

**ADDRESS: 2115-19 SPRING GARDEN ST**

Proposal: Construct four residential townhomes

Review Requested: Review and Comment

Owner: Eclipse Development LLC

Applicant: Carey Jackson Yonce, Canno Design

History: parking lot

Individual Designation: none

District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**OVERVIEW:** This application proposes to construct four townhouses on an existing vacant parcel in the Spring Garden Historic District. This parcel was vacant at the time of district designation and is classified as “non-contributing” to the district; it is considered “undeveloped.” Therefore, the Historical Commission’s jurisdiction is limited to “review-and-comment” for this project.

The proposed new construction would be faced with flat and textured red brick and cast stone. The four townhouse units would be perpendicular to Spring Garden and parking spaces would be located below the units at ground level.

**SCOPE OF WORK:** Construct four townhouses with roof decks.

**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.*

**STAFF COMMENT:** The staff comments that the proposed townhouses are not compatible in materials, features, and design with the buildings of the historic district, which generally include verticality, strong cornice lines, and slight setbacks. The staff suggests that a rendering showing the proposed townhouses within the existing streetscape would be beneficial for the review.

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## Request for Project Review, 2115-19 Spring Garden

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**From** Kitachon Pimsri-Bradley <kitachon@cannodesign.com>

**Date** Mon 1/12/2026 3:38 PM

**To** preservation <preservation@Phila.gov>

**Cc** carey jackson yonce <carey@cannodesign.com>; Kim Chantry <Kim.Chantry@Phila.gov>

 1 attachment (10 MB)

2026.01.12 Spring Garden Historical Package.pdf;

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Good afternoon PHC,

We are requesting approval for a new construction of a PUD multifamily project at 2115-19 Spring Garden Street, 19130. The new construction will include 4 townhomes on an existing vacant parcel. The main facade that fronts Spring Garden Street considers the historical brick facade of the surrounding context. No change to existing curb cut proposed. The current owner is Eclipse Development, llc.

Property Owner:

Eclipse Development, llc  
990 Spring Garden Street  
Philadelphia, PA 19123

If there is anything else I can provide, please let me know.

Thank you, and have a great rest of your day.



An aerial photograph of a city block, likely in New York City, showing a dense grid of multi-story residential buildings. The buildings are mostly brick or concrete, with flat roofs. There are many trees interspersed among the buildings, particularly along the streets. A wide street runs horizontally across the lower half of the image, with a crosswalk visible. In the bottom left corner, there is a parking lot with several cars parked. The overall scene is a typical urban environment.

