

ADDRESS: 2224 AND 2226 W TIOGA ST

Proposal: Construct rear addition

Review Requested: Review In Concept

Owner: Wise Holding Group, LLC

Applicant: Matthew Masterpasqua, Mass Architecture Studio

History: 1898; Conkling-Armstrong Houses; Edgar V. Seelers, architect

Individual Designation: 3/8/2019

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

BACKGROUND:

This in-concept application proposes constructing a three-story addition at the rear of 2224 and 2226 W. Tioga Street, the Conkling-Armstrong Houses. The development of the site to create 12 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, the Historical Commission's 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 would be reconstructed. This proposal includes that reconstruction work. The applicants have also submitted a thorough masonry restoration plan, which can 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 face Estaugh Street but be set back from the street across a small parking lot. The proposed addition would also be visible from N. 23rd Street and minimally visible from W. Tioga Street.

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 Street.
 - The building is taller than neighboring buildings on Estaugh Street but does not overwhelm any designated 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 Street.



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



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



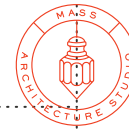
Figure 4: Rear view of subject properties.

PROJECT:

2224-26 W TIOGA ST

Philadelphia Historic Commission

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



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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

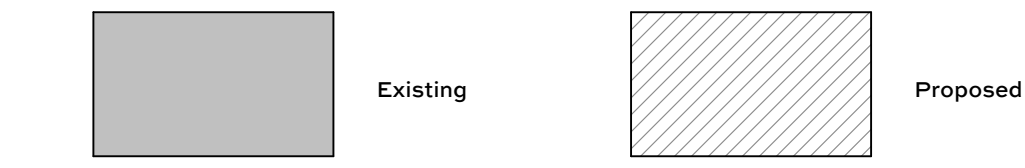
PROJECT SUMMARY: 2224-26 W Tioga St

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	PROPOSED - 2226 W Tioga
Use	Single Family	Multi-Family (12 Units)	Multi-Family (12 Units)
Lot Area	6750.00 SF, 6750.00 SF	6750.00 SF (No Change)	6750.00 SF (No Change)
Open Area	3375.00 SF (50%) Min.	3548.00 SF (52.6%)	3548.00 SF (52.6%)
Building Area	3375.00 SF (50%) Max.	3202.00 SF (47.4%)	3202.00 SF (47.4%)
Rear Yard	20'-0" Min.	41'-11"	41'-11"
Front Yard	8'-0"	8'-0"	8'-0"
Height	38' Max.	43'-0" (Existing Building) 38'-0" (Addition)	43'-0" (Existing Building) 38'-0" (Addition)
Parking	1 Space Per Unit Min.	*3	*3

*. Exemption Requested

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.

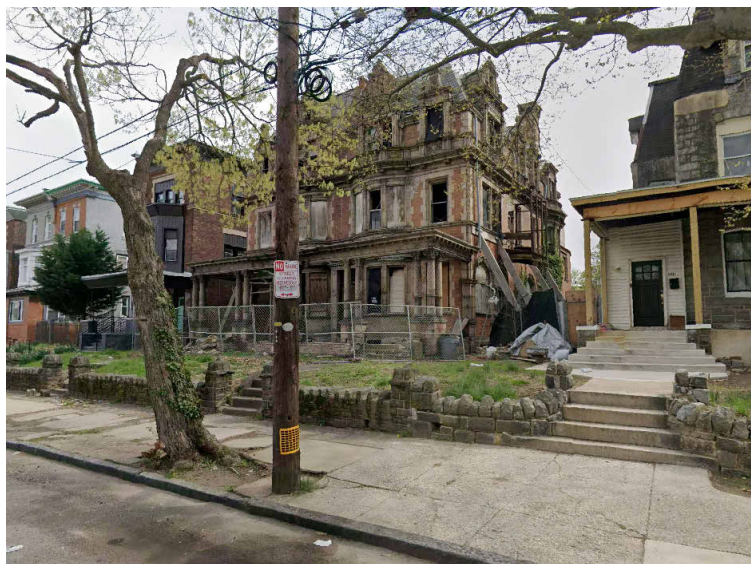
CONTACT: 811 / 1800 242 1776

HISTORIC DRAWING INDEX

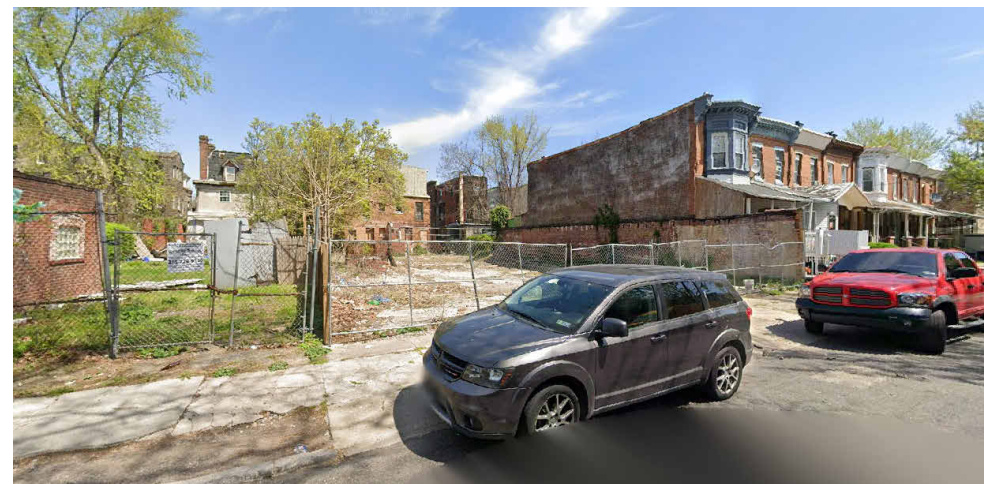
#	NAME
H100	Site Plan
H101	Sight Line Study
H102	Floor Plans
H103	Demolition Plans
H104	Unit Plans
H105	Elevations
H106	Window Types
H107	Historic Photographs
H108	Contextual Photographs
H109	Renderings



