

ADDRESS: 2224 AND 2226 W TIOGA ST

Proposal: Construct rear addition, restoration of historic façades.

Review Requested: Review In Concept

Owner: Wise Holding Group, LLC

Applicant: Matthew Masterpasqua, Mass Architecture Studio

History: 1898.

Individual Designation: March 19, 2019.

District Designation: None.

Staff Contact: Theodore.Maust@phila.gov

BACKGROUND:

This in-concept application proposes constructing a three-story addition at the rear of 2224 and 2226 W Tioga St, the Conkling-Armstrong Houses. The development of the site to create twelve apartments will enable the restoration of the elaborate front and side facades of the historic twin buildings, which have sat vacant for several years.

In 2021 and 2023, PHC staff reviewed and approved a make-safe application which required the interior demolition of the building so that it could be shored up. The third-floor mansard roof and dormers on the rear ell were demolished with the condition that they be reconstructed. This proposal includes that reconstruction work in concept. The applicants have also submitted a thorough masonry restoration plan which could be reviewed at the staff level.

The application also proposes the creation of basement egress in the historic structures by creating wells and lengthening existing basement windows on the side elevations.

The proposed addition would be face Estaugh St but be set back from the street across a small parking lot. The proposed addition would also be visible from 23rd St and minimally visible from W Tioga St.

SCOPE OF WORK:

- Construct three-story addition at rear of property.
- Restore historic structure.
- Create basement egress.

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 proposed addition would read as a separate building to the Conkling-Armstrong houses and not negatively impact the view of the resource from W Tioga St.
 - The building is taller than neighboring buildings on Estaugh St, but does not overwhelm the historic resources.
 - The proposed addition is compatible in material with the historic building and surrounding context, with its masonry construction and architectural detailing including a cornice, water table, and sills and lintels around window openings.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

- An application for final approval will need to include details about how the proposed addition intersects with the historic houses. Given the heavily-altered rear wall, however, this intersection may be done in a way which is largely reversible.

STAFF RECOMMENDATION: Approval in-concept, pursuant to Standards 9 and 10.



Figure 1: View of side elevation of 2224 W Tioga St.



Figure 2: View of side elevation of 2226 W Tioga St.



Figure 3: View of subject properties from intersection of 23rd St and Estaugh St.



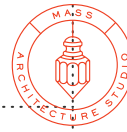
Figure 4: Rear view of subject properties.

PROJECT:

2224-26 W TIOGA ST

Philadelphia Historic Commission

MATT MASTERPASQUA, RA • PRINCIPAL
215.399.0400 • MATT@MASSARCHSTUDIO.COM



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D

December 1st, 2025
Historical Commission of Philadelphia
1515 Arch St 13th Floor
Philadelphia PA 19102

To Whom it May Concern,

Please see enclosed proposal for the renovation and addition to two existing three story, single family masonry structures located at 2224 and 2226 W Tioga St, Philadelphia PA 19140 . Having sat vacant and unmaintained for a time, the structure has been damaged by water infiltration and sub-surface issues. The building was recently stabilized and made safe with new wood framed floors and interior bearing walls, and exterior temporary bracing. New work will include the full renovation of the front portion of the structure, repair of the front facade, the addition of a rear portion of the first floor, and the replacement of all windows and doors. Plans will also propose the fit out of the previously unfinished basement and will require the installation of various egress wells. Windows at such locations will be extended in depth to provide an egress-compliant window unit. Twelve dwelling units per house are being proposed on the basement through the third floor. Ownership is fully held by Wise Holding Group, LLC.

Enclosed documents propose for Architectural Committee Approval for the repair of the front and side facades to their original state, and the addition/renovation work as indicated on enclosed plans. The facades will be repaired and replaced as indicated in the enclosed masonry preservation report/ drawings. The front porches will be rebuilt and the front/ side windows will be replaced, conforming to the original aesthetic of the building. New materials for the rear addition will be selected to match with adjacent buildings and will preserve the character and scale of the context.

Thank you for your consideration.
Sincerely

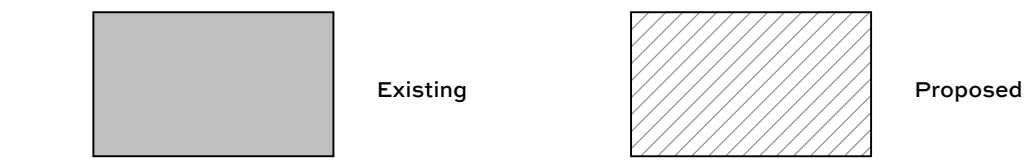
Matthew Masterpasqua, RA

PROJECT SUMMARY: 2224-26 W Tioga St

For the renovation of an existing 4-story residential structure, and a new 3-story horizontal addition.
Proposed building to contain 12 apartments. Off street parking accessed from W Estaugh St.

| | | |
|-----------------------|-----------------------------------|---|
| Zoning: RSA-3/RSA-5 | Lot Area: 940.100 SF (0.021 Acre) | Use: *Multi-Family |
| DIMENSIONAL STANDARDS | | |
| | REQUIRED/ALLOWED | PROPOSED - 2224 W Tioga |
| Use | Single Family | Multi-Family (12 Units) |
| Lot Area | 6750.00 SF, 6750.00 SF | 6750.00 SF (No Change) |
| Open Area | 3375.00 SF (50%) Min. | 3548.00 SF (52.6%) |
| Building Area | 3375.00 SF (50%) Max. | 3202.00 SF (47.4%) |
| Rear Yard | 20'-0" Min. | 41'-11" |
| Front Yard | 8'-0" Min. | 8'-0" |
| Height | 38' Max. | 43'-0" (Existing Building) 38'-0" (Addition) |
| Parking | 1 Space Per Unit Min. | *3 |

Phasing legend



SITE EXCAVATION

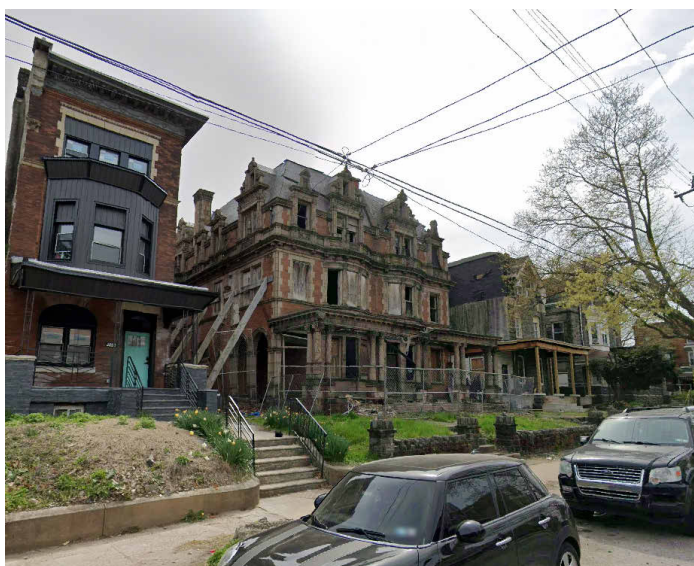
PA One call system must be notified minimum of 72 hours prior to beginning excavation.

It is the sole responsibility of the General Contractor to contact PA One Call, and Special Inspections engineer(s) prior to, during and upon completion of all excavation and foundation activities.

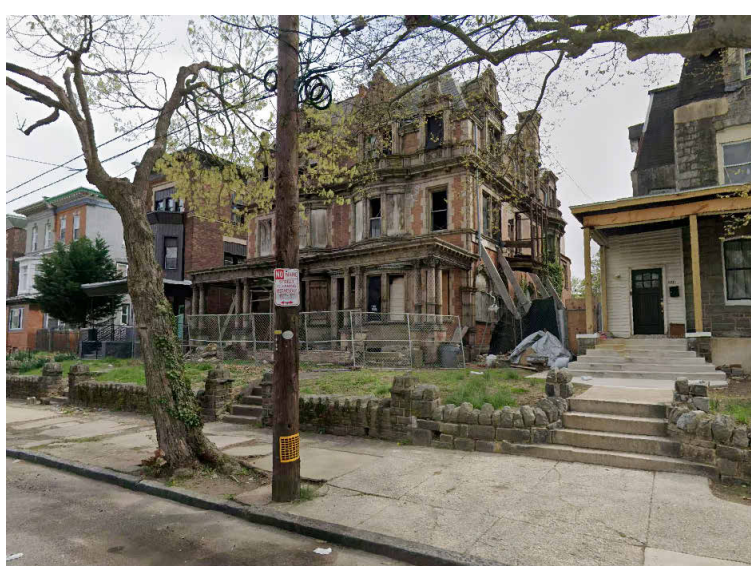
CONTACT: 811 / 1800 242 1776

HISTORIC DRAWING INDEX

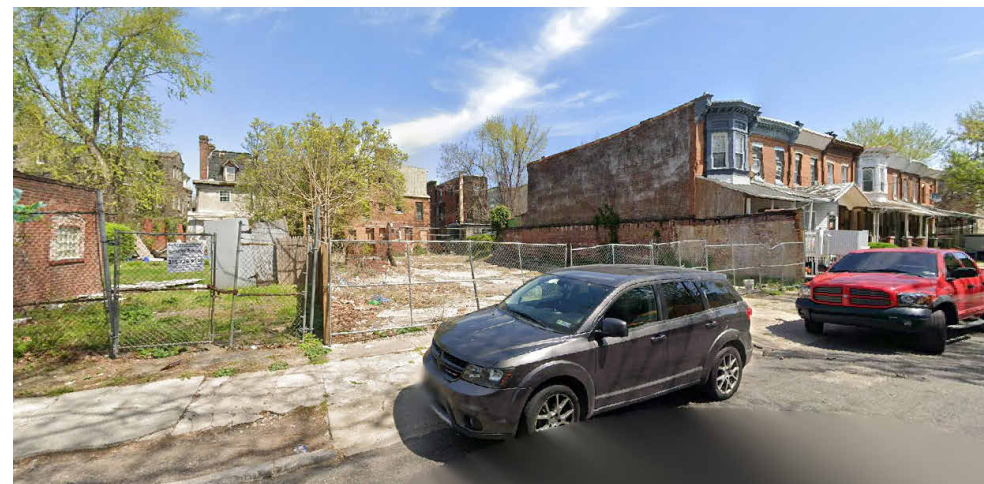
| # | NAME |
|------|------------------------|
| H100 | Site Plan |
| H101 | Sight Line Study |
| H102 | Floor Plans |
| H103 | Demolition Plans |
| H104 | Unit Plans |
| H105 | Elevations |
| H106 | Window Types |
| H107 | Historic Photographs |
| H108 | Contextual Photographs |
| H109 | Renderings |