# 2115-19 SPRING GARDEN

Eclipse Development, LLC  
CANNOdesign





2023 Spring Garden Street  
2025 Spring Garden Street



2039 Spring Garden Street  
2041 Spring Garden Street



2101 Spring Garden Street  
2103 Spring Garden Street



2105 Spring Garden Street  
2107 Spring Garden Street



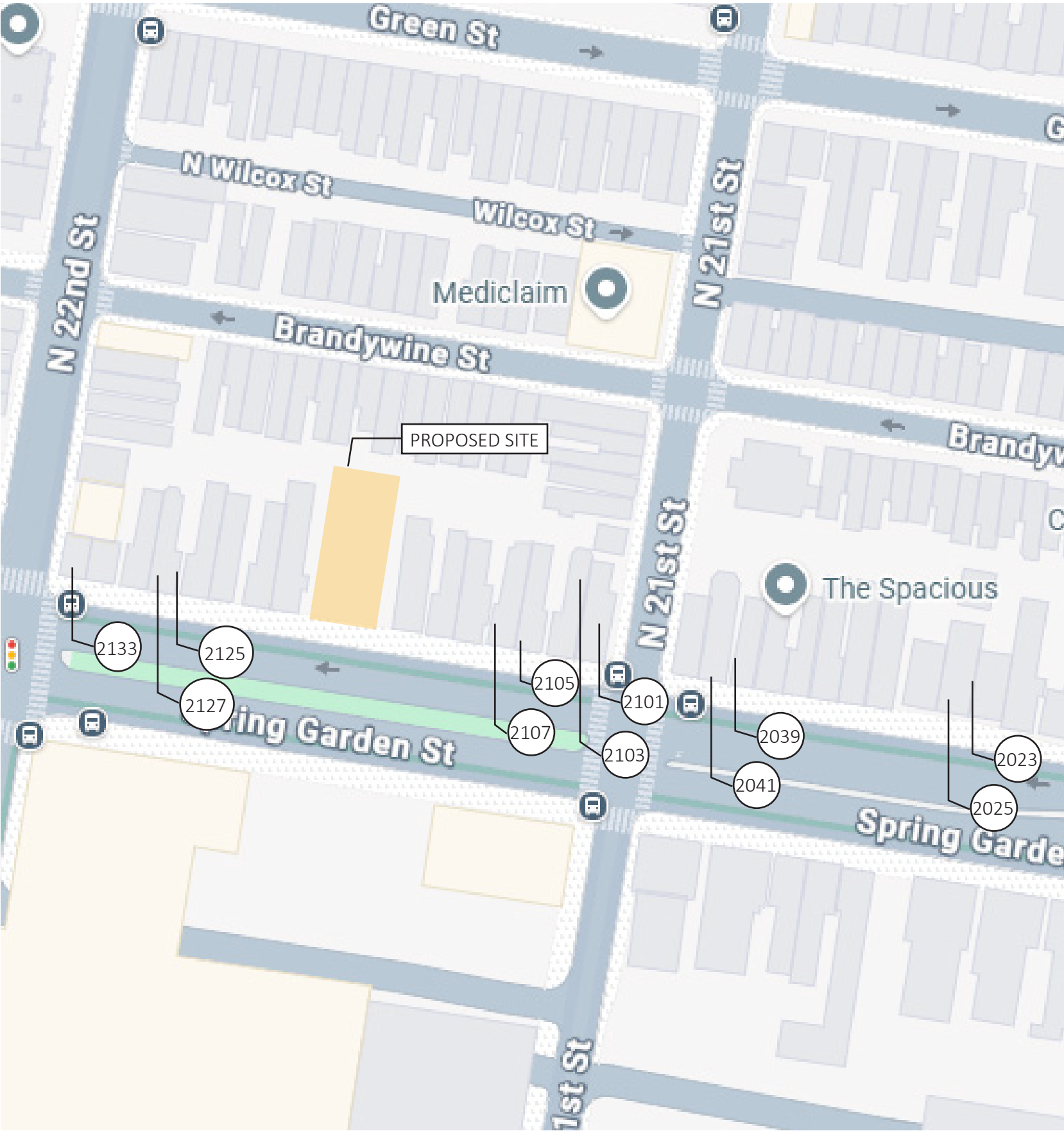
2125 Spring Garden Street  
2127 Spring Garden Street



