
February 5, 2025

REVISED

RE: Upcoming presentation to the Historical Commission on February 13, 2025

Philadelphia Historical Commission
1515 Arch St. 13th Floor
Philadelphia, PA 19102

To whom it may concern,

The following addresses the overview/staff recommendations provided by Historical Commission based on our January 27, 2025 presentation to the Architectural Committee. Our team decided to take a closer look at the proposed design based on the comments. In particular, we took another pass at the 2nd & 3rd Floor levels in the Gymnasium building and concluded that the best way to best preserve the integrity of the existing facade (mainly in regarding the clerestory window) was create two, back-to-back, 'bi-level' units at the 2nd Floor (as opposed to a 'flat' at the 2nd Floor and a 'flat' at the 3rd Floor, which was previously proposed).

As shown in the supplemental Plans & Sections that we've submitted, by raising the elevation of the 2nd Floor level and placing the loft levels in the 'core' of the space, we eliminated the need for any new openings at the 2nd Floor level along the West & East facades. As well, the replacement window system that will be installed within the existing clerestory opening will very closely follow the proportion, mullion spacing, and operation (awnings) of the existing system.

Additionally, per an Arch Comm recommendation, we added a storefront system to enclose the main pedestrian residential entry - with the proportion and mullion spacing also closely following the existing window system.

Lastly, the latest redesign included relocating one of the egress stairs to the north end of the property. In doing this, it freed up space along the south facade (in the 4th, 5th, & 6th Floor units) and allowed us to wrap the curtain wall system on the west facade around the corner. We feel this further adds to "lightness" of the addition, especially as it fronts the hip roof of the 1894 building. As well, we added a solid portion of metal paneling the north end of the west facade that directly aligns with the 3-story solid brick portion below, ultimately highlighting the asymmetry that occurs at the gymnasium clerestory.

We feel these latest changes directly address the main concerns that have been raised by the Architectural Committee and in turn have produced a more sensitive, respectful, and complementary design solution that more closely complies with *Standards 2 & 9* in addition to the *Window Guidelines*.

Thank you and we look forward to discussing the latest proposal at our upcoming presentation.

Sincerely,


Christopher Stromberg
S2 Design



S2 DESIGN
ARCHITECTURE

WEST ELEVATION
(PROPOSED)
REVISED 02.05.2026

25 S VAN PELT ST
PHILADELPHIA, PA 19103

REVISED



S2 DESIGN
ARCHITECTURE

EAST ELEVATION
(PROPOSED)
REVISED 02.05.2026

25 S VAN PELT ST
PHILADELPHIA, PA 19103

REVISED



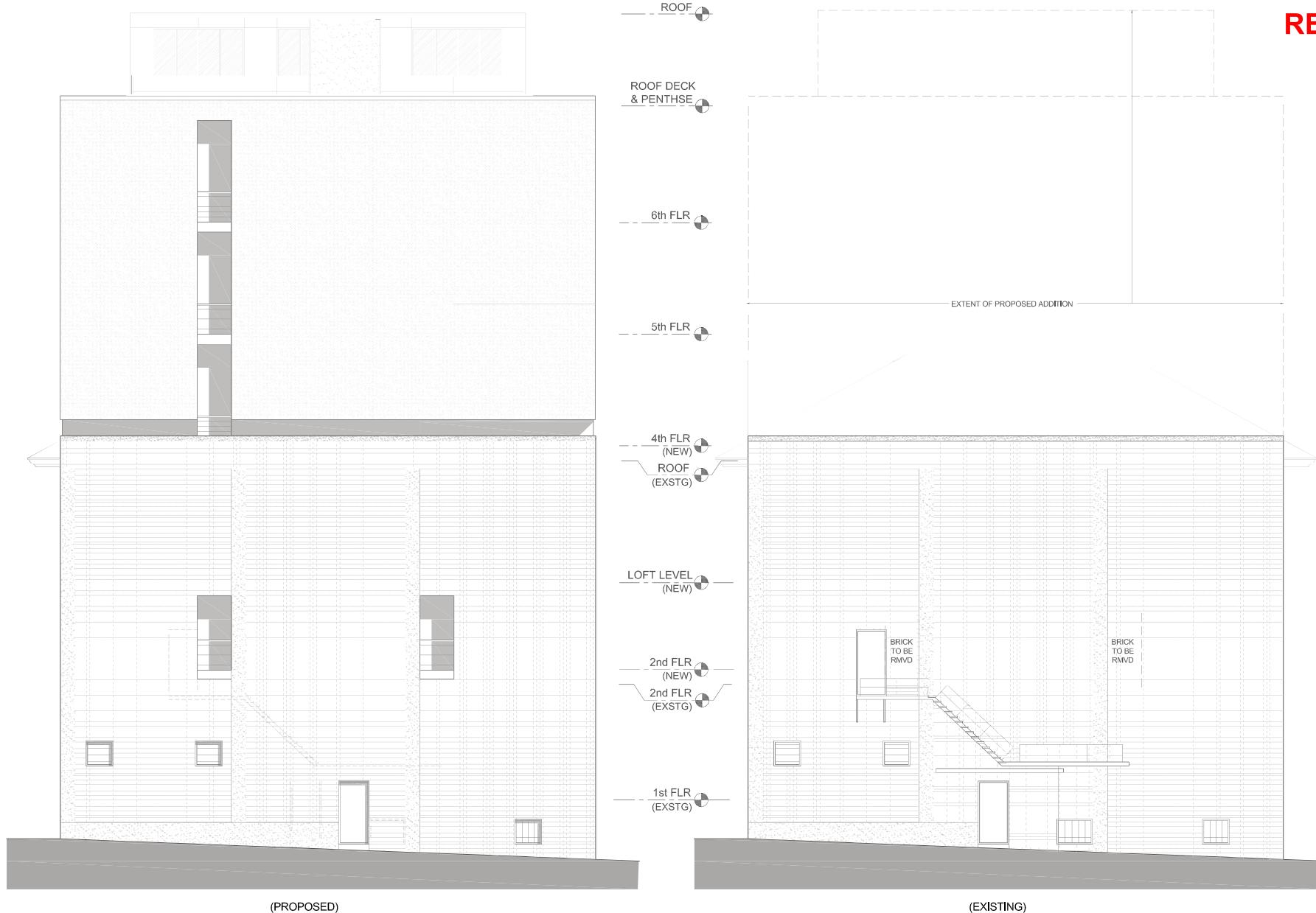
(PROPOSED)