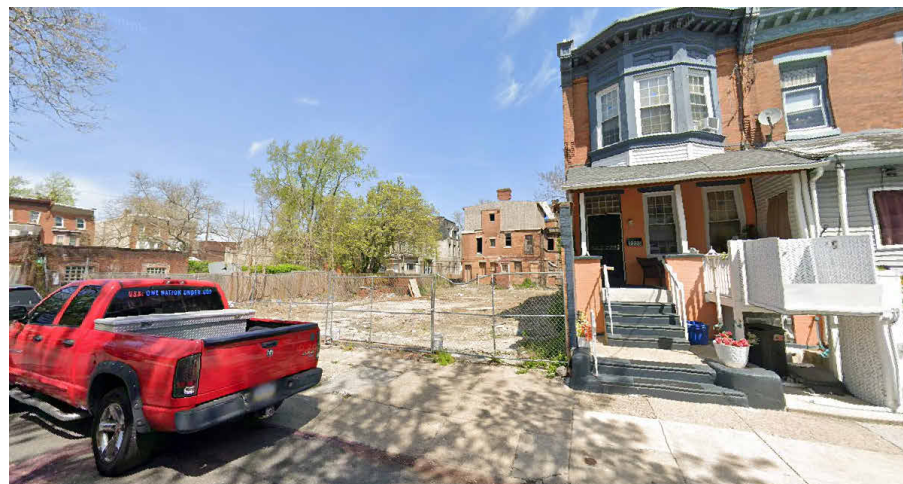
View from W Tioga St | Sept, 2025



View from W Tioga St | Sept, 2025

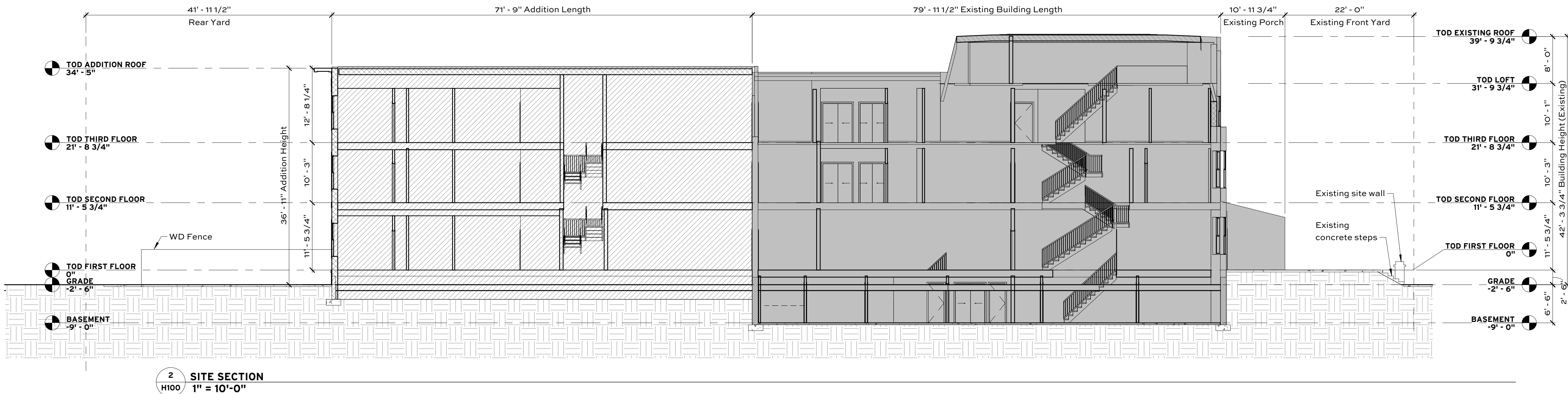
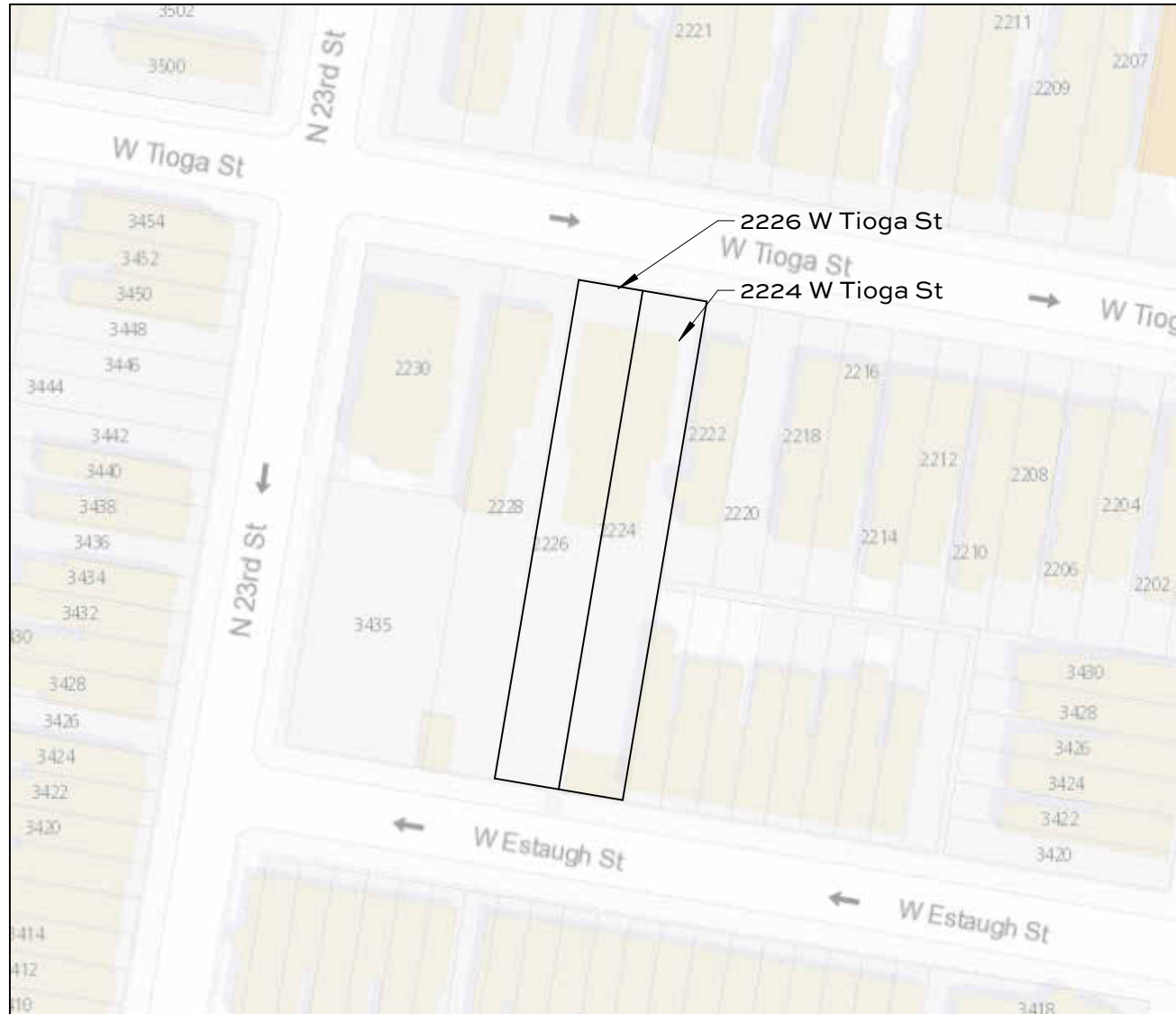


