

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.

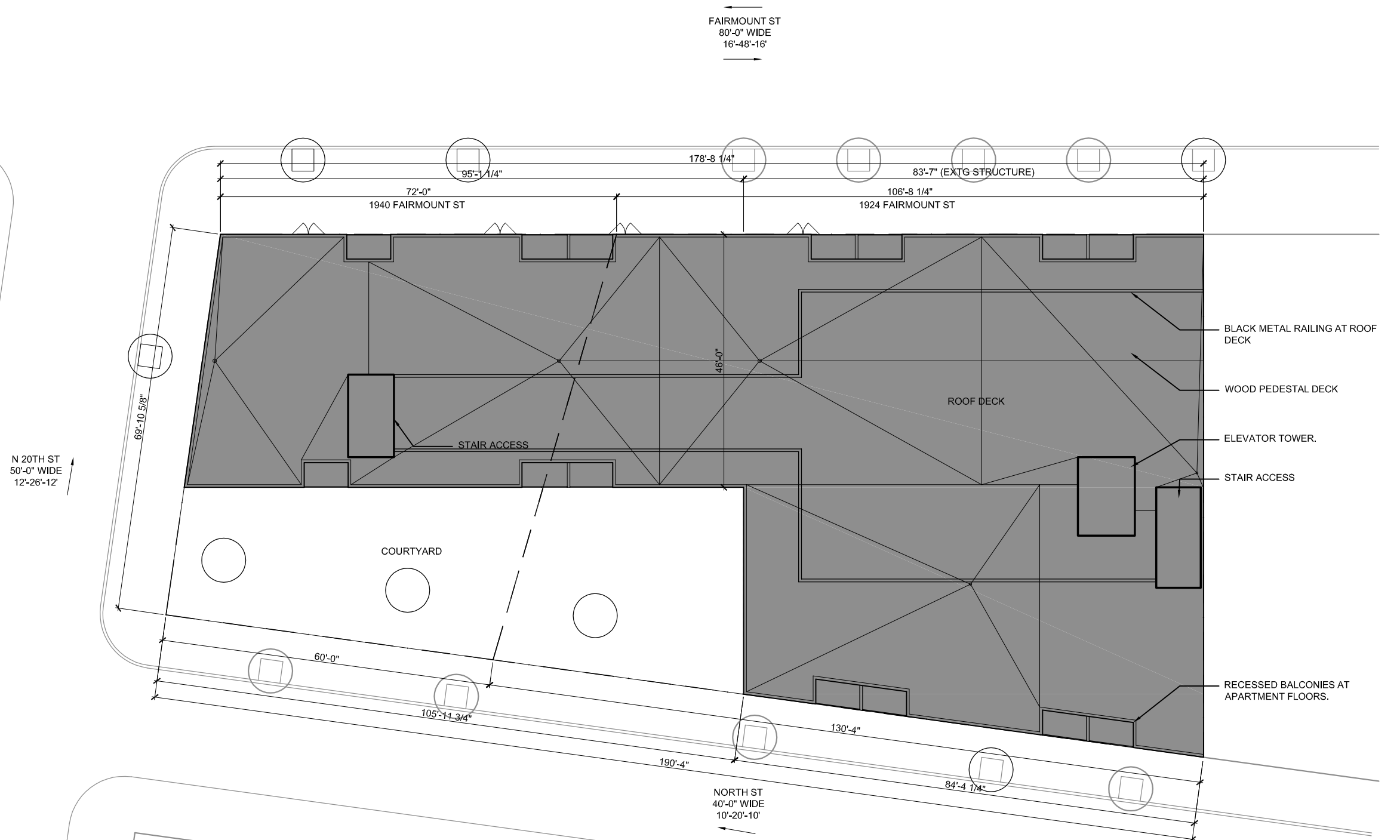
Please note that the current building permit submission will be for a unity of use. At a later date, a lot consolidation plan will be submitted. An early submission for site work will be submitted once zoning is approved, under permit number SP-2025-001391. The building permit will be submitted under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