(EXISTING)

S2 DESIGN
ARCHITECTURE

SOUTH ELEVATION
(EXISTING & PROPOSED)
REVISED 02.05.2026

25 S VAN PELT ST
PHILADELPHIA, PA 19103

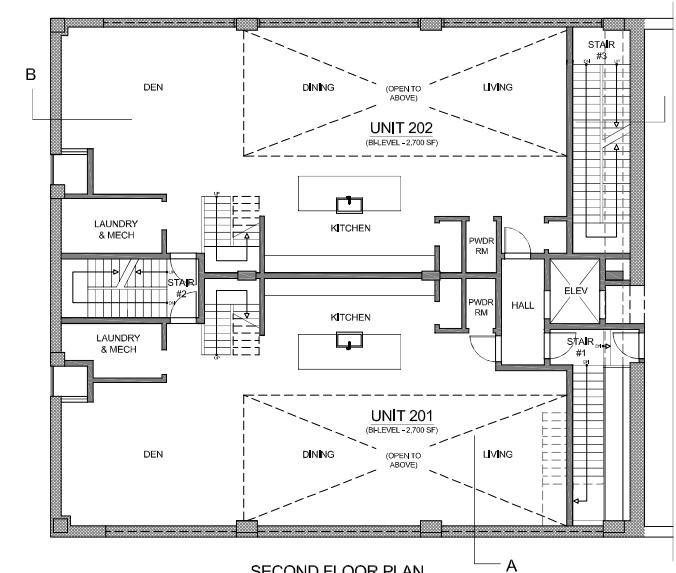
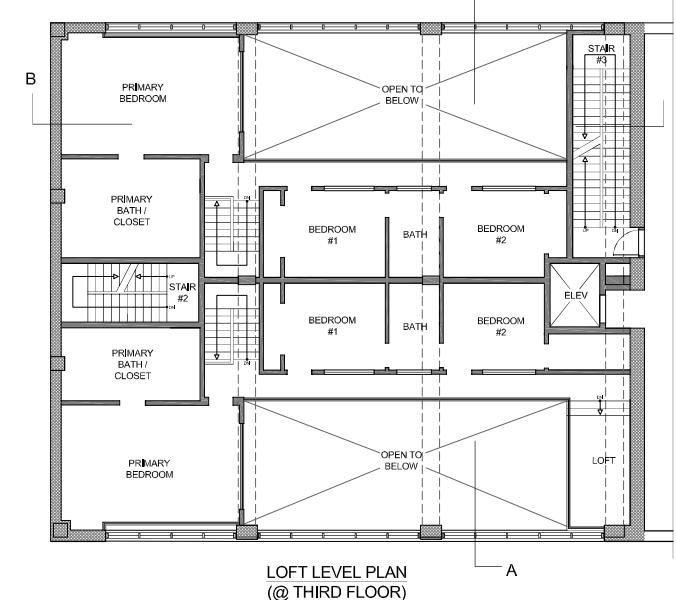
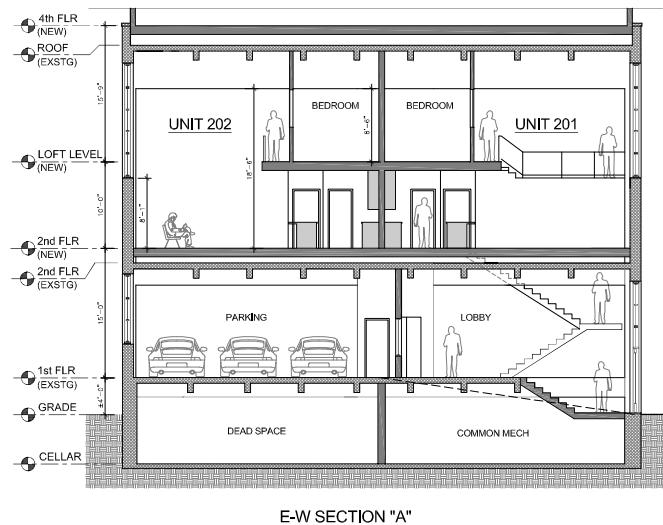