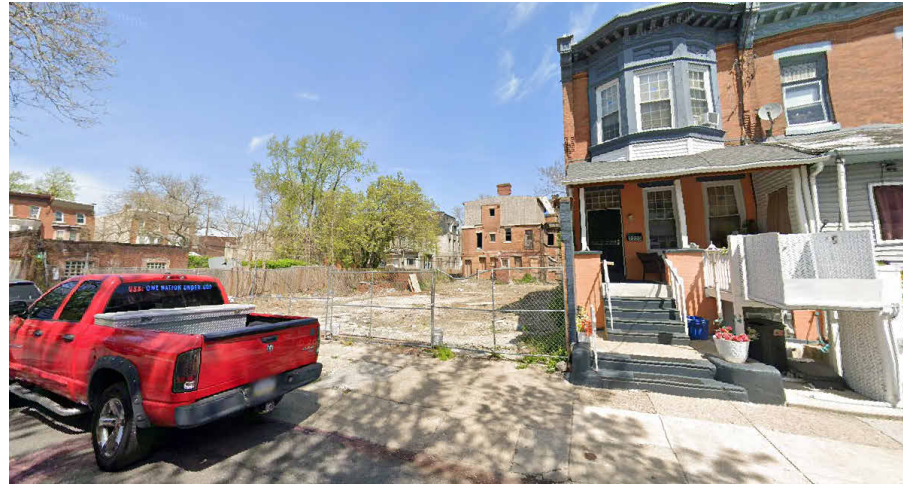
View from W Tioga St | Sept, 2025



View from W Tioga St | Sept, 2025

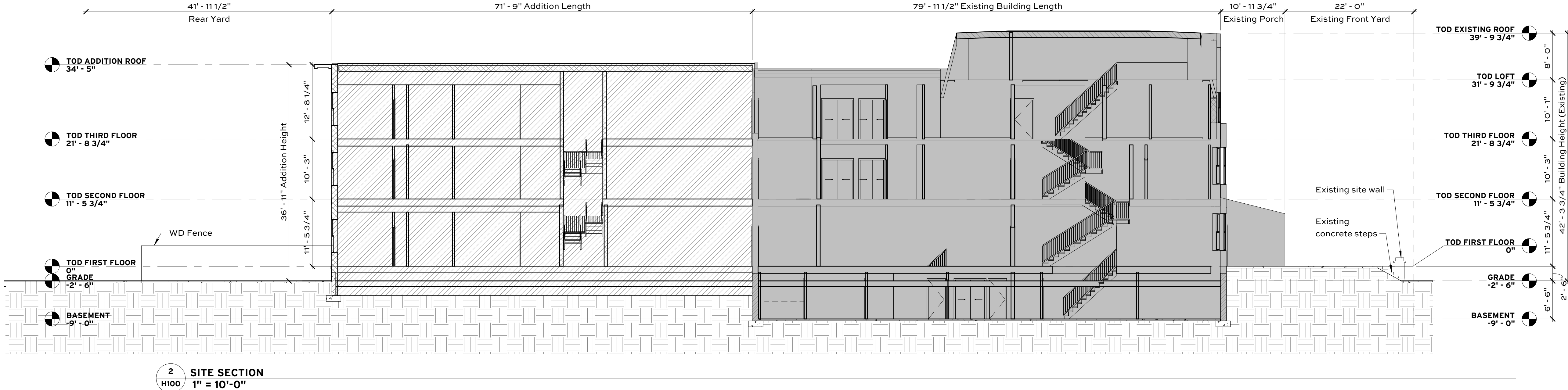
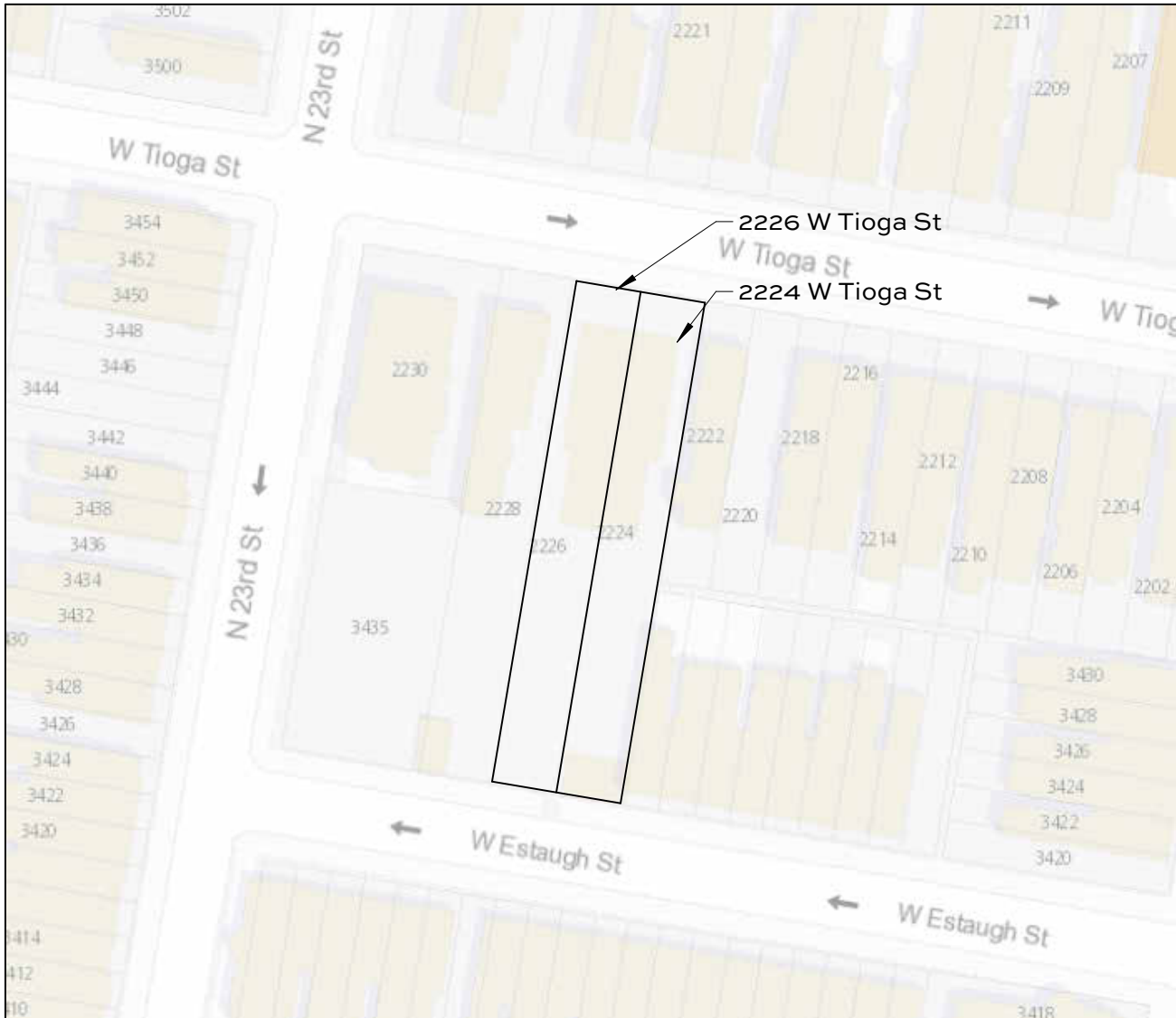


