSED SOUTH ELEVATION FACING STAMPER STREET

# 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



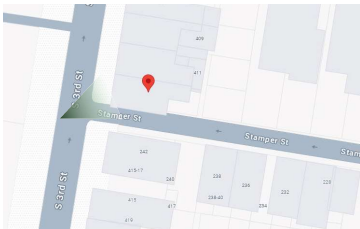
# Project Scope

## 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