View from W Estaugh St | Sept, 2025

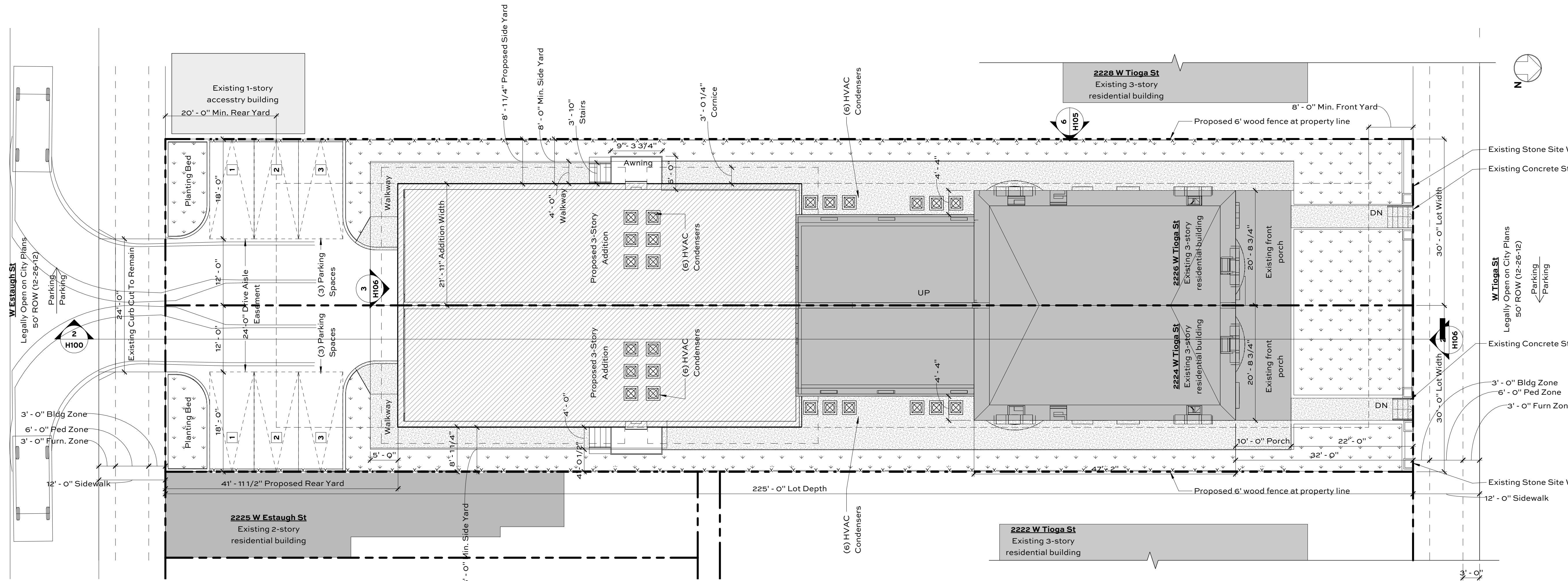


View from W Estaugh St | Sept, 2025

LOCATION MAP



2 SITE SECTION
1" = 10'-0"



1 SITE PLAN 01
1" = 10'-0"

TITLE

H100:
Site Plan

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

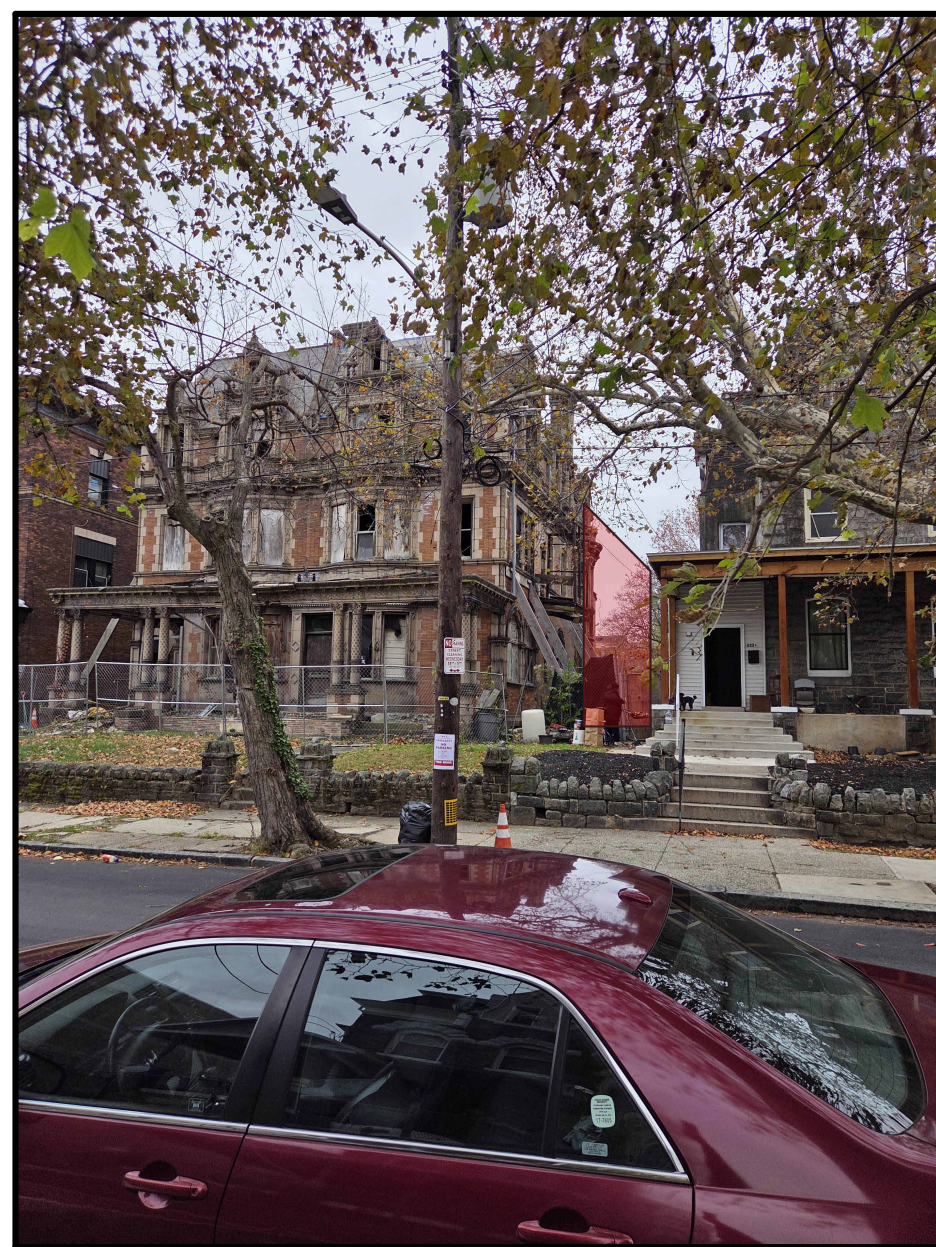
ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA

No. Description Date
H1 Historic Presentation 11/25/2025



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D



View 1 | W Tioga St | Nov, 2025

View From W Tioga St:
The side elevations of the new addition will be visible at an oblique angle down the side yards between the adjacent properties



View 3 | W Estaugh St | Nov, 2025

View From W Estaugh St:
The main will be fully visible from W Estaugh St, east and west elevation will receive oblique views in between properties.



View 2 | N 23rd St | Nov, 2025

View From N 23rd St:
The side elevation will be partially visible from N 23rd st. Fences, vines, shrubs and trees will obscure most of the visible area of the facade. If further development takes place on adjacent properties, this side elevation will be concealed from view partially or completely.



1 | H101 | Site Line Study | Scale: 1" = 30'

Three principal views will be available of the new addition - from W Tioga St, N 23rd St, and W Estaugh St.

TITLE

H101: Sight Line Study

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D

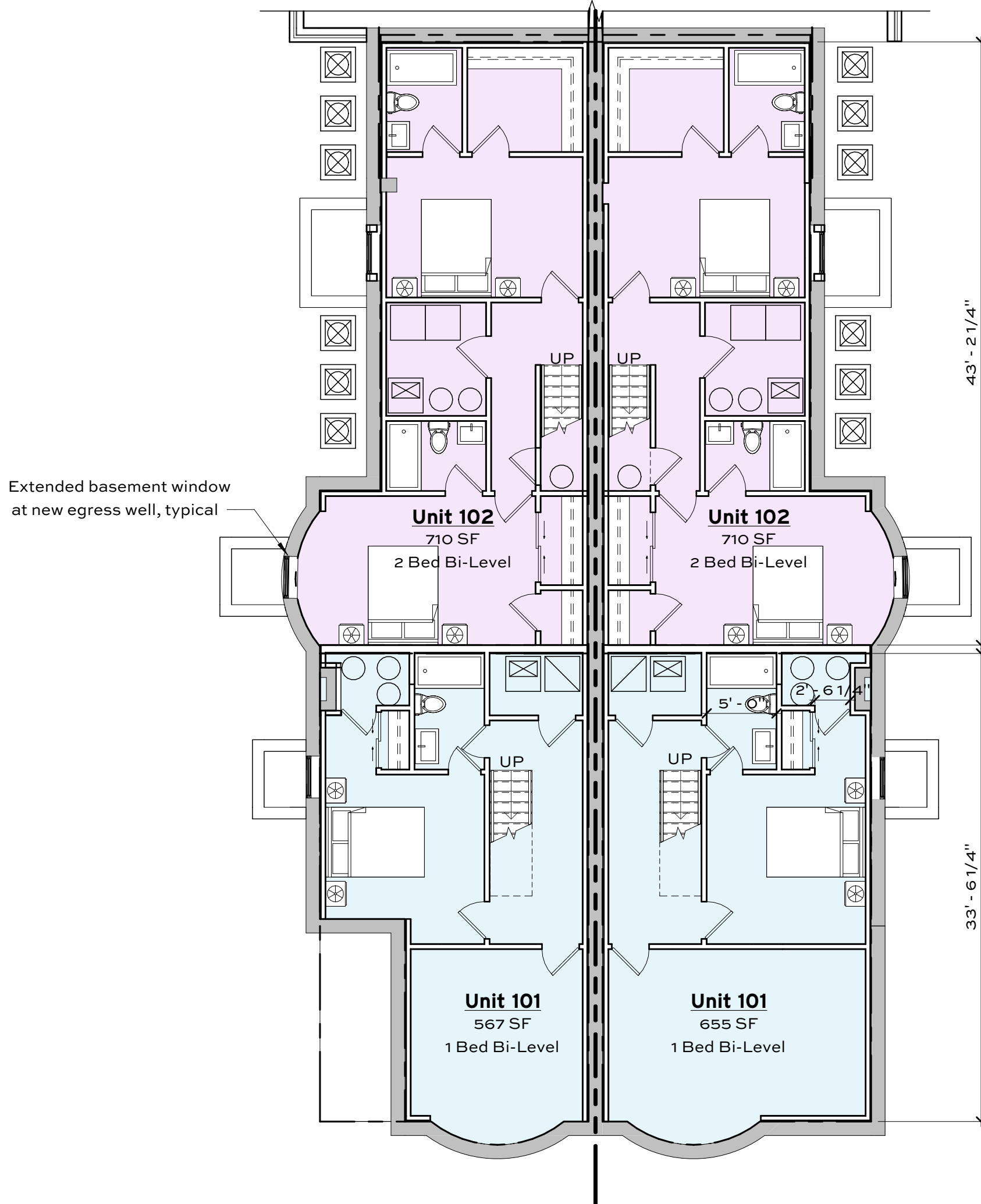
| No. | Description | Date |
|-----|-----------------------|------------|
| H1 | Historic Presentation | 11/25/2025 |