View from W Estaugh St | Sept, 2025

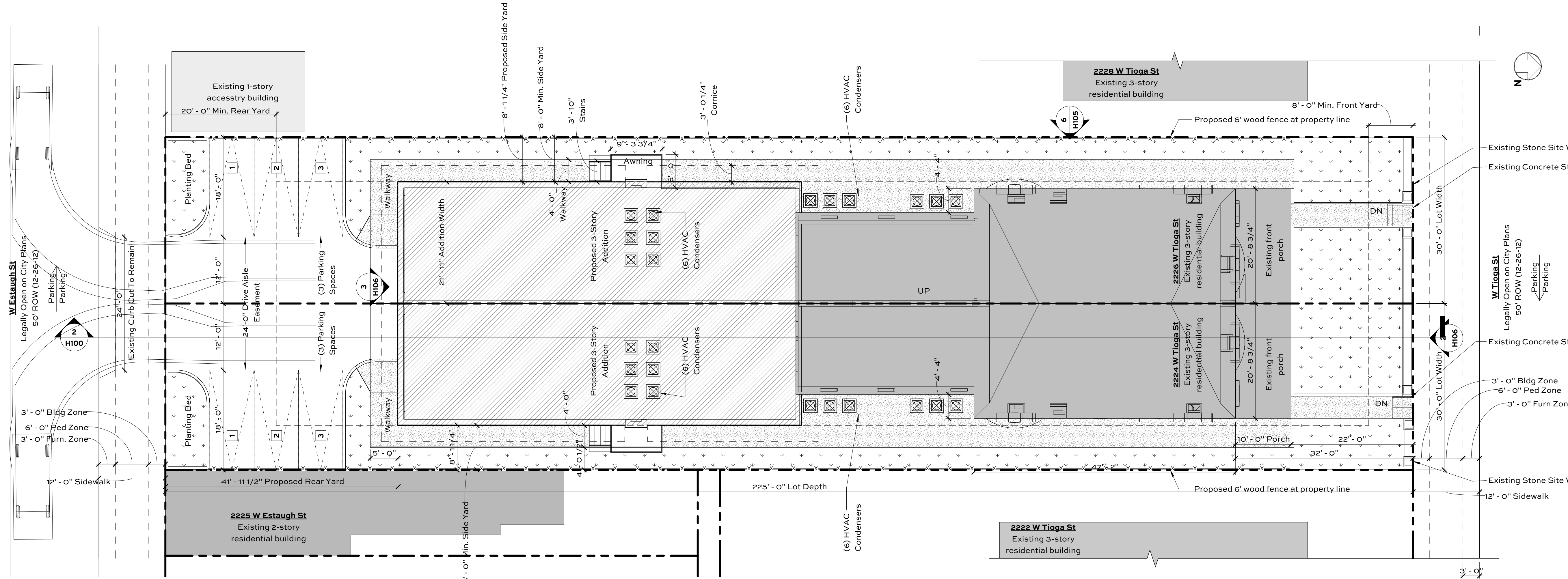


View from W Estaugh St | Sept, 2025

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



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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

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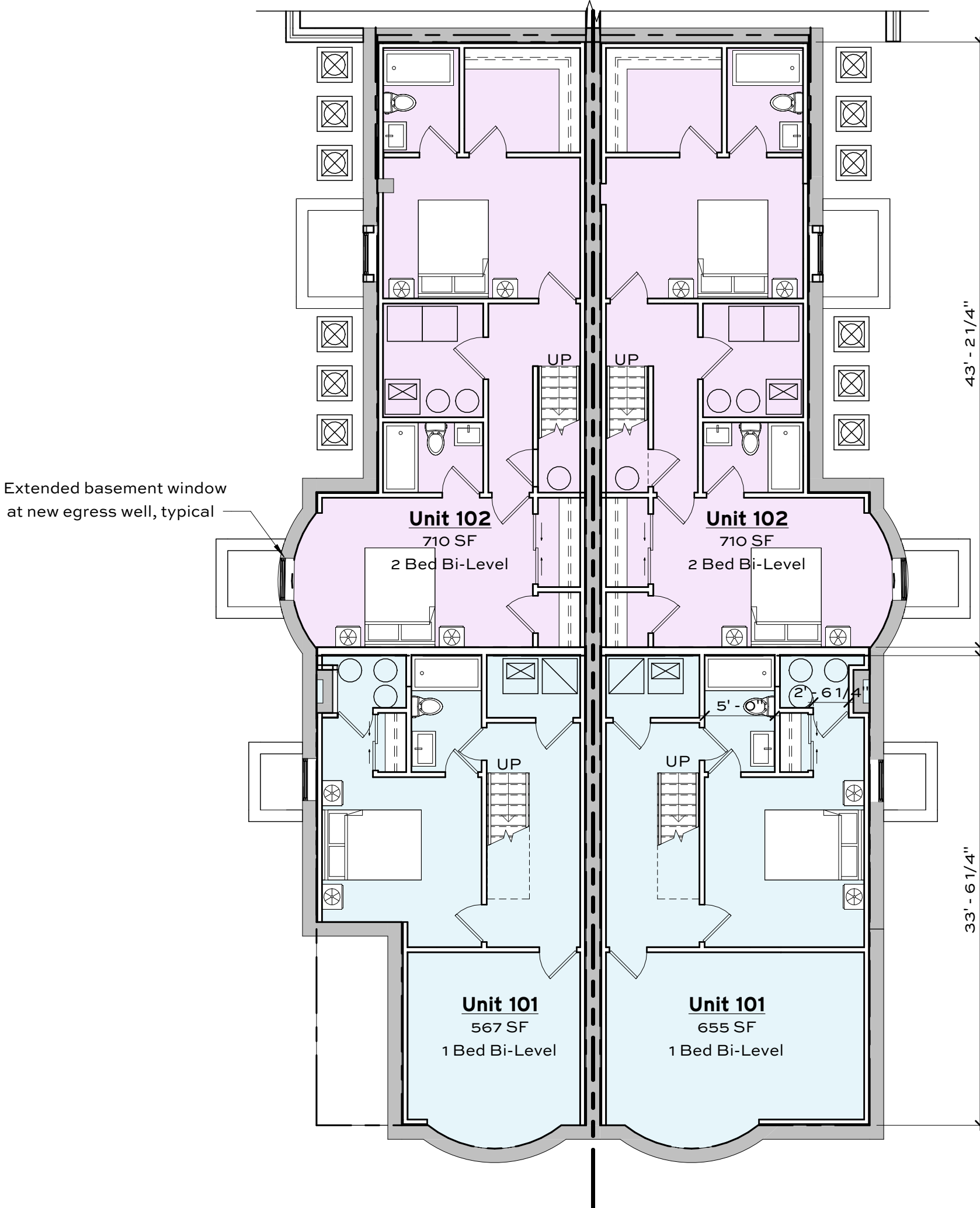
No.	Description	Date
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2224 UNIT TABLE

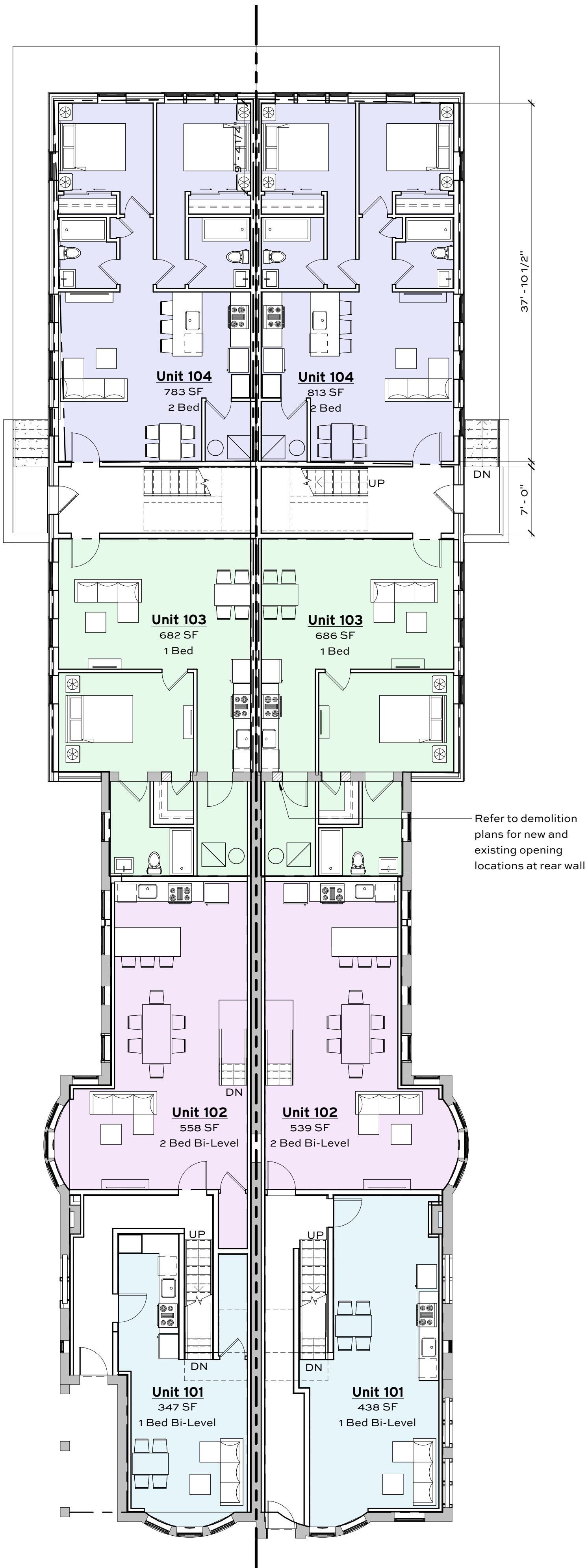
Level	Bedrooms	AREA
101		
FIRST FLOOR	1 Bed Bi-Level	347 SF
BASEMENT	1 Bed Bi-Level	567 SF
		914 SF
102		
FIRST FLOOR	2 Bed Bi-Level	558 SF
BASEMENT	2 Bed Bi-Level	710 SF
		1268 SF
103		
FIRST FLOOR	1 Bed	682 SF
		682 SF
104		
FIRST FLOOR	2 Bed	783 SF
		783 SF
201		
SECOND FLOOR	1 Bed	514 SF
		514 SF
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