2133 Spring Garden Street

# 2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130



Site Context





2115-19 Spring Garden Street



2115-19 Spring Garden Street



2115-19 Spring Garden Street

# 2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

Existing Site

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January 6, 2026

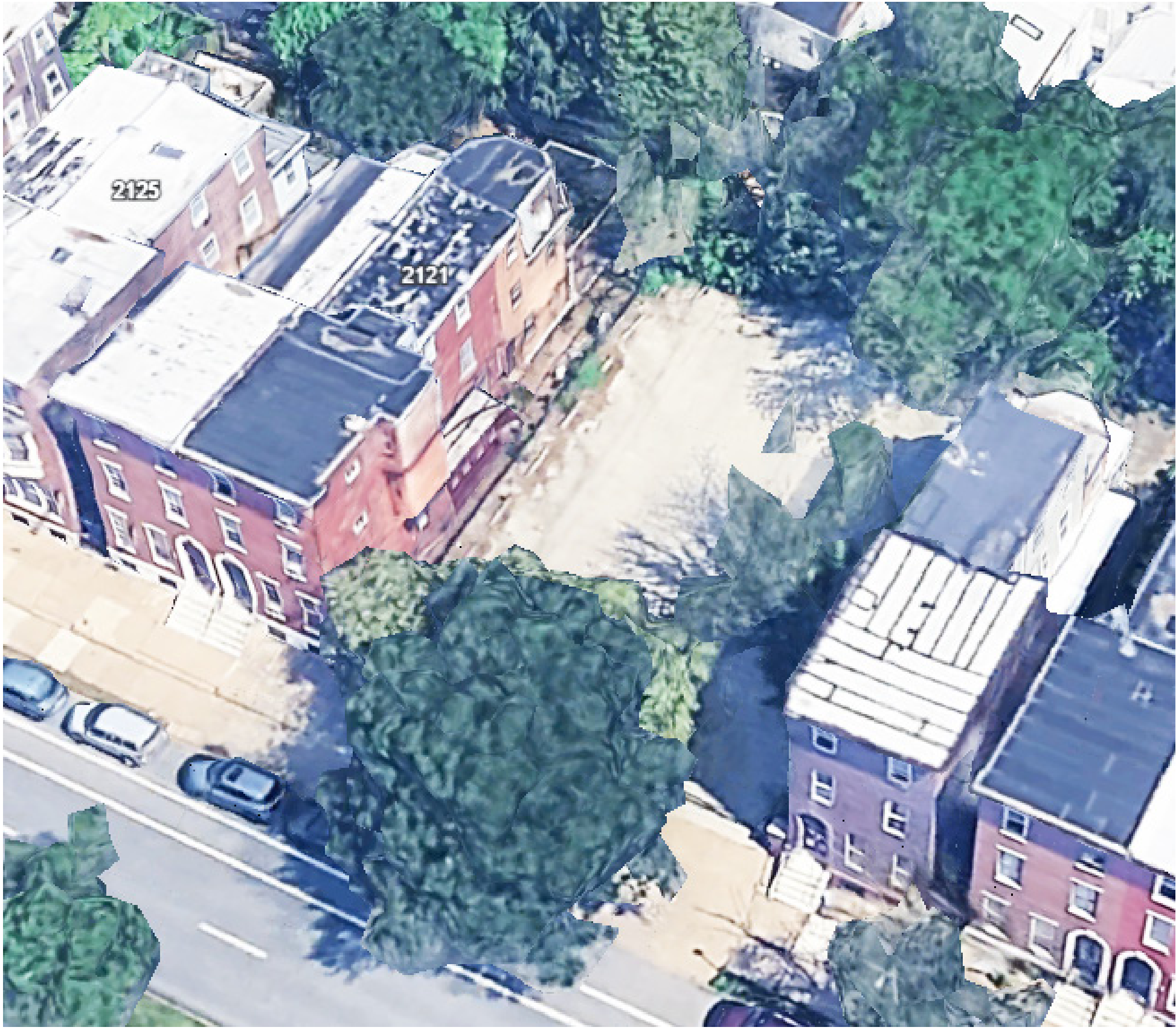




Corner of 21st Street and Spring Garden Street



Corner of 22nd Street and Spring Garden Street



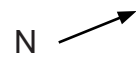
2115-19 Spring Garden Street Aerial View

# 2115-19 Spring Garden

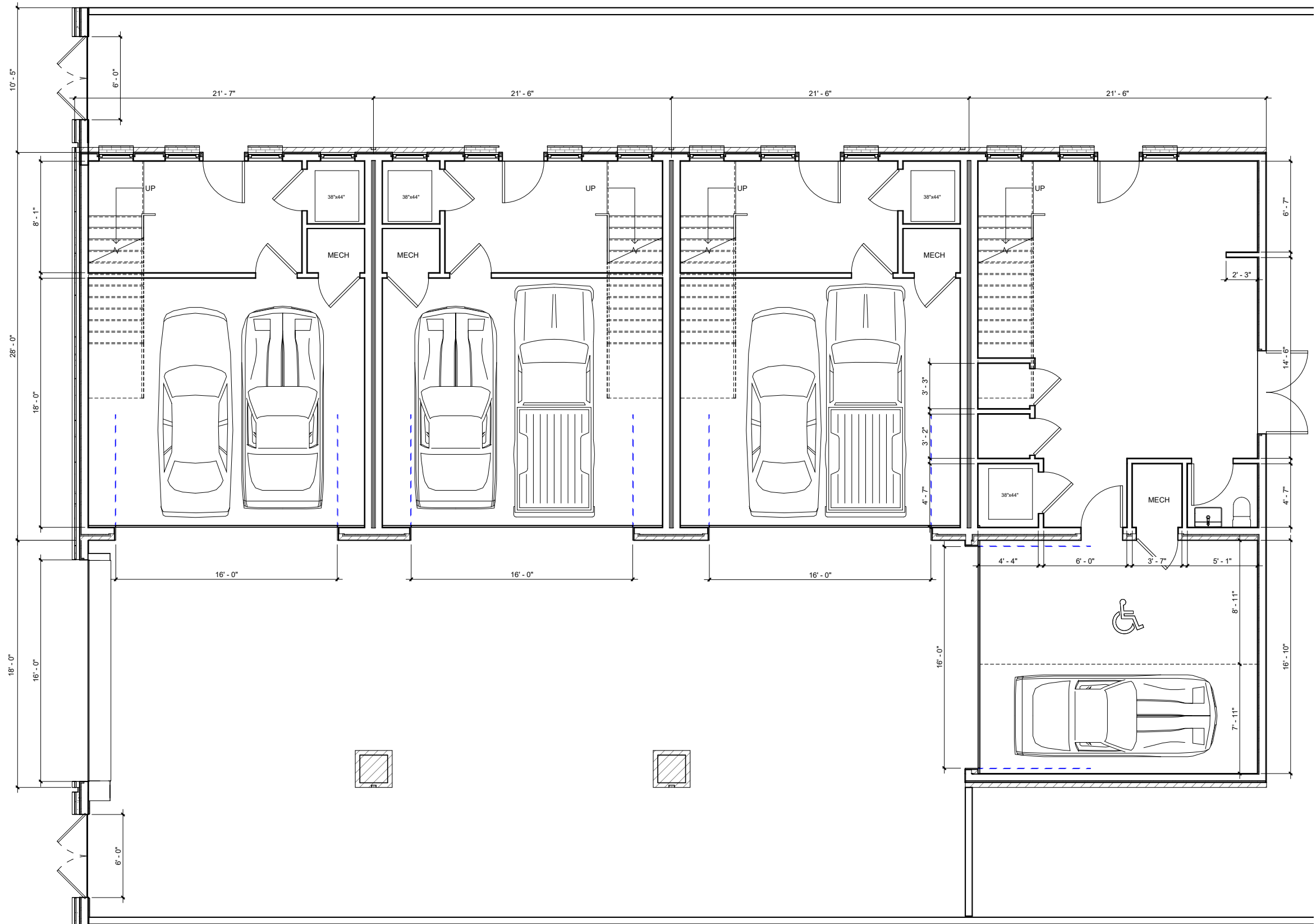
2115-19 Spring Garden Street Philadelphia, PA 19130