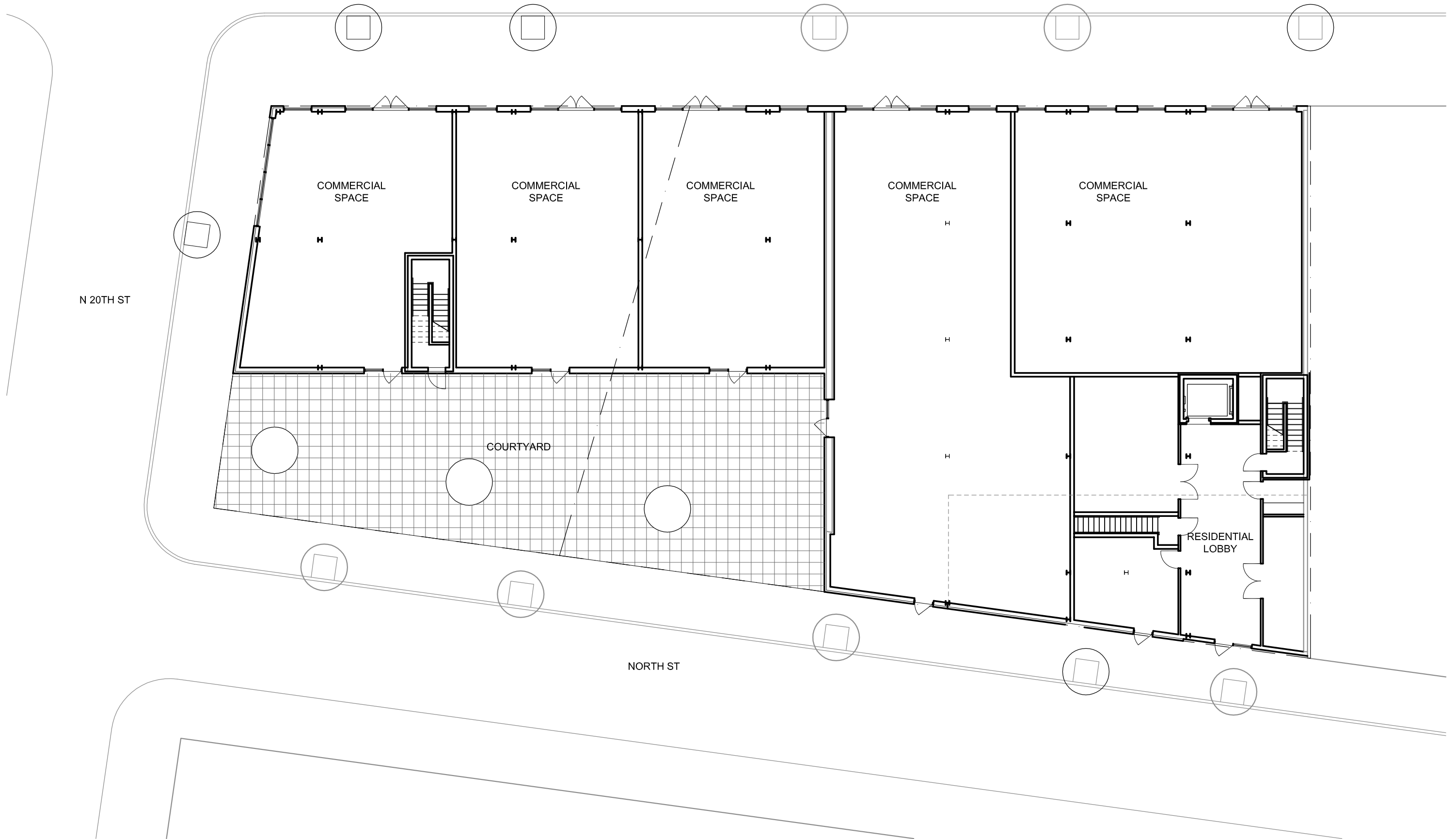
All photos were taken October 28<sup>th</sup>, 2025.

Thank you.