2224 UNIT TABLE

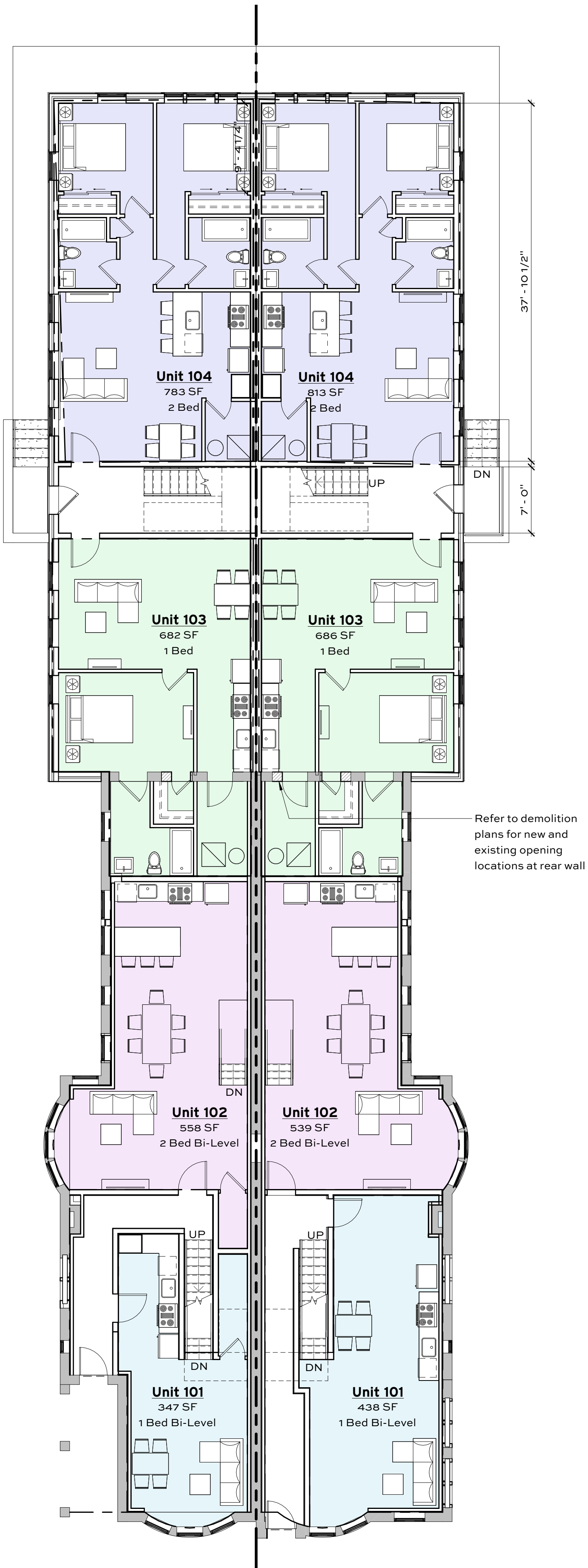
| Level | Bedrooms | AREA |
|--------------|----------------|---------|
| 101 | | |
| FIRST FLOOR | 1 Bed Bi-Level | 347 SF |
| BASEMENT | 1 Bed Bi-Level | 567 SF |
| | | 914 SF |
| 102 | | |
| FIRST FLOOR | 2 Bed Bi-Level | 558 SF |
| BASEMENT | 2 Bed Bi-Level | 710 SF |
| | | 1268 SF |
| 103 | | |
| FIRST FLOOR | 1 Bed | 682 SF |
| | | 682 SF |
| 104 | | |
| FIRST FLOOR | 2 Bed | 783 SF |
| | | 783 SF |
| 201 | | |
| SECOND FLOOR | 1 Bed | 514 SF |
| | | 514 SF |
| 202 | | |
| SECOND FLOOR | 1 Bed | 545 SF |
| | | 545 SF |
| 203 | | |
| SECOND FLOOR | 1 Bed | 707 SF |
| | | 707 SF |
| 204 | | |
| SECOND FLOOR | 2 Bed | 826 SF |
| | | 826 SF |
| 301 | | |
| THIRD FLOOR | 1 Bed | 549 SF |
| LOFT | Mezzanine Loft | 95 SF |
| | | 643 SF |
| 302 | | |
| THIRD FLOOR | 1 Bed | 547 SF |
| | | 547 SF |
| 303 | | |
| THIRD FLOOR | 1 Bed | 699 SF |
| | | 699 SF |
| 304 | | |
| THIRD FLOOR | 2 Bed | 826 SF |
| | | 826 SF |

2226 UNIT TABLE

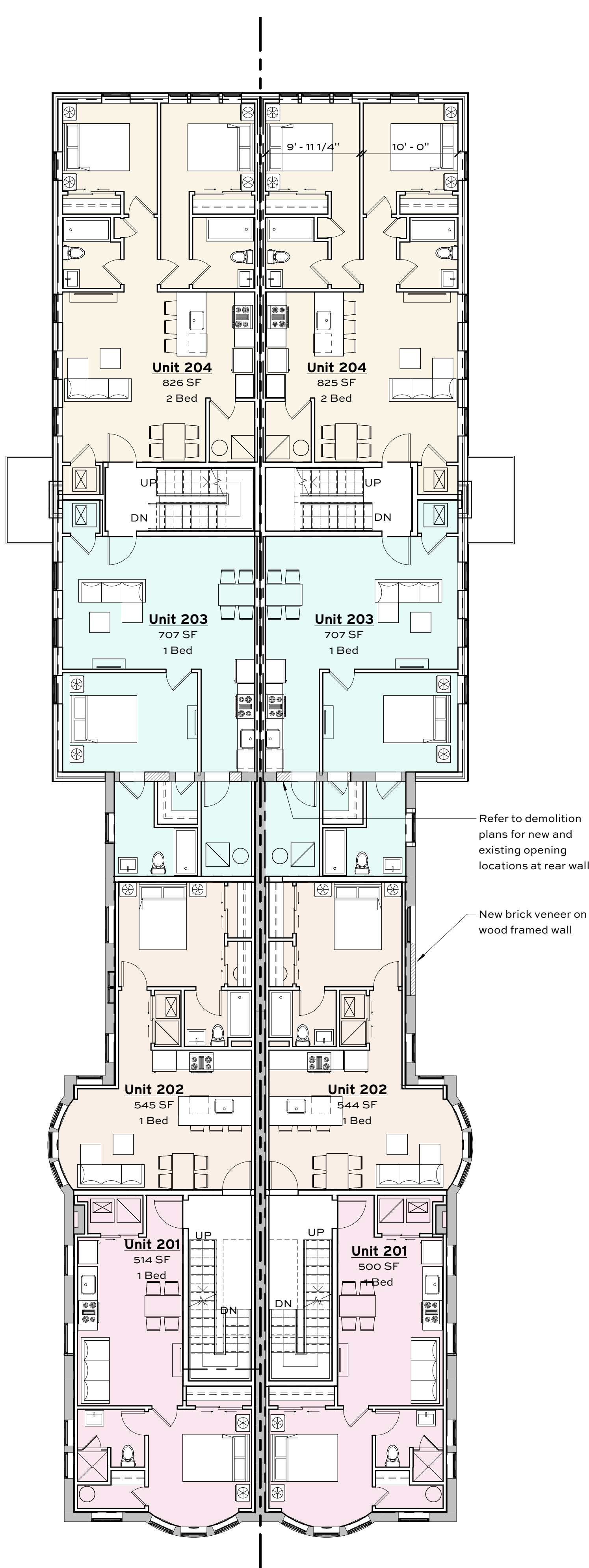
| Level | Bedrooms | AREA |
|--------------|----------------|---------|
| 101 | | |
| FIRST FLOOR | 1 Bed Bi-Level | 438 SF |
| BASEMENT | 1 Bed Bi-Level | 655 SF |
| | | 1093 SF |
| 102 | | |
| FIRST FLOOR | 2 Bed Bi-Level | 539 SF |
| BASEMENT | 2 Bed Bi-Level | 710 SF |
| | | 1249 SF |
| 103 | | |
| FIRST FLOOR | 1 Bed | 686 SF |
| | | 686 SF |
| 104 | | |
| FIRST FLOOR | 2 Bed | 813 SF |
| | | 813 SF |
| 201 | | |
| SECOND FLOOR | 1 Bed | 500 SF |
| | | 500 SF |
| 202 | | |
| SECOND FLOOR | 1 Bed | 544 SF |
| | | 544 SF |
| 203 | | |
| SECOND FLOOR | 1 Bed | 707 SF |
| | | 707 SF |
| 204 | | |
| SECOND FLOOR | 2 Bed | 825 SF |
| | | 825 SF |
| 301 | | |
| THIRD FLOOR | 1 Bed | 578 SF |
| LOFT | Mezzanine Loft | 94 SF |
| | | 671 SF |
| 302 | | |
| THIRD FLOOR | 1 Bed | 547 SF |
| | | 547 SF |
| 303 | | |
| THIRD FLOOR | 1 Bed | 700 SF |
| | | 700 SF |
| 304 | | |
| THIRD FLOOR | 2 Bed | 826 SF |
| | | 826 SF |