Existing Site





SPRING GARDEN STREET  
ON CITY PLAN/LEGALLY OPEN  
120' WIDE - (20'-80'-20')



# 2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

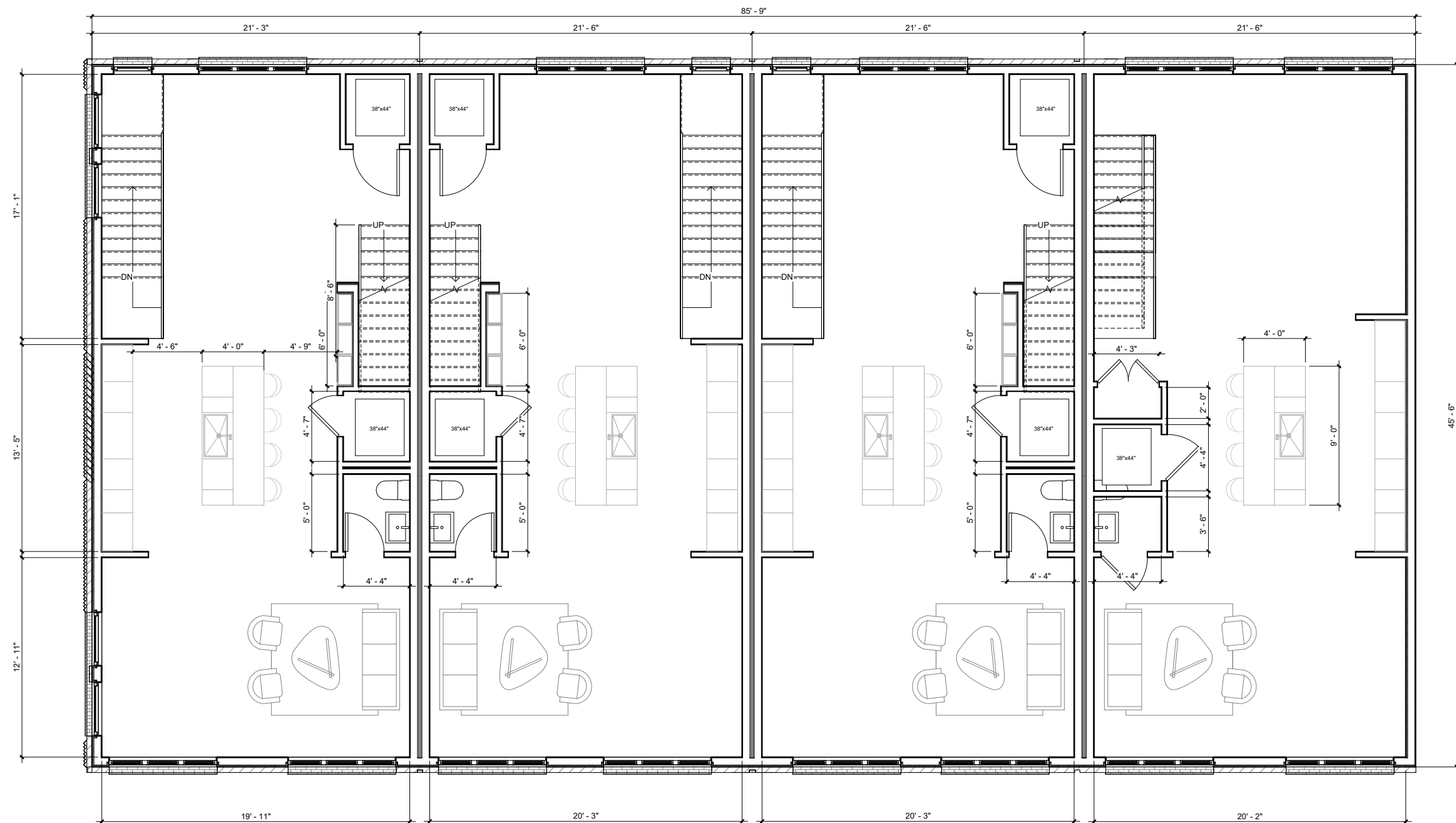
Site Plan

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2115-19 Spring Garden Street Philadelphia, PA 19130