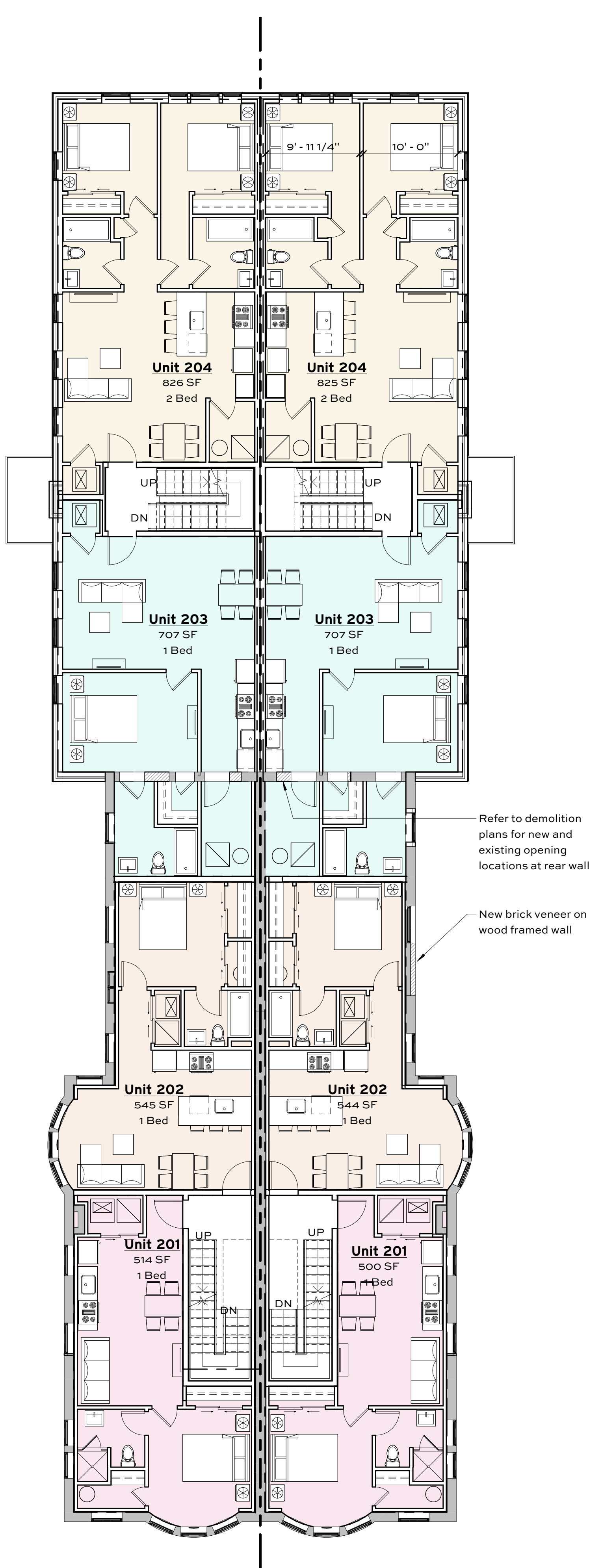
Level	Bedrooms	AREA
101		
FIRST FLOOR	1 Bed Bi-Level	438 SF
BASEMENT	1 Bed Bi-Level	655 SF
		1093 SF
102		
FIRST FLOOR	2 Bed Bi-Level	539 SF
BASEMENT	2 Bed Bi-Level	710 SF
		1249 SF
103		
FIRST FLOOR	1 Bed	686 SF
		686 SF
104		
FIRST FLOOR	2 Bed	813 SF
		813 SF
201		
SECOND FLOOR	1 Bed	500 SF
		500 SF
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



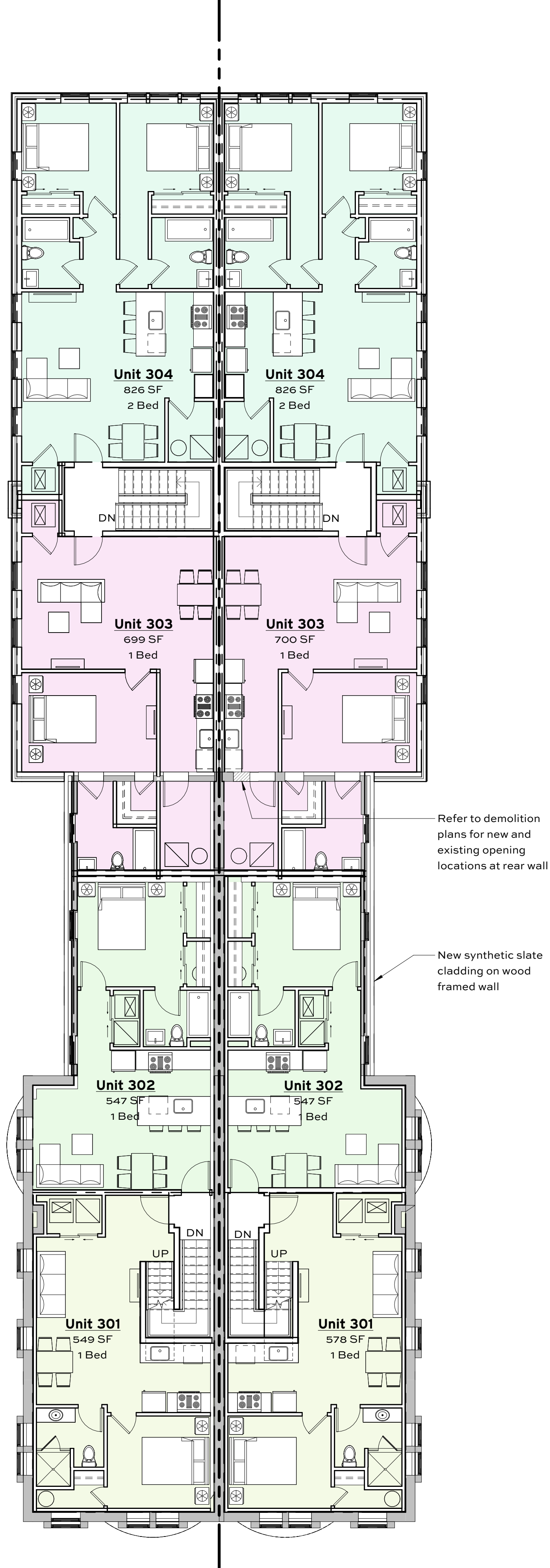
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1/8" = 1'-0"