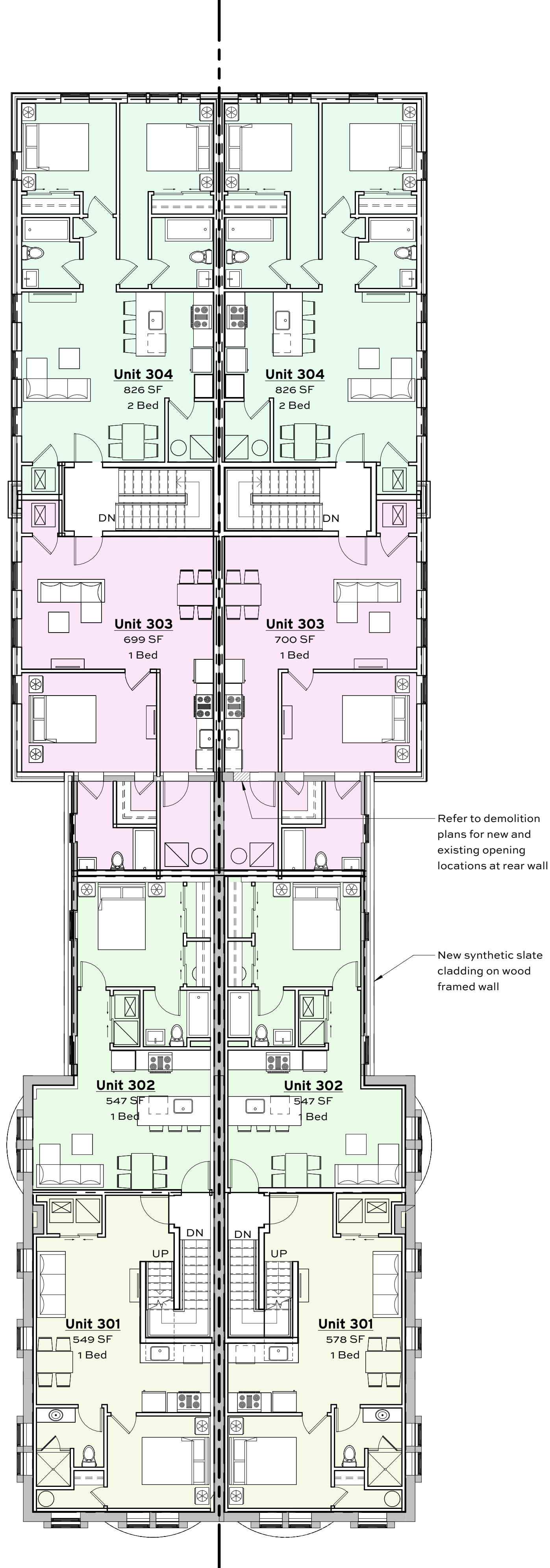
1 BASEMENT PLAN
1/8" = 1'-0"



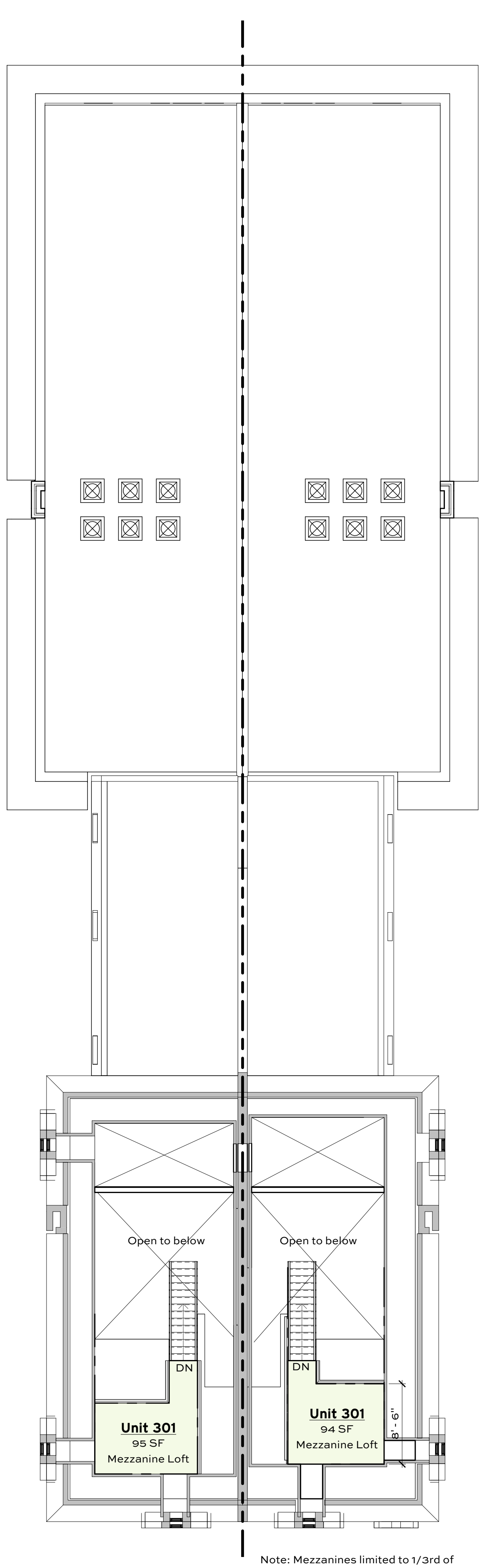
2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"



