
Request for Project Review, 2115-19 Spring Garden

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, Ilc.

Property Owner:

Eclipse Development, Ilc
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