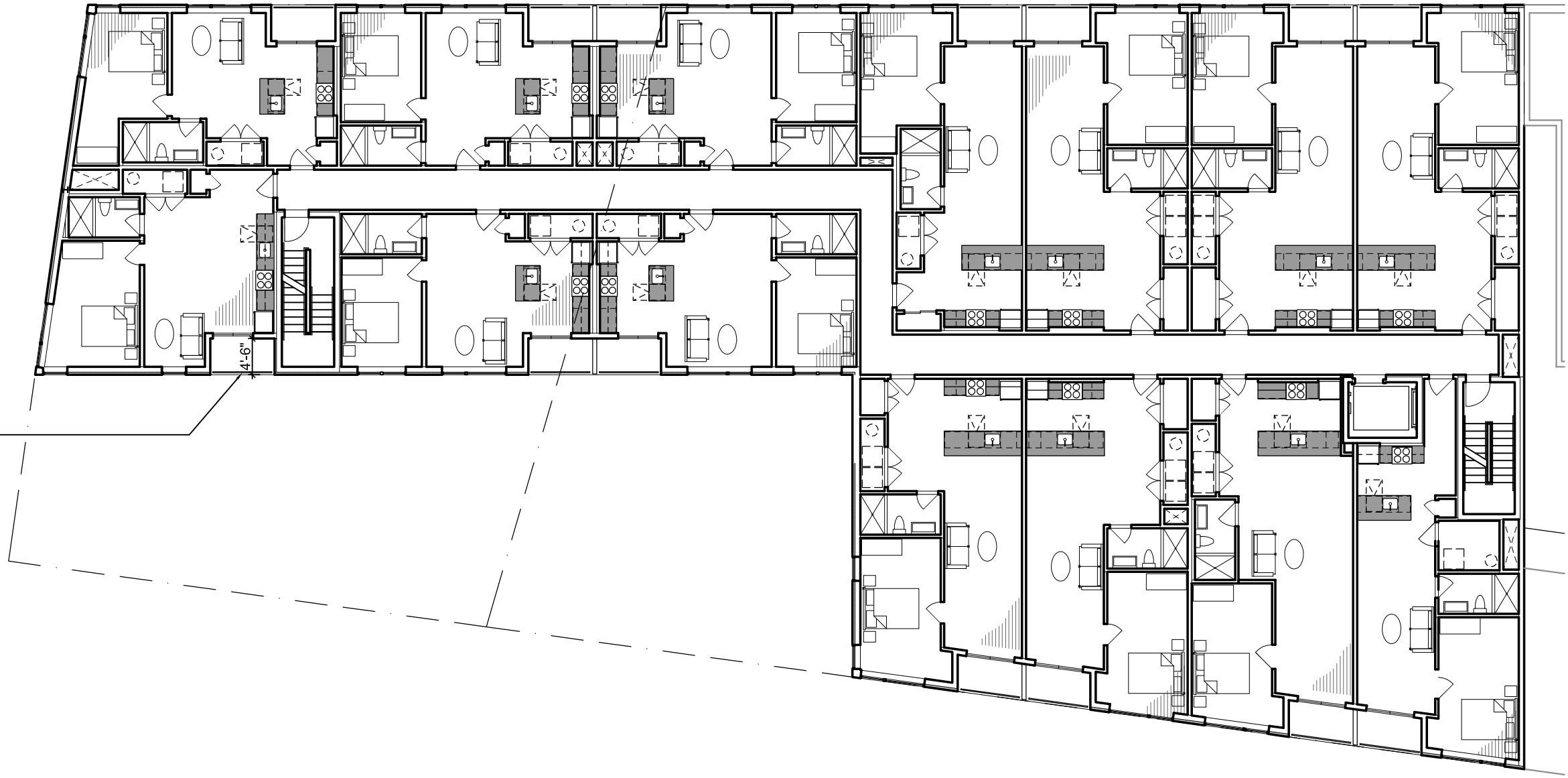


David Whipple, AIA





BLACK METAL RAILLING AT  
RECESSED BALCONY.







ELEVATOR TOWER.

STAIR TOWER.

BLACK METAL RAILING AT ROOF DECK

STAIR TOWER.

BLACK METAL RAILING AT RECESSED BALCONY.

38'-0"

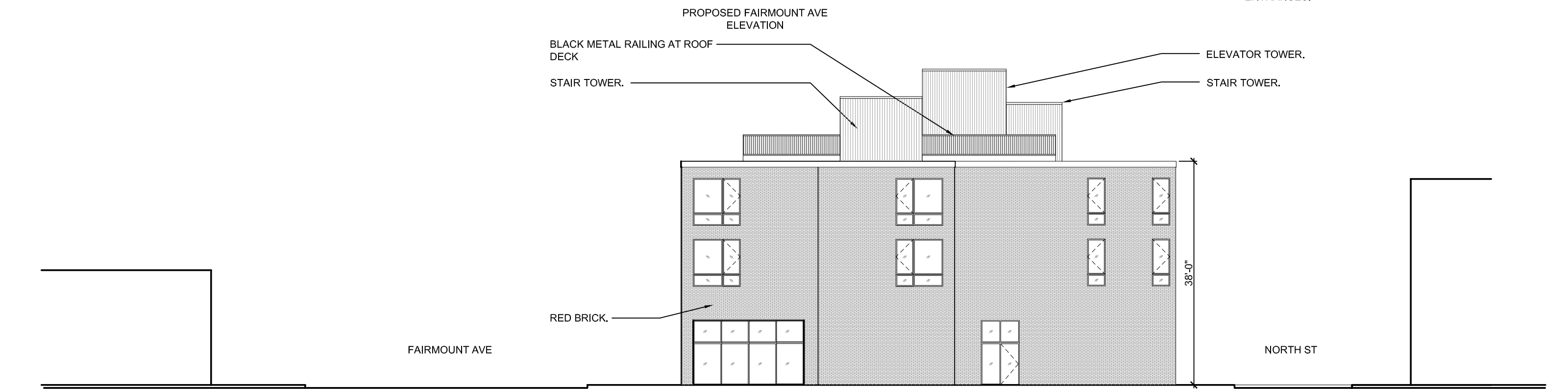
CEMENT BOARD SIDING.