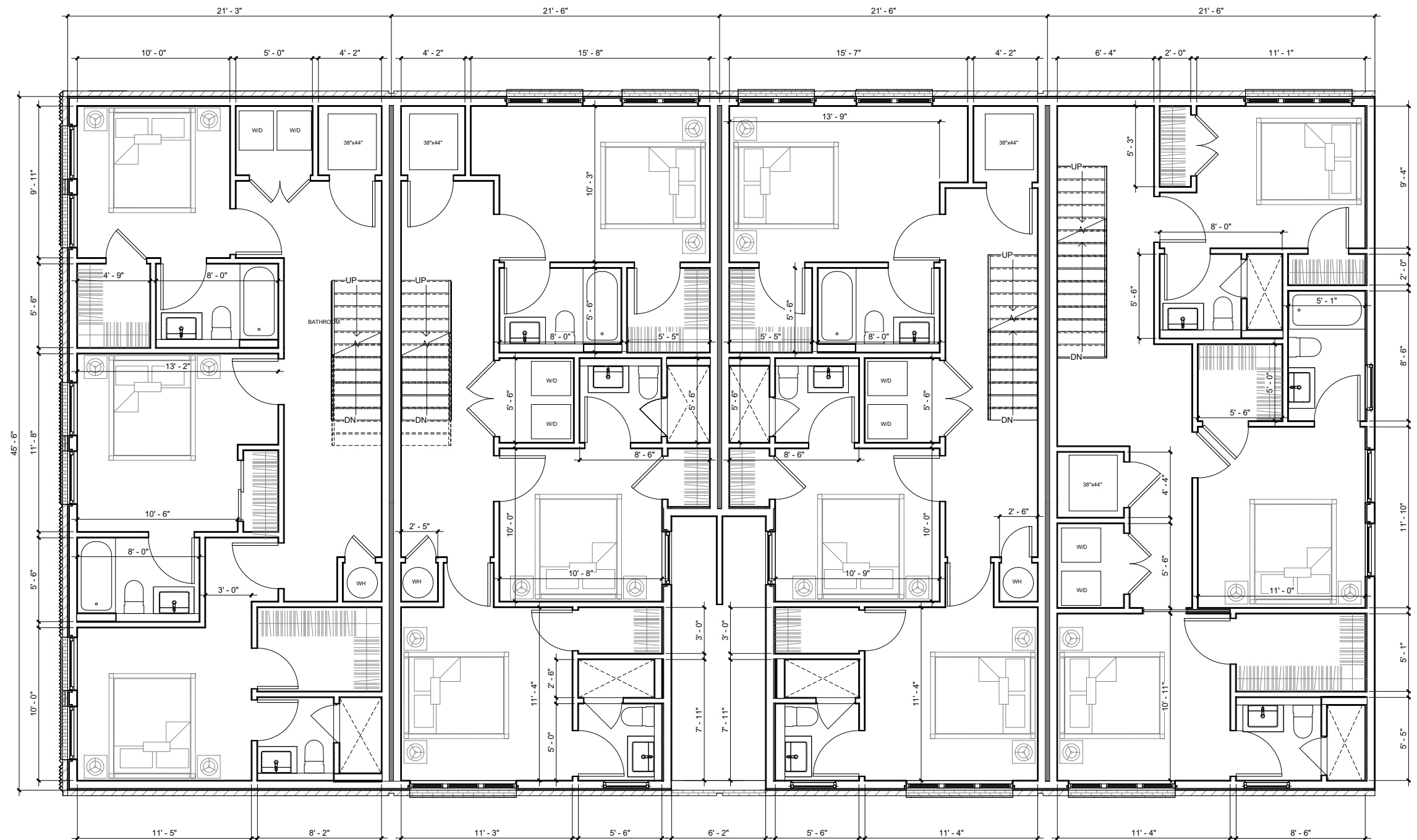
## Second Floor Plan

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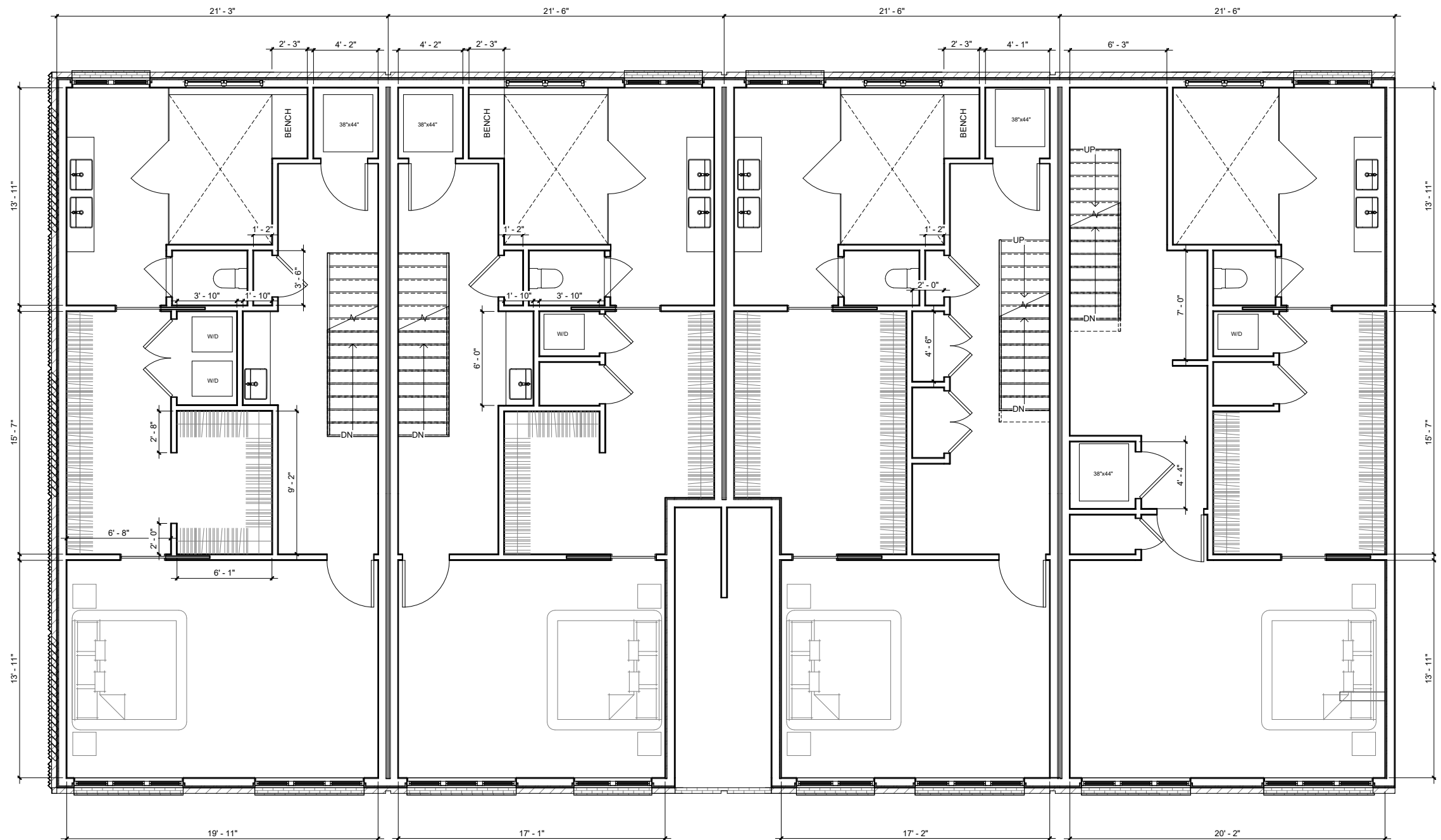