4 THIRD FLOOR PLAN
1/8" = 1'-0"



6 FOURTH FLOOR PLAN
1/8" = 1'-0"

TITLE

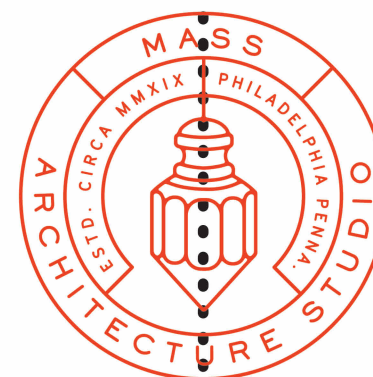
H102:
Floor Plans

PROJECT

ARMSTRONG-CONKLING HOUSE

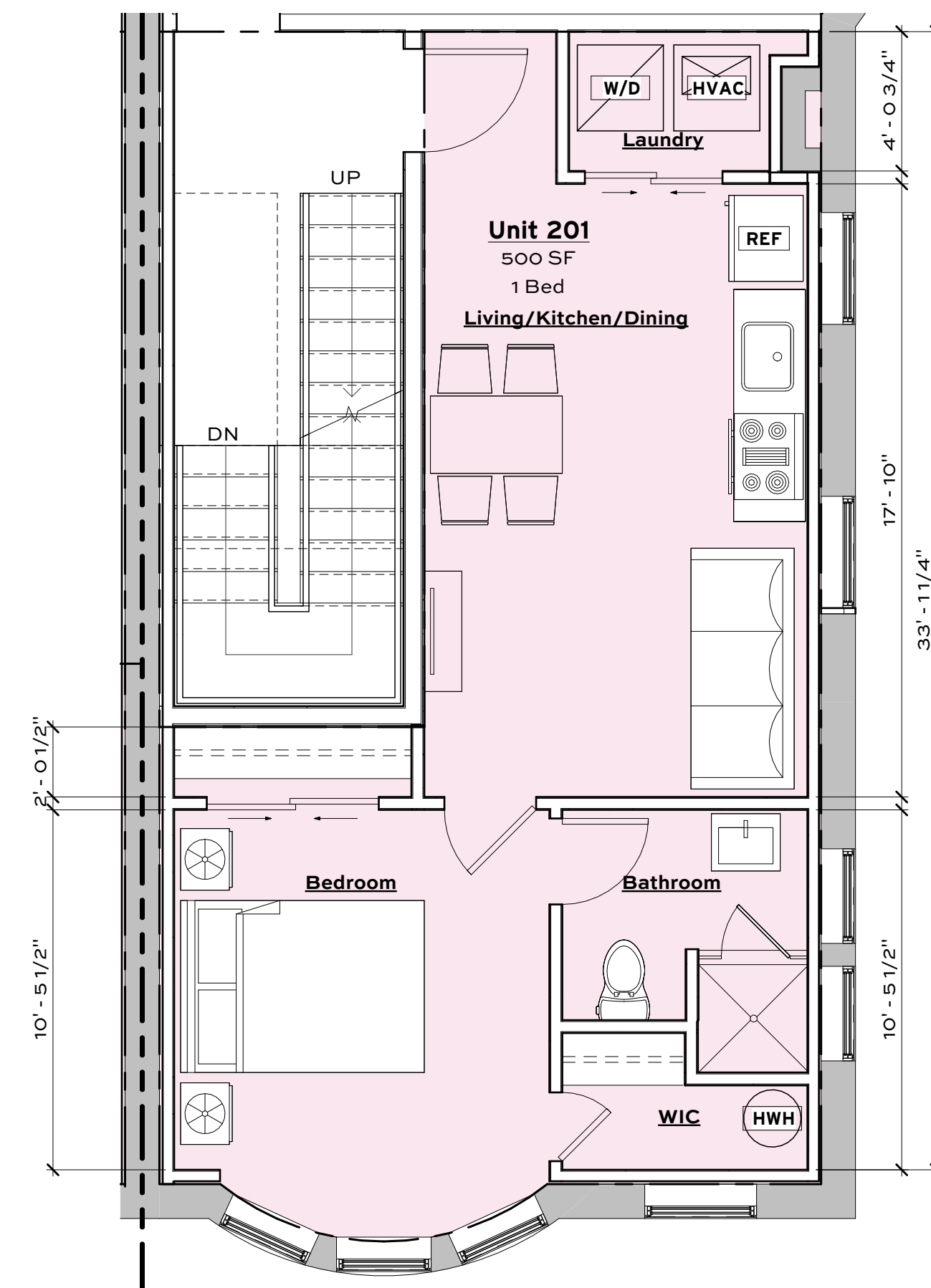
2224-26 W Tioga St Philadelphia, PA

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

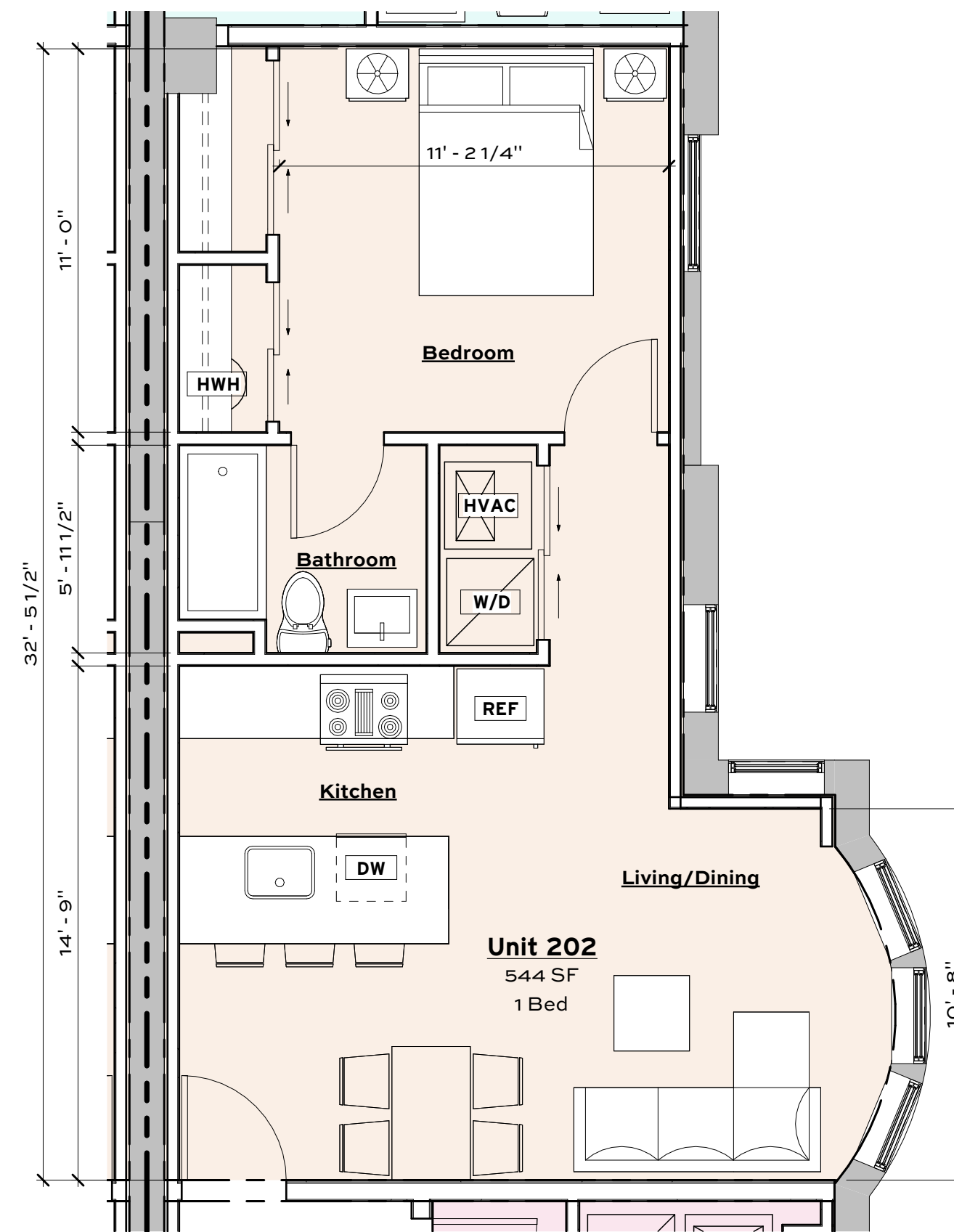


THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D

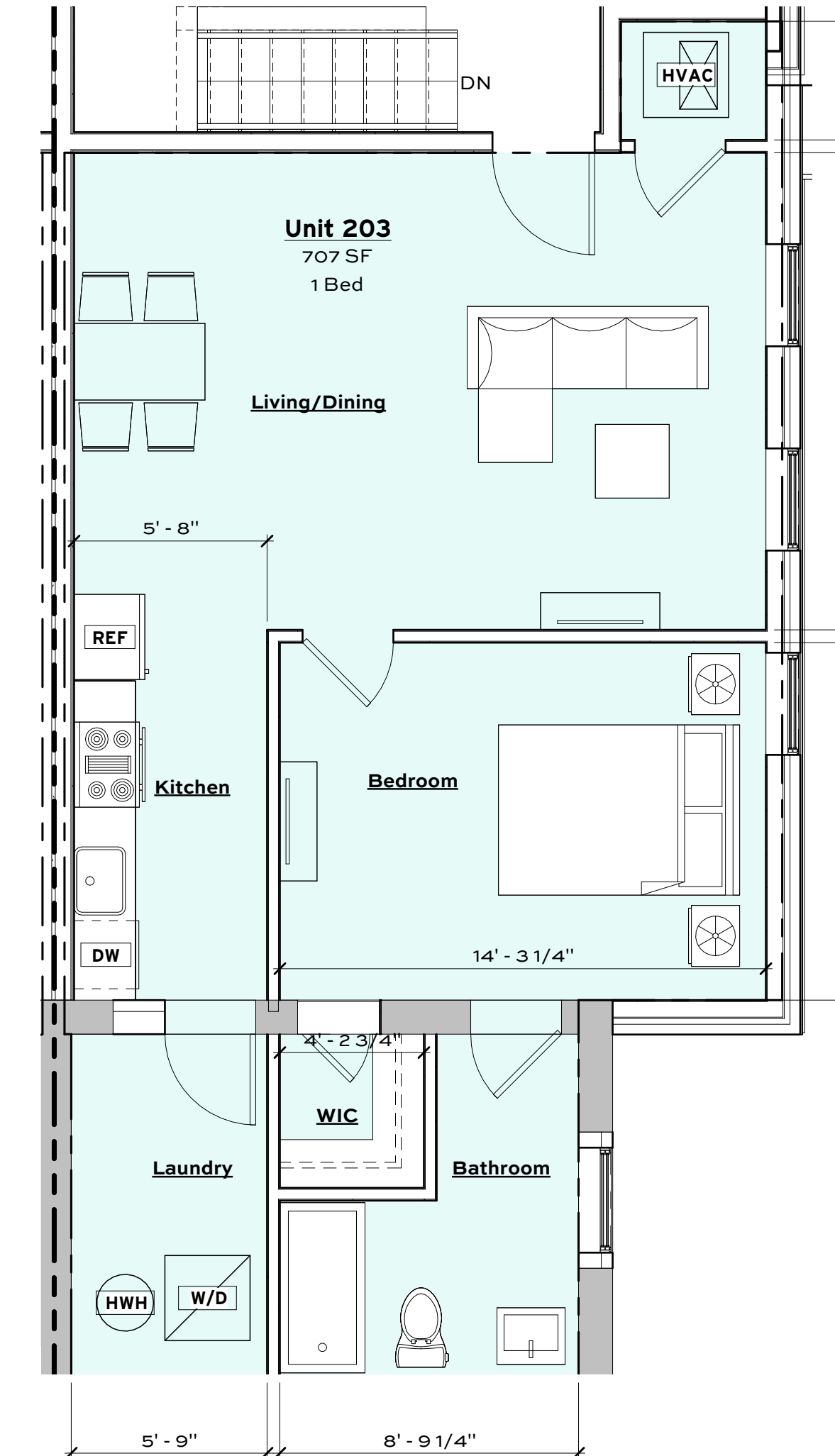
No. Description Date
H1 Historic Presentation 11/25/2025



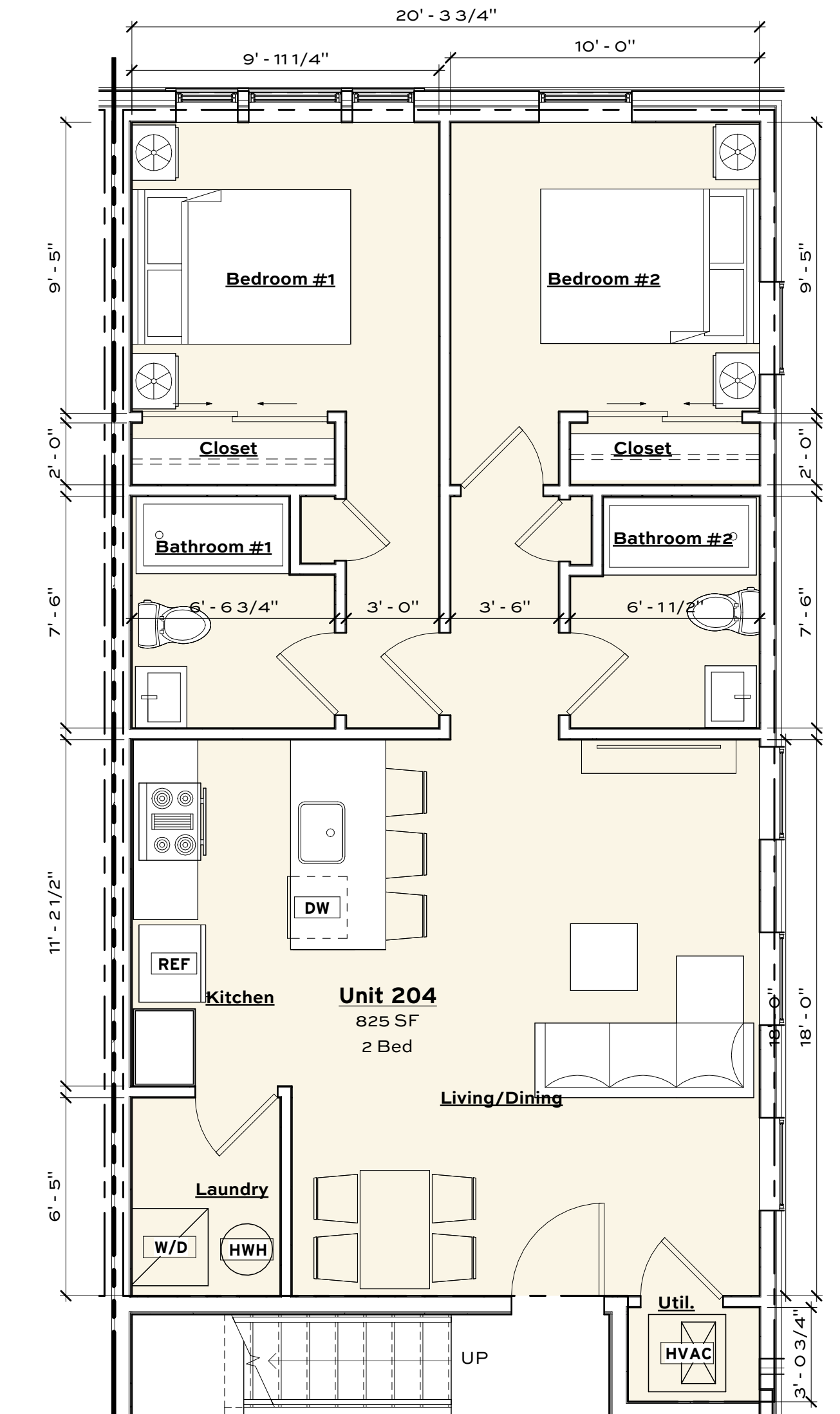
1 UNIT TYPE 1R
H104 1/4" = 1'-0"