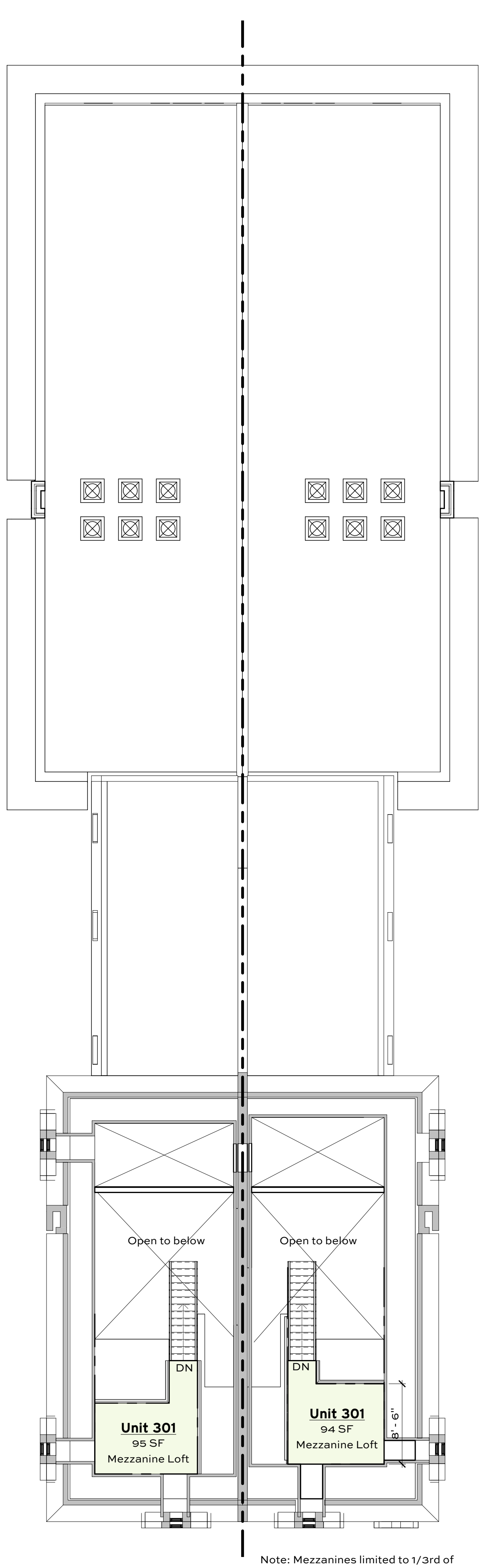
2 FIRST FLOOR PLAN
1/8" = 1'-0"