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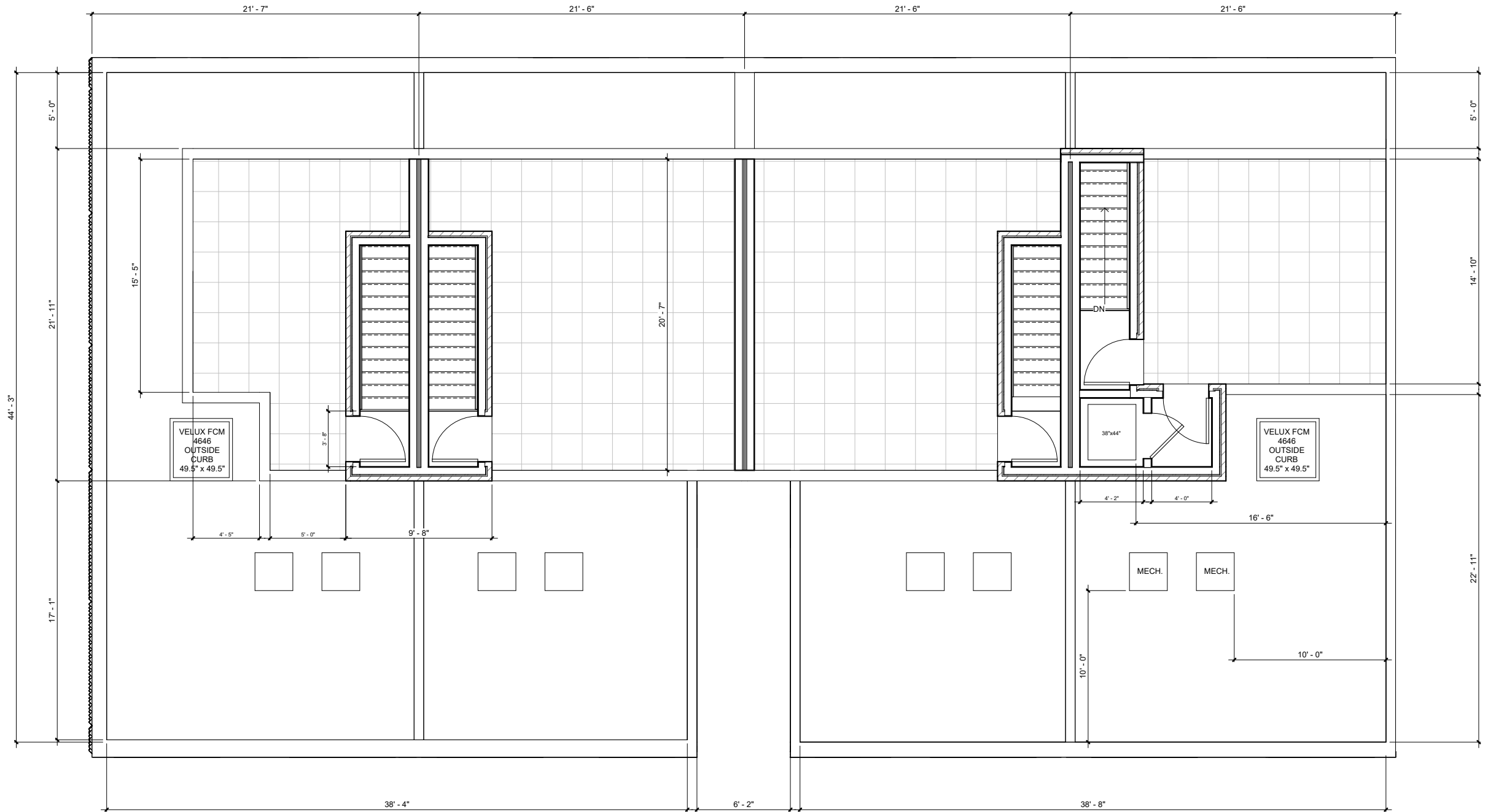
