2 UNIT TYPE 2R
H104 1/4" = 1'-0"



3 UNIT TYPE 3R
H104 1/4" = 1'-0"



4 UNIT TYPE 4R
H104 1/4" = 1'-0"

TITLE

H104: Unit Plans

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D

| No. | Description | Date |
|-----|-----------------------|------------|
| H1 | Historic Presentation | 11/25/2025 |

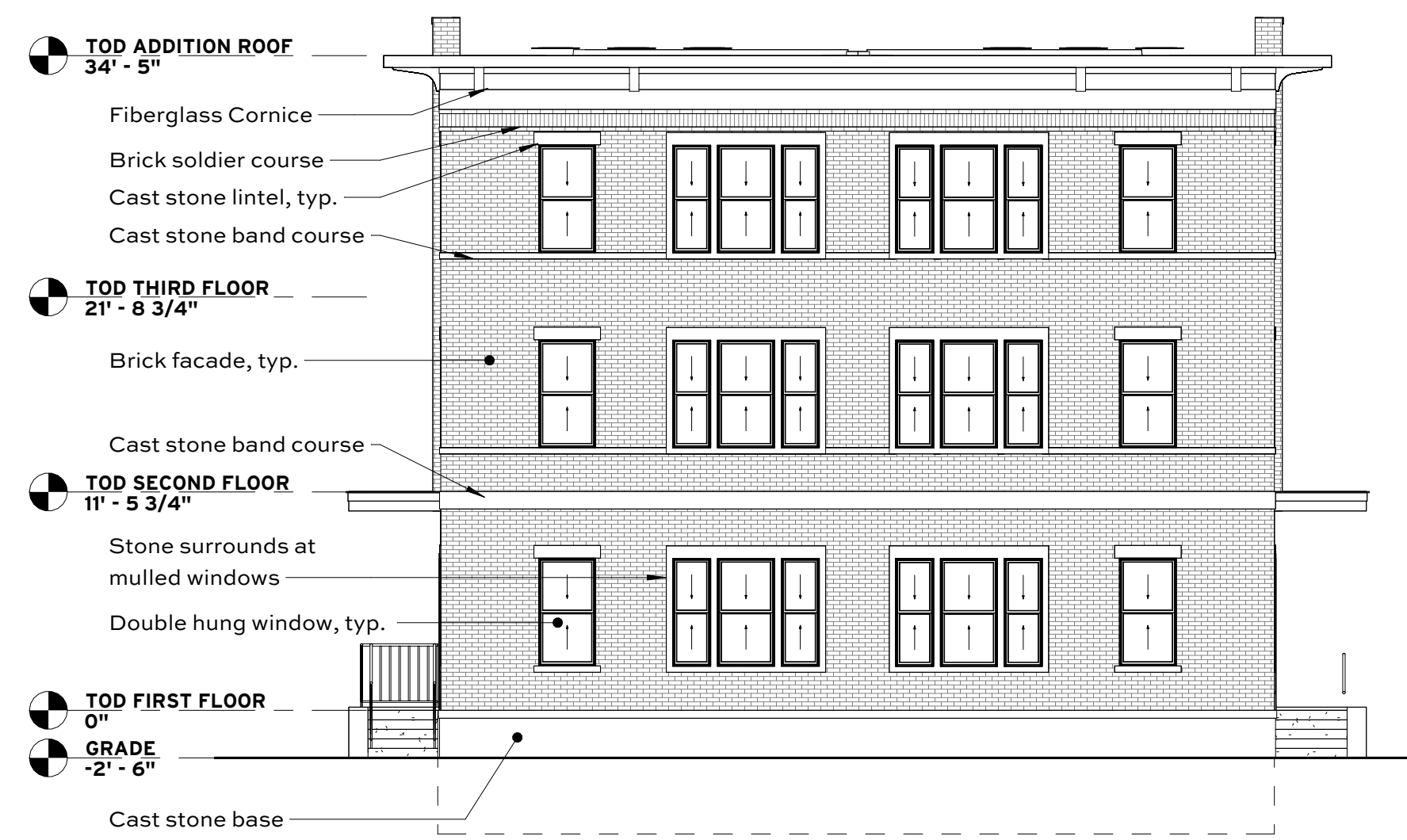
Existing historic facade of 2224-2226 Tioga to be preserved and restored. Refer to preservation architect's drawings for restoration details. Existing brick, terra cotta and slate roof shingle to be restored in kind.



4 SCHEMATIC FRONT ELEVATION
H105 1/8" = 1'-0"



2 SCHEMATIC WEST ELEVATION
H105 1/8" = 1'-0"



1 SCHEMATIC REAR ELEVATION
H105 1/8" = 1'-0"



6 SCHEMATIC EAST ELEVATION
H105 1/8" = 1'-0"

TITLE

H105: Elevations

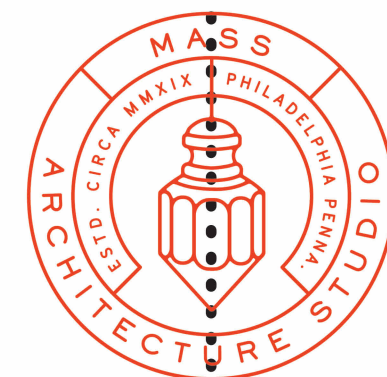
MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA

| No. | Description | Date |
|-----|-----------------------|------------|
| H1 | Historic Presentation | 11/25/2025 |



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D



1 WINDOW ELEVATION - EAST
3/16" = 1'-0"

| REPLACEMENT WINDOW SCHEDULE | | | |
|-----------------------------|-------------------|----------|---------|
| # | TYPE | WIDTH | HEIGHT |
| 1 | Double Hung | 16" | 32" |
| 2 | Double Hung | 24" | 52" |
| 3 | Double Hung | 29" | 62" |
| 4 | Double Hung | 32" | 52" |
| 5 | Double Hung | 33" | 76" |
| 6 | Double Hung | 36" | 69" |
| 7 | Double Hung | 37" | 59" |
| 8 | Double Hung | 37" | 59" |
| 9 | Double Hung | 37" | 72" |
| 10 | Double Hung | 39" | 74" |
| 11 | Double Hung | 47" | 72" |
| 12 | Casement - Brick | 20" | 38" |
| 13 | Casement - Brick | 21" | 34" |
| 14 | Arch Window - S-2 | 107 1/4" | 87 1/2" |
| 15 | Fixed - Brick | 24" | 24" |
| 16 | Fixed - Brick | 36" | 24" |

| NEW WINDOW SCHEDULE | | | |
|---------------------|-------------|-------|--------|
| # | TYPE | WIDTH | HEIGHT |
| 15 | Double Hung | 24" | 66" |
| 16 | Double Hung | 36" | 69" |