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

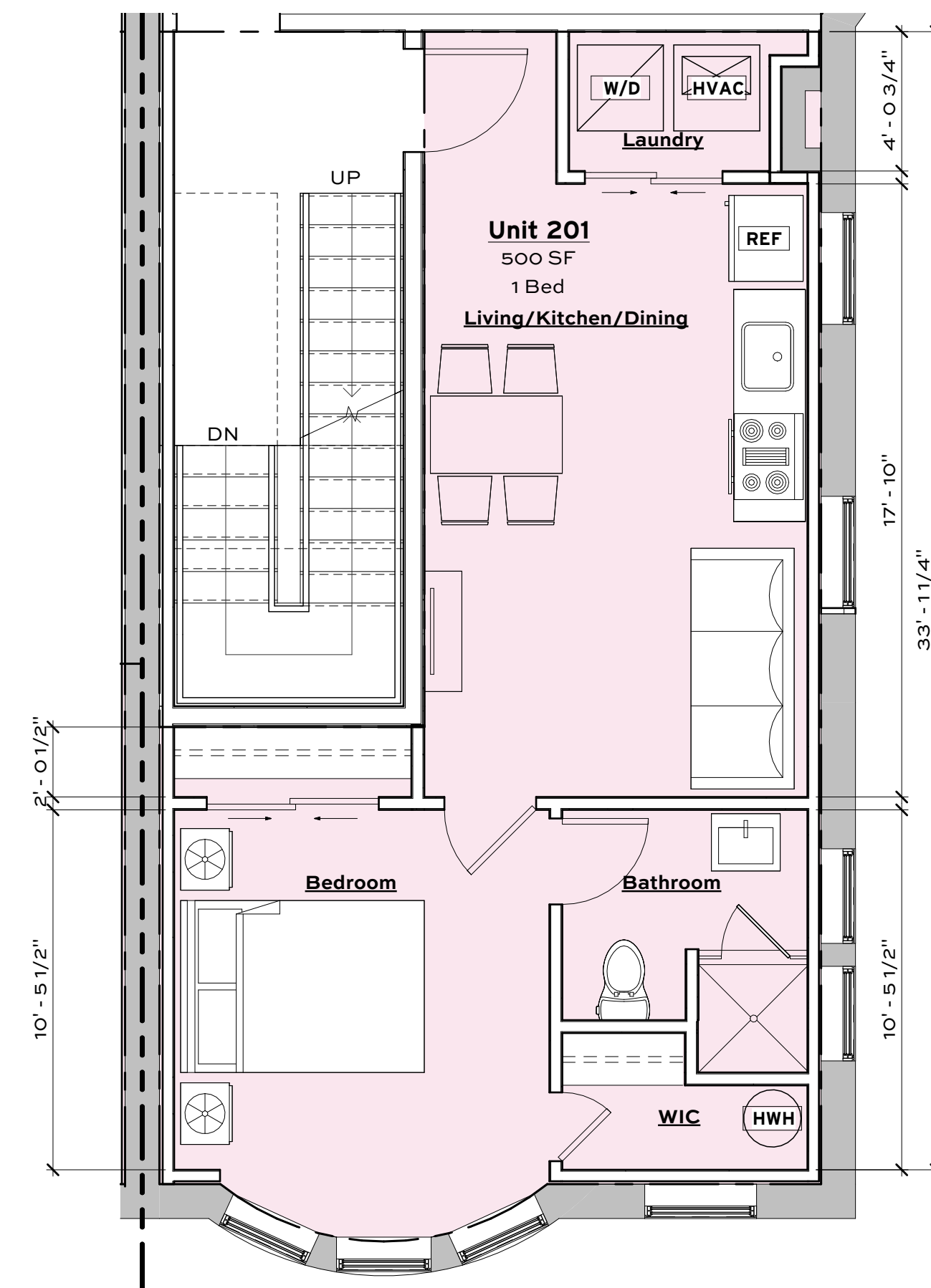
2224-26 W Tioga St Philadelphia, PA

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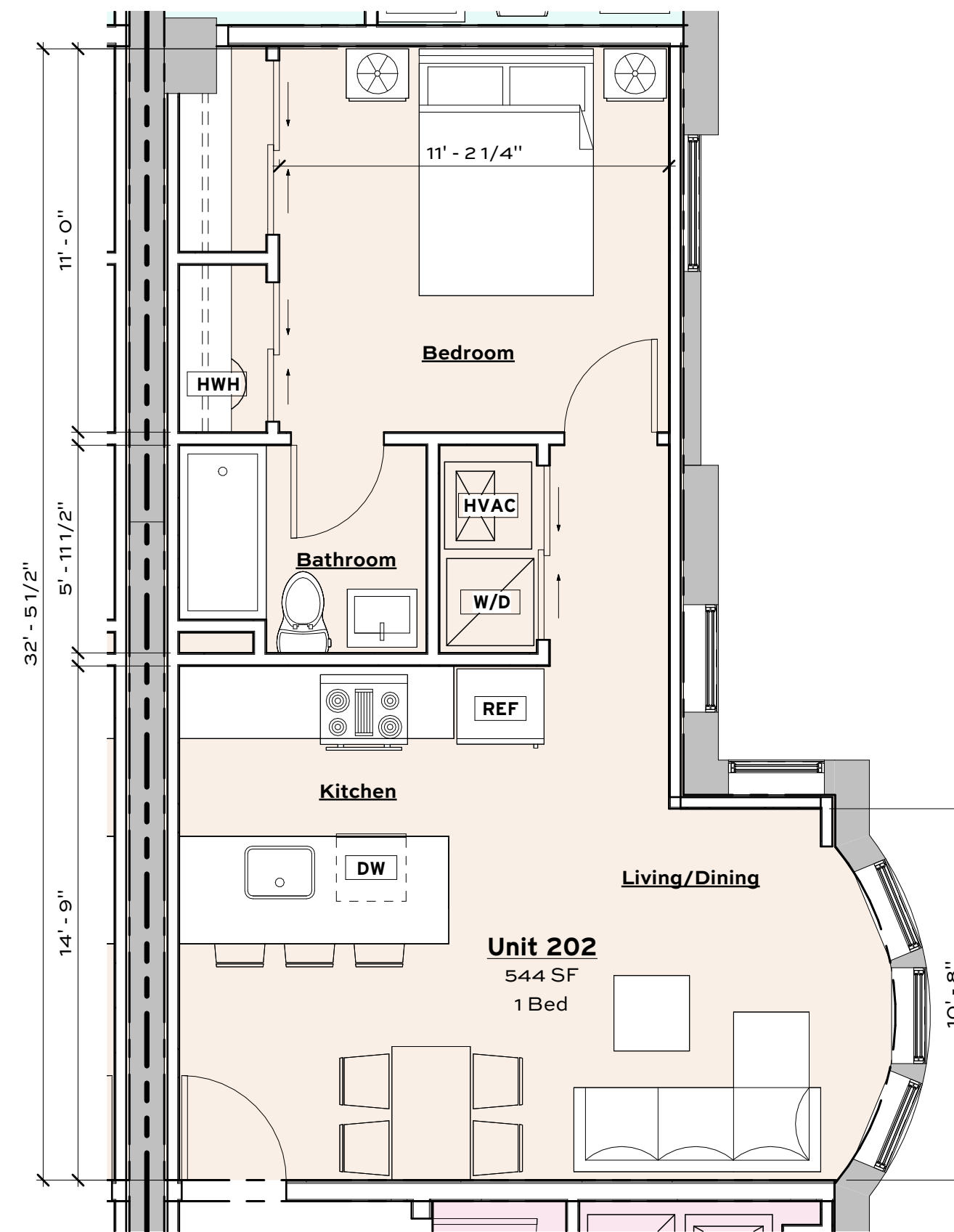
No. Description Date
H1 Historic Presentation 11/25/2025



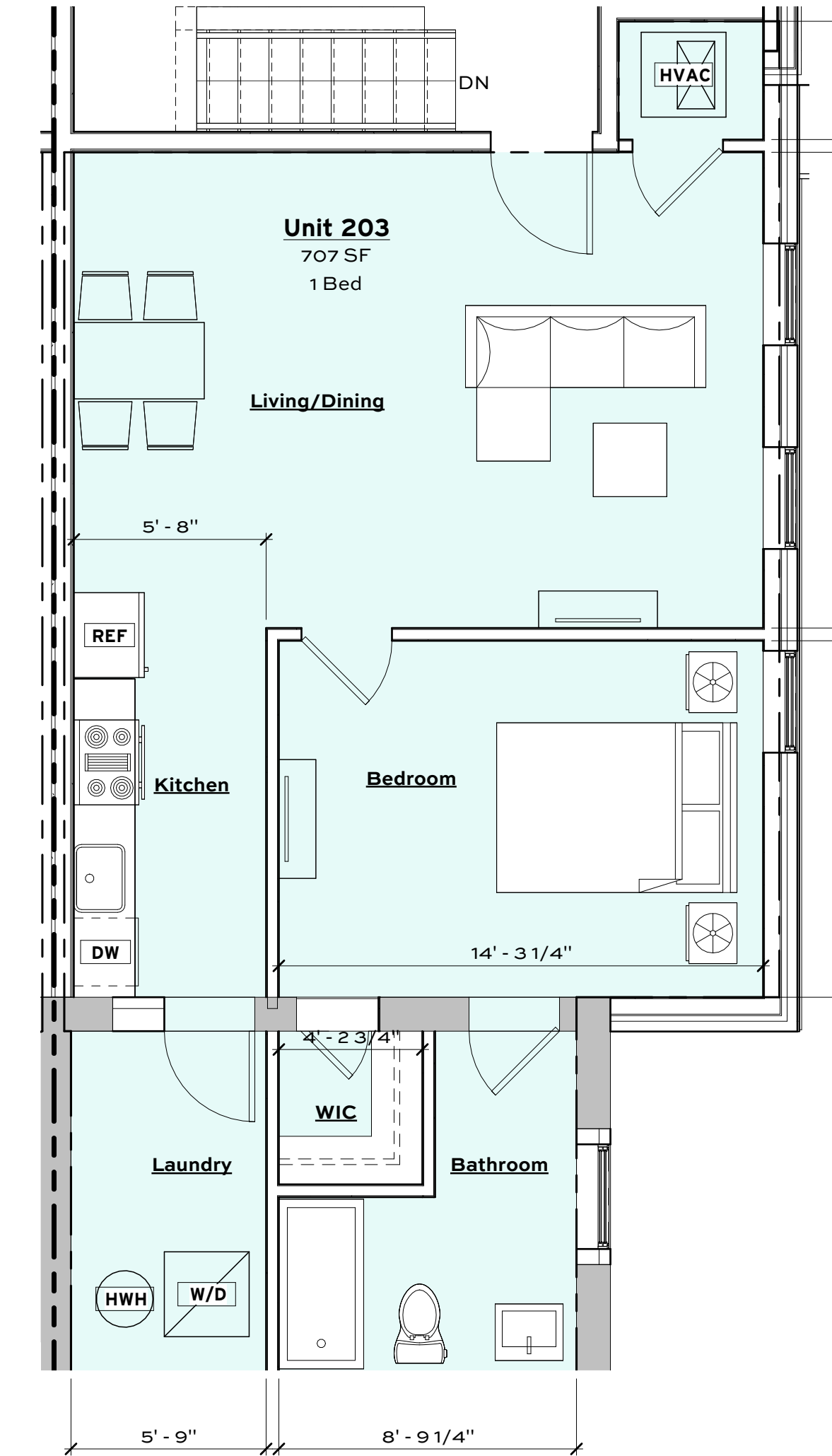
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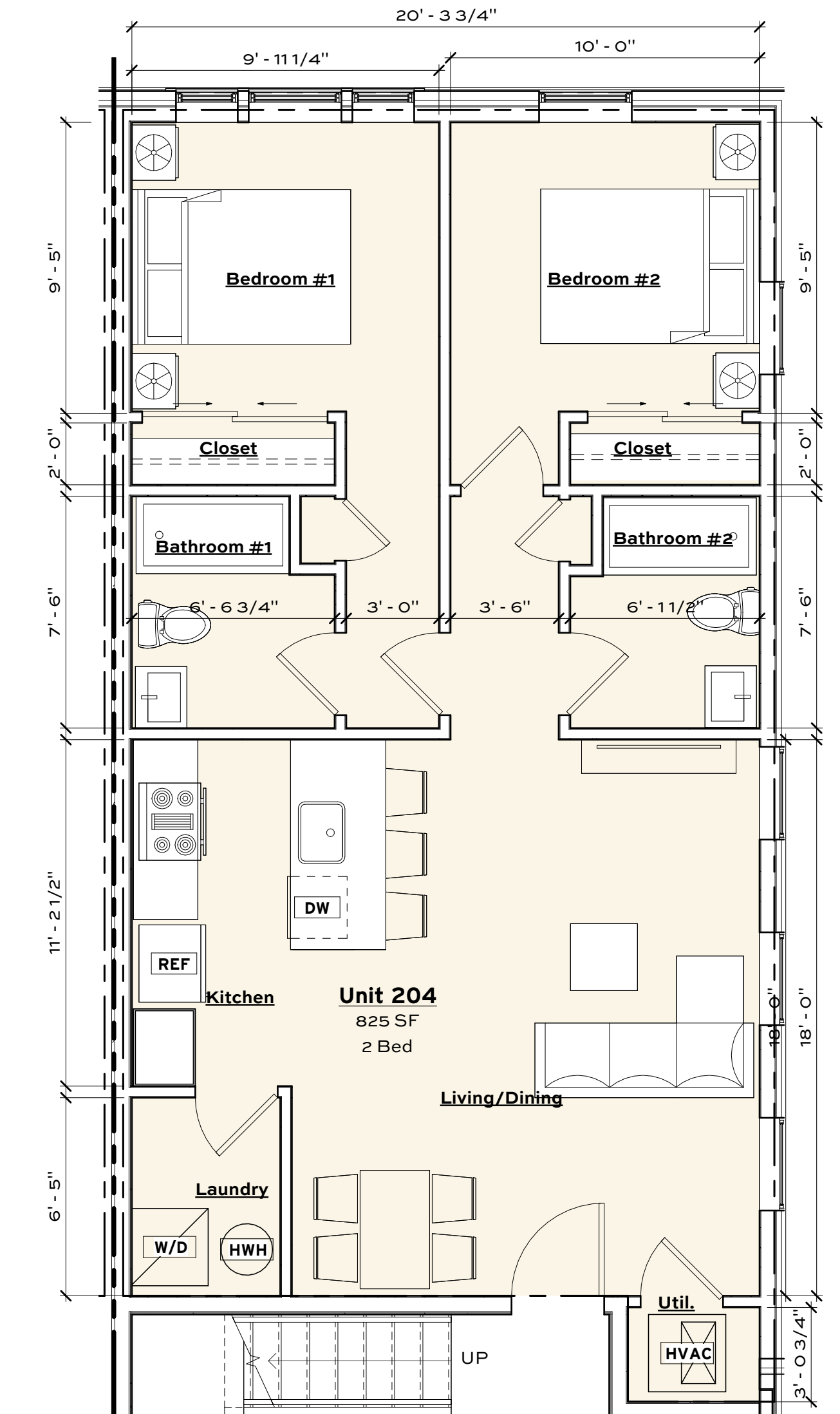
1 UNIT TYPE 1R
H104 1/4" = 1'-0"