RED BRICK.

N 20TH ST

BRICK REVEAL.

COMMERCIAL STOREFRONT ENTRANCES.



PROPOSED FAIRMOUNT AVE ELEVATION

BLACK METAL RAILING AT ROOF DECK

STAIR TOWER.

ELEVATOR TOWER.

STAIR TOWER.

RED BRICK.

FAIRMOUNT AVE

38'-0"

NORTH ST

PROPOSED N 20TH 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



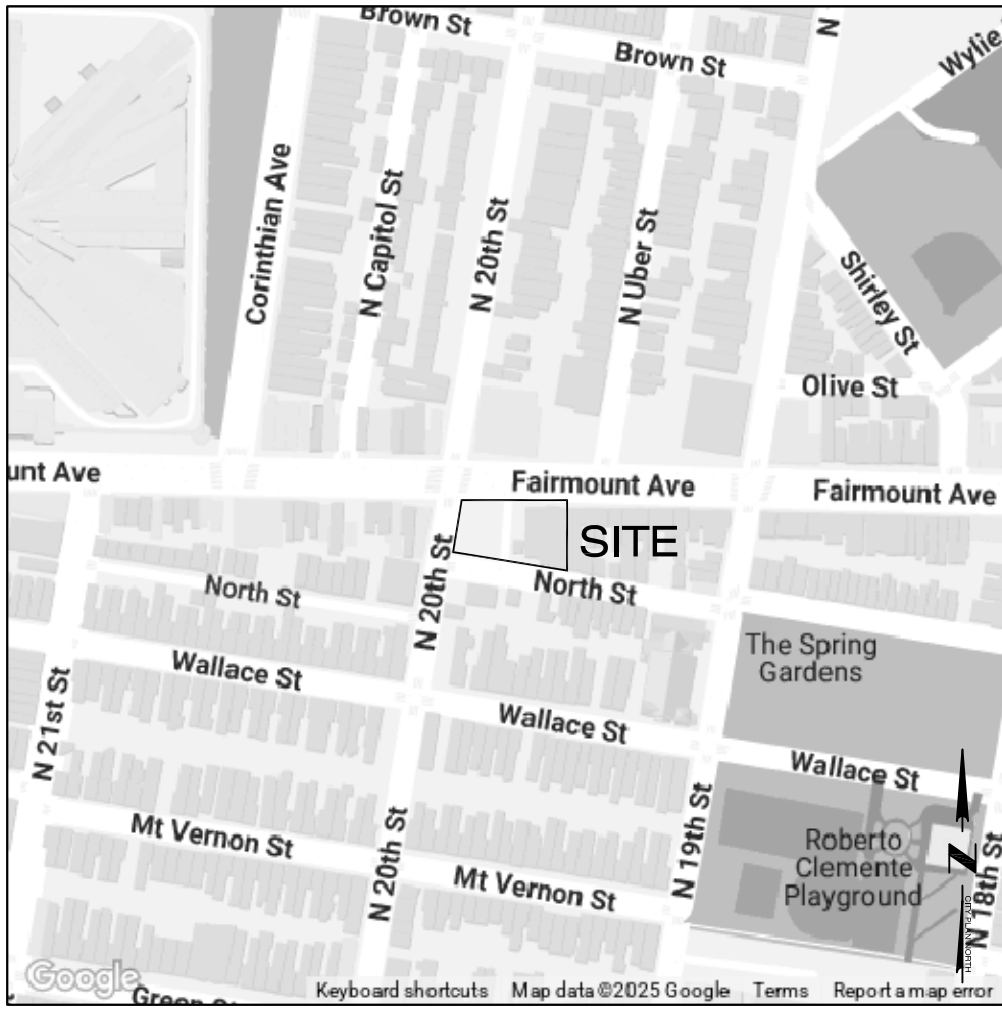
FILE: P:\PROJECTS\1924-40 E Fairmount Ave Survey\1924-40 E Fairmount Ave Survey.dwg | PLOTTED: Thursday, October 9, 2025, 11:14 AM | PLOTTED BY: JTH |