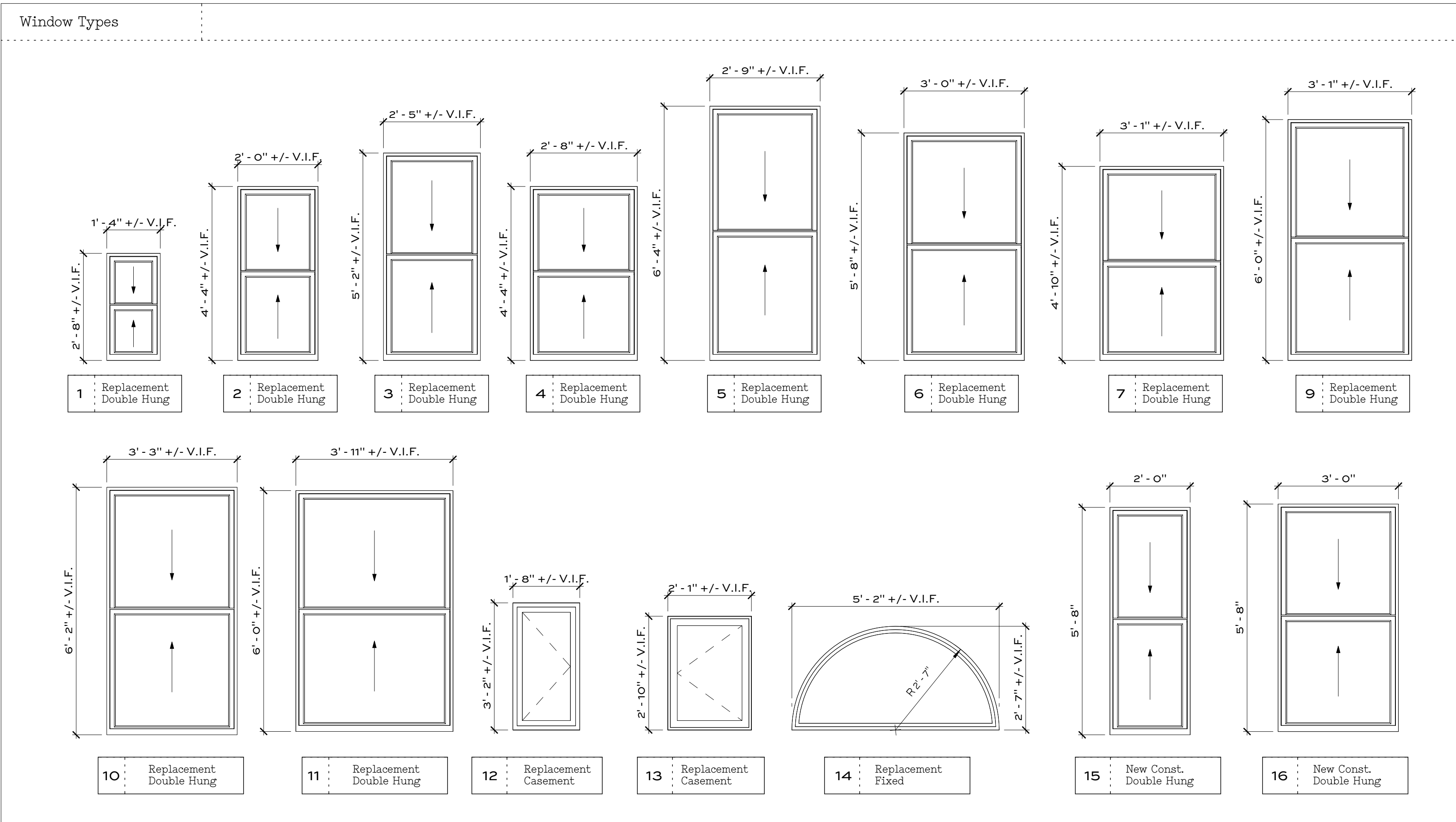
| EXTERIOR DOOR SCHEDULE | | | |
|------------------------|----------------------|-------|-------------------------------|
| # | STYLE | COUNT | REMARKS |
| E1 | Exterior Half Lite | 2 | Replacement Door |
| E2 | Swing - Single Glass | 2 | New Exterior Door at Addition |

Note: Window and door dimensions are shown to masonry openings. GC to verify all window and door openings in field.



2 WINDOW ELEVATION - NORTH
3/16" = 1'-0"

3 WINDOW ELEVATION - SOUTH
3/16" = 1'-0"



TITLE
H106:
Window Types

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA

No. Description Date
H1 Historic Presentation 11/25/2025



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D



Figure A Conkling-Armstrong House Circa 1899

The house in its original, inhabited condition is used to guide the restoration and window replacements



Figure B Conkling-Armstrong House, 2018

The house at the time of its Historical Nomination shows the degradation of the property and loss of almost all of the original windows.

Photo credit: A. Lambert

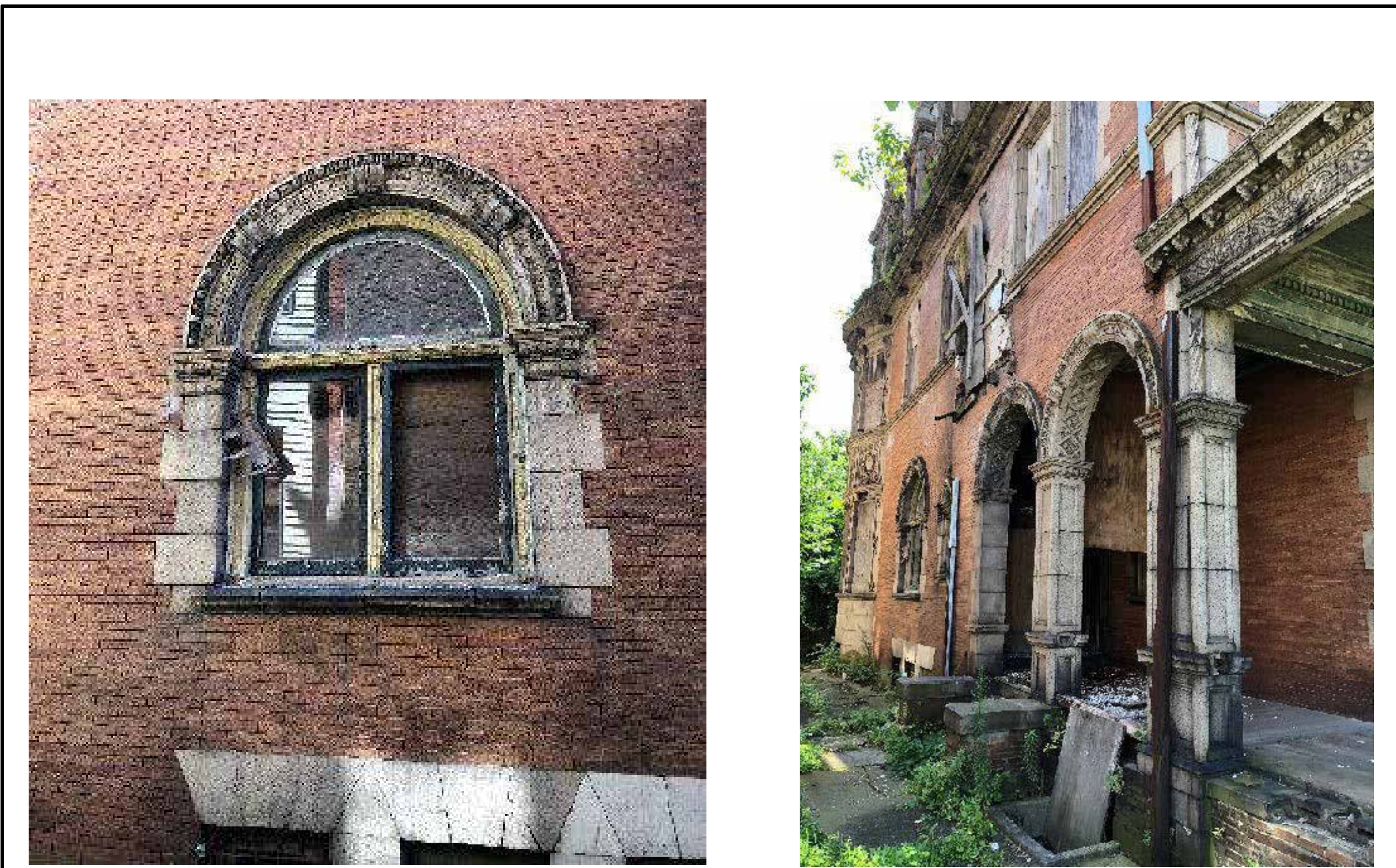


Figure D Conkling-Armstrong House, 2018

Detail photographs of the side facade show that some windows were fixed/casement style openings, though the typical window was a one over one double hung window.

Photo credit: C. Weisdock



Figure C Conkling-Armstrong House, Sept. 2025

The current condition of the house displays further deterioration including loss of the porch roof and floor, loss of certain terra cotta components, and the growth of many plants within the masonry.

Photo credit: Mass Arch Studio

TITLE

**H107:
Historic Photographs**

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA

| No. | Description | Date |
|-----|-----------------------|------------|
| H1 | Historic Presentation | 11/25/2025 |



THE ORIGINAL

MASS

ARCHITECTURE
STUDIO

TRADE MARK'D



Figure A Existing homes on W Estaugh St Nov, 2025

Typical homes on W Estaugh St are characterized by blended and flashed red brick, stone window lintels, and deep cornices with corbels and frieze boards



Figure B Rhythm of W Estaugh St Nov, 2025

The rhythm of the homes on the north side of W Estaugh St contains three flat brick facades and one bay window, repeated twice.



Figure C Adjacent home on W Estaugh St Nov, 2025

The adjacent 2225 W Estaugh St features the end of the pattern, implying the next set of facades to be of flat design.



Figure D Adjacent home on W Tioga St Nov, 2025

The adjacent 2222 W Tioga St is similar in character but contains more ornamentation than those on Estaugh St. Key architectural features include horizontal stone band courses, stone surrounds at three piece windows and the outside corner condition of the same deep cornice and corbel design.



Figure E Third Floor Rear Nov, 2025

The rear portion of the third floor was enclosed with wood framing per the previously approved make-safe permit.



Figure G Third Floor Side Nov, 2025

The wood framed enclosure at the third floor covers the rear, narrower portion of the building

TITLE

H108: Contextual Photographs

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA

| No. | Description | Date |
|-----|-----------------------|------------|
| H1 | Historic Presentation | 11/25/2025 |



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D



Rendering A : View from W Tioga St

The existing Conkling-Armstrong house will undergo a full renovation to include new windows and masonry repairs according to restoration plans. Artistic representation is for illustrative purposes only.



Rendering B : View from W Estaugh St

The addition front on W Estaugh St aims to match the context as laid out throughout this presentation set. Being that the architectural style of the original Conkling-Armstrong house relies heavily on the highly ornate terra cotta pieces, replicating the design with the new addition is impracticable. Therefore, the intention of the new portion of the building is to match the character adjacent historical context.

TITLE

H109: Renderings

MASS ARCHITECTURE
LOCATED AT 2424 E YORK ST NO. 210
PHILADELPHIA PENN 191

PROJECT

ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
TRADE MARK'D

| No. | Description | Date |
|-----|-----------------------|------------|
| H1 | Historic Presentation | 11/25/2025 |