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

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ARMSTRONG-CONKLING HOUSE

2224-26 W Tioga St Philadelphia, PA



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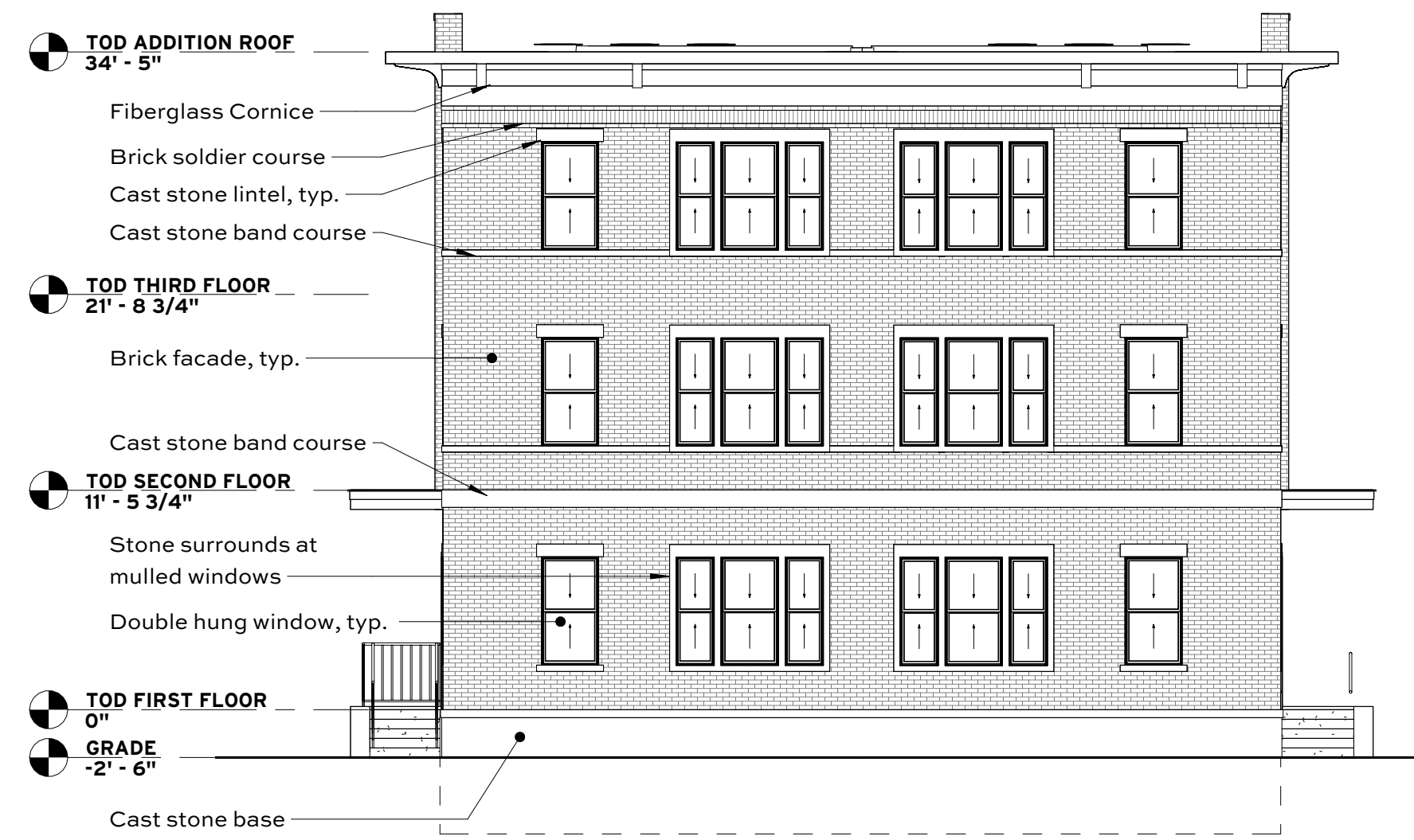
Existing historic facade of 2224-2226 Tioga to be preserved and restored. Refer to preservation architect's drawings for restoration details. Existing brick, terra cotta and slate roof shingle to be restored in kind.