S2 DESIGN
ARCHITECTURE

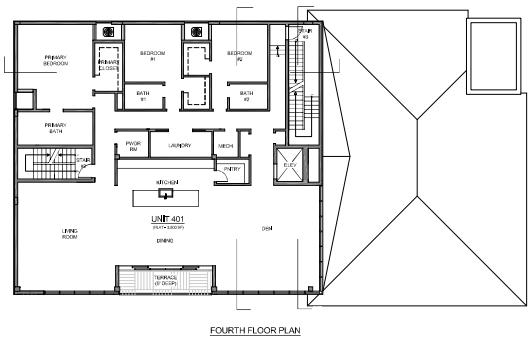
NORTH ELEVATION
REVISED 02.05.2026

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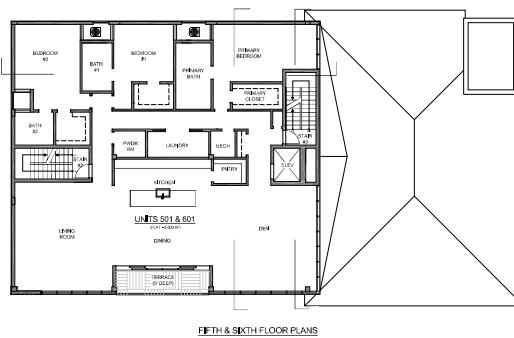
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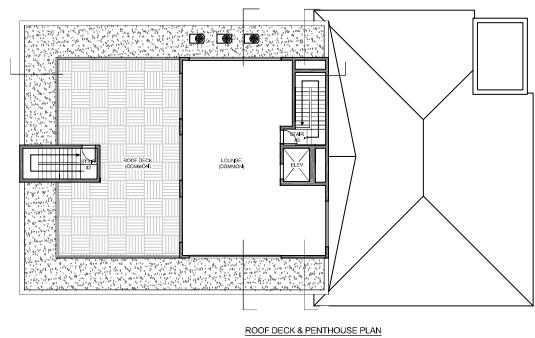
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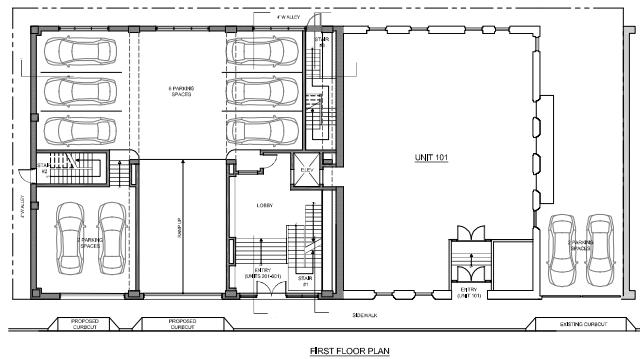
FOURTH FLOOR PLAN



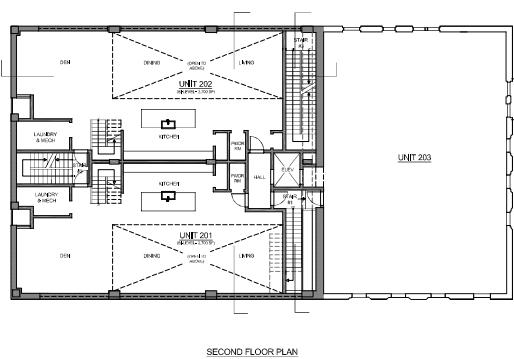
FIFTH & SIXTH FLOOR PLANS



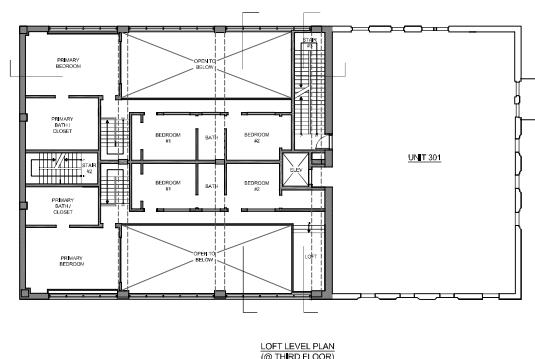
ROOF DECK & PENTHOUSE PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOFT LEVEL PLAN
(@ THIRD FLOOR)