## 2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

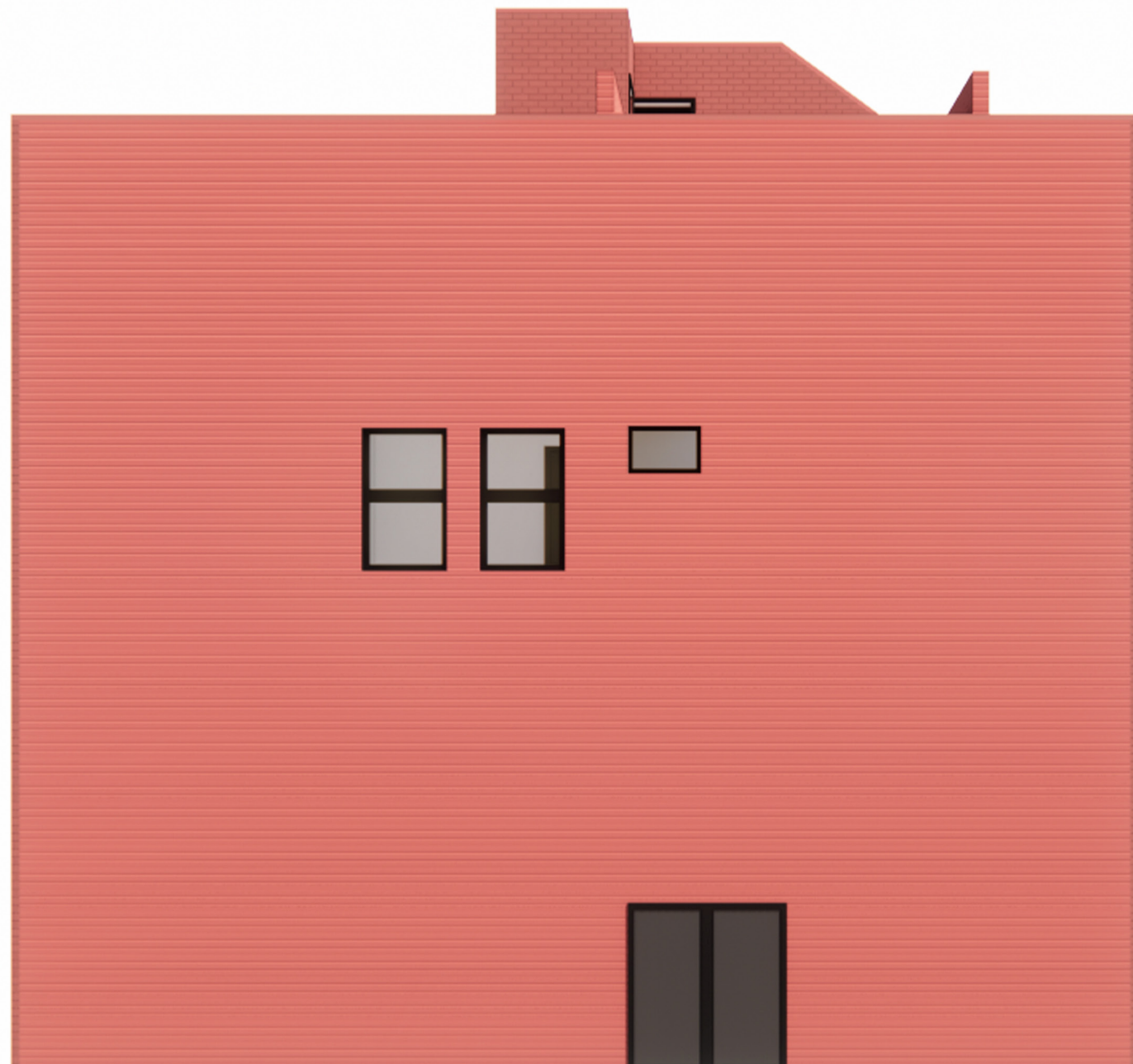
Proposed Side Elevation

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Custom Cast Stone



Brick; Red Mortar





PILOT HOUSE  
48' - 0"

RAILINGS  
42' - 0"

PARAPET  
40' - 0"

ROOF  
38' - 0"

LEVEL 4  
28' - 5"

LEVEL 3  
19' - 4"

LEVEL 2  
9' - 3"

LEVEL 1  
0' - 0"



PILOT HOUSE  
48' - 0"

RAILINGS  
42' - 0"

PARAPET  
40' - 0"

ROOF  
38' - 0"

LEVEL 4  
28' - 5"

LEVEL 3  
19' - 4"

LEVEL 2  
9' - 3"

LEVEL 1  
0' - 0"











## 2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

Proposed Spring Garden Street Elevation

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