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

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ARMSTRONG-CONKLING HOUSE

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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"

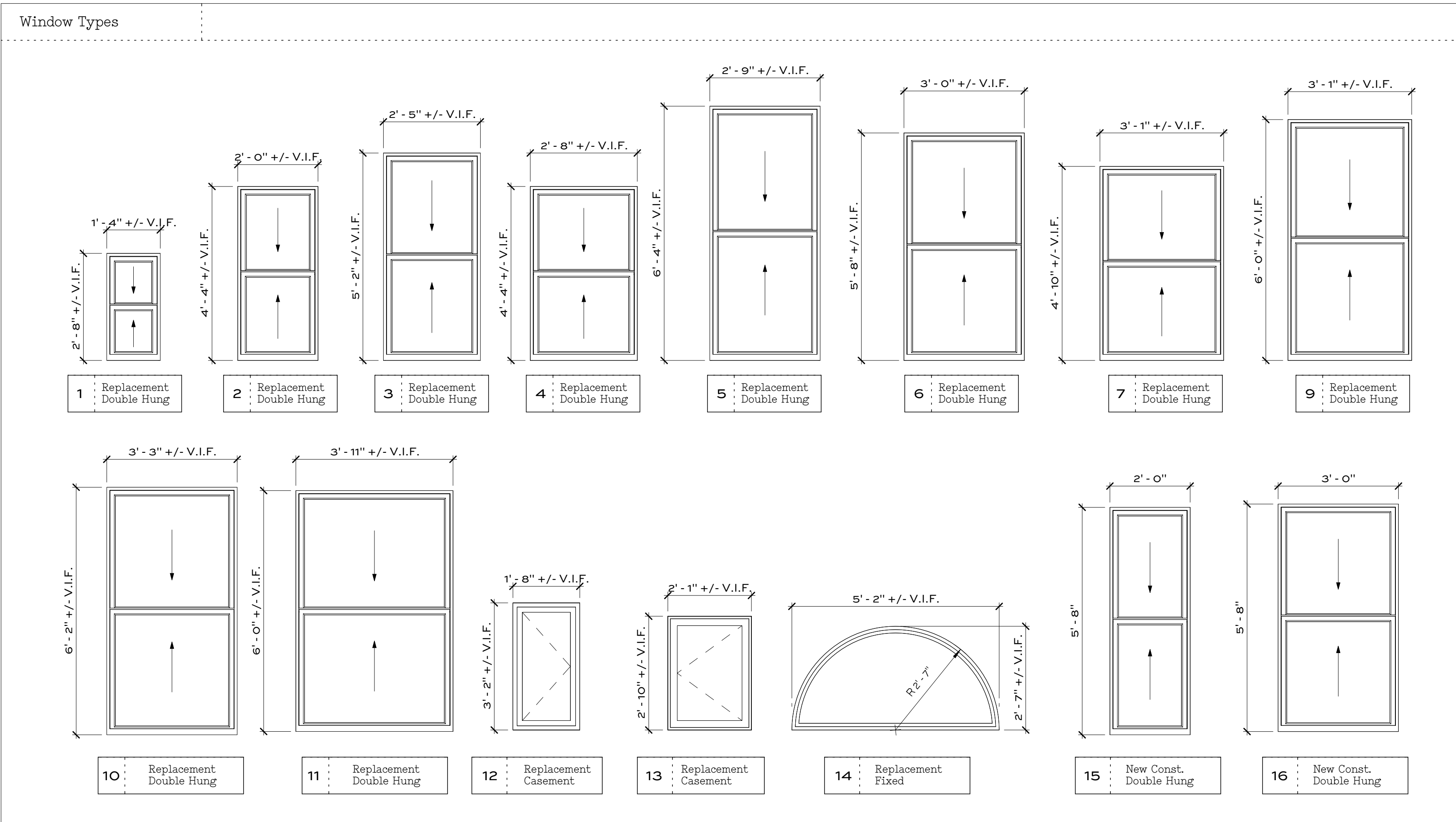
EXTERIOR DOOR SCHEDULE			
#	STYLE	COUNT	REMARKS
E1	Exterior Half Lite	2	Replacement Door
E2	Swing - Single Glass	2	New Exterior Door at Addition

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

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PROJECT

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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

Photo credit: A. Lambert

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

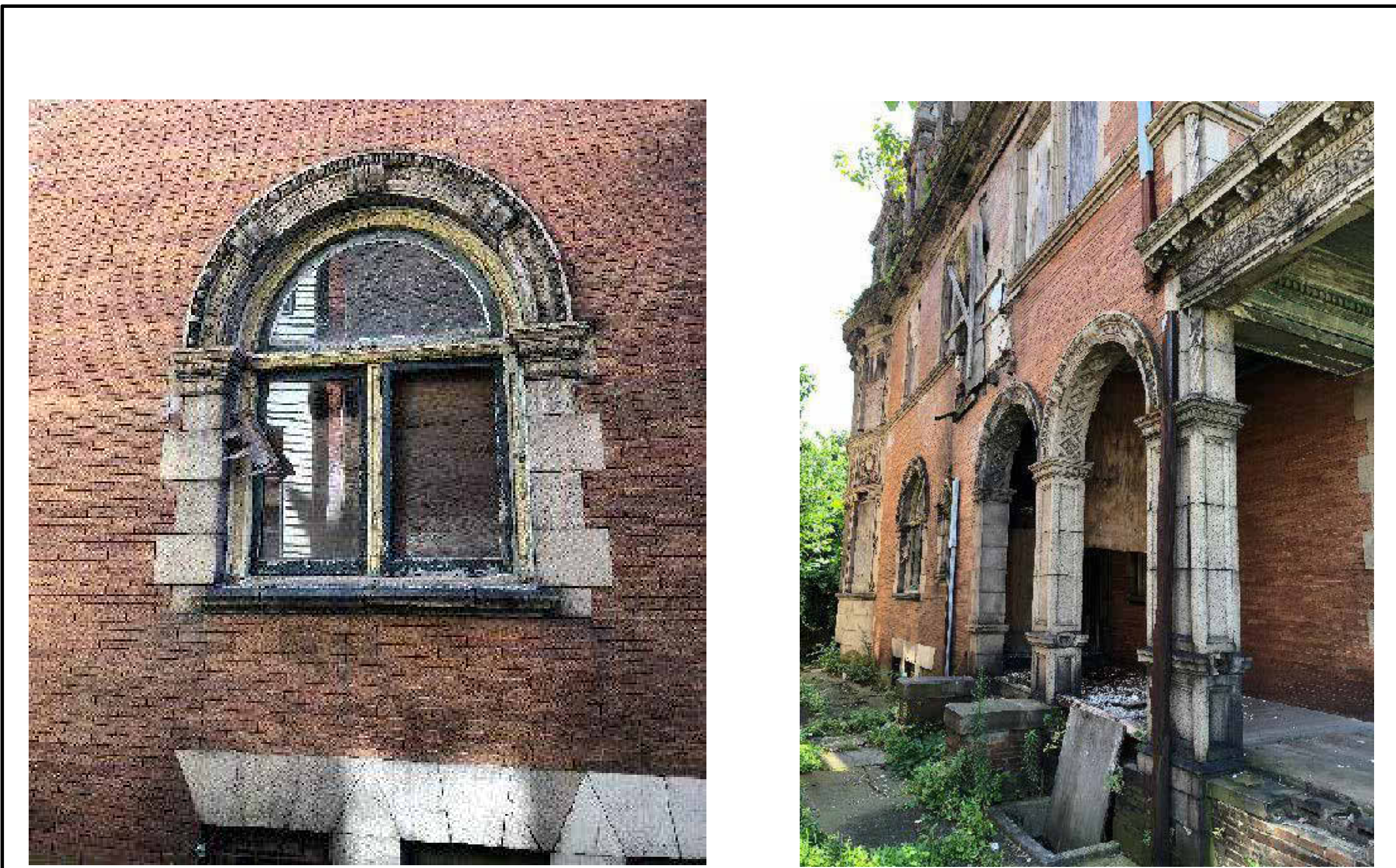


Figure D Conkling-Armstrong House, 2018

Photo credit: C. Weisdock

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.



Figure C Conkling-Armstrong House, Sept. 2025

Photo credit: Mass Arch Studio

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.

TITLE

H107: Historic Photographs

MASS ARCHITECTURE
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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

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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
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