CMX-2 NEIGHBORHOOD COMMERCIAL MIXED-USE-2 ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	Required
Min. Occupied Area (% of lot)	Intermediate: 75% Corner: 80%
YARDS	
Min. Side Yard Width, each	5' if used
Min. Rear Yard Depth	the greater of 9' or 10% of lot depth
HEIGHT	
Max. Height	38'

LEGEND

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



LOCATION MAP SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED:	September 10, 2025
SERIAL NUMBER:	20252530965
COMPANY:	COMCAST
ADDRESS:	1104 CORNERSTONE BLVD DOWNINGTOWN, PA 19335
CONTACT:	JOHN CEDRICK SALVATERRA
EMAIL:	johncedrick.salvaterra@comcast.com
PHONE:	4267-271-9781
COMPANY:	PECO AN EXELON COMPANY CO USOC
ADDRESS:	450 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406
CONTACT:	NIKOLA SHUPINS
EMAIL:	nikolashupins@usocinc.com
PHONE:	484-681-5720
COMPANY:	PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS:	1101 MARKET ST 2ND FLOOR DEPPERSON TOWER PHILADELPHIA, PA 19111
CONTACT:	ERIC POMERT
EMAIL:	eric.pomert@phila.gov
PHONE:	215-685-6353
COMPANY:	PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS:	4501 G STREET PHILADELPHIA, PA 19120
CONTACT:	NICHOLAS KULP
EMAIL:	Nicholas.Kulp@phila.gov
PHONE:	215-351-3735
COMPANY:	PHILADELPHIA GAS WORKS
ADDRESS:	5000 SUMMERDALE AVE PHILADELPHIA, PA 19120
CONTACT:	JAMES CUMMINGS
EMAIL:	James.cummings@pgworks.com
PHONE:	215-684-4415
COMPANY:	VICINITY ENERGY
ADDRESS:	2600 CHRISTIAN ST PHILADELPHIA, PA 19146
CONTACT:	ERIO ELZEY
EMAIL:	erio.elzey@vicinityenergy.com
PHONE:	267-250-5846
COMPANY:	VERIZON BUSINESS FORMERLY MCI
ADDRESS:	7000 WESTON PKWY CARY, NC 27513
CONTACT:	VICTOR WOOD
EMAIL:	victor.wood@verizon.com
PHONE:	919-414-2782

NOTES

- Boundary and Location Information is based on a field survey performed by Ruggiero Plante Land Design on September 18, 2025.
- Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
- 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 or oversights but more precise values.
- The elevations for this plan are based on City Plan Datum. The benchmark is a mag nail set in the walkway at the intersection of 20th Street and North Street having an elevation of 83.52', as shown hereon.
- The bearings shown hereon are referenced from a "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.
- FEMA FIRI map #42075701830 map revised January 17, 2007 designates the site as Zone X, areas designated to be outside the 0.2 % annual floodplain.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- The property is identified as within the (CMX-2) Neighborhood Commercial Mixed-Use-2 Zoning District and is within the (VD) Fifth District Overlay District [14-529] and (NIS) Narcotics Injection Sites Overlay District [14-540].
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- This survey does not address the presence or absence of freshwater wetlands.

SOURCE OF TITLE

1924 Fairmount Avenue  
Deed between Margaret M. Reilly, 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 46026248.

1940 Fairmount Avenue  
Deed between Margaret M. Reilly, 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.

PLAN REFERENCES

- "ARCHITECT'S PLAN" made for Standard Oil Company of Pennsylvania by Frederick L. Thorpe, Jr., Surveyor & Regulator of the 3rd Survey District Of Philadelphia, dated May 22, 1946.
- "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.

OWNER OF RECORD

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




NOTE: PENNSYLVANIA ACT 287 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.

REVISIONS			

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



**Ruggiero Plante Land Design**  
5900 Ridge Avenue Philadelphia, PA 19128  
phone 215.508.3900 fax 215.508.3900 www.ruggieroplantedesign.com

Plan Date:  
October 9, 2025

Scale: 1" = 20'-0"  
[20'] 10' 0 [20']

Sheet Title:  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
Sheet 1 of 1



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

10/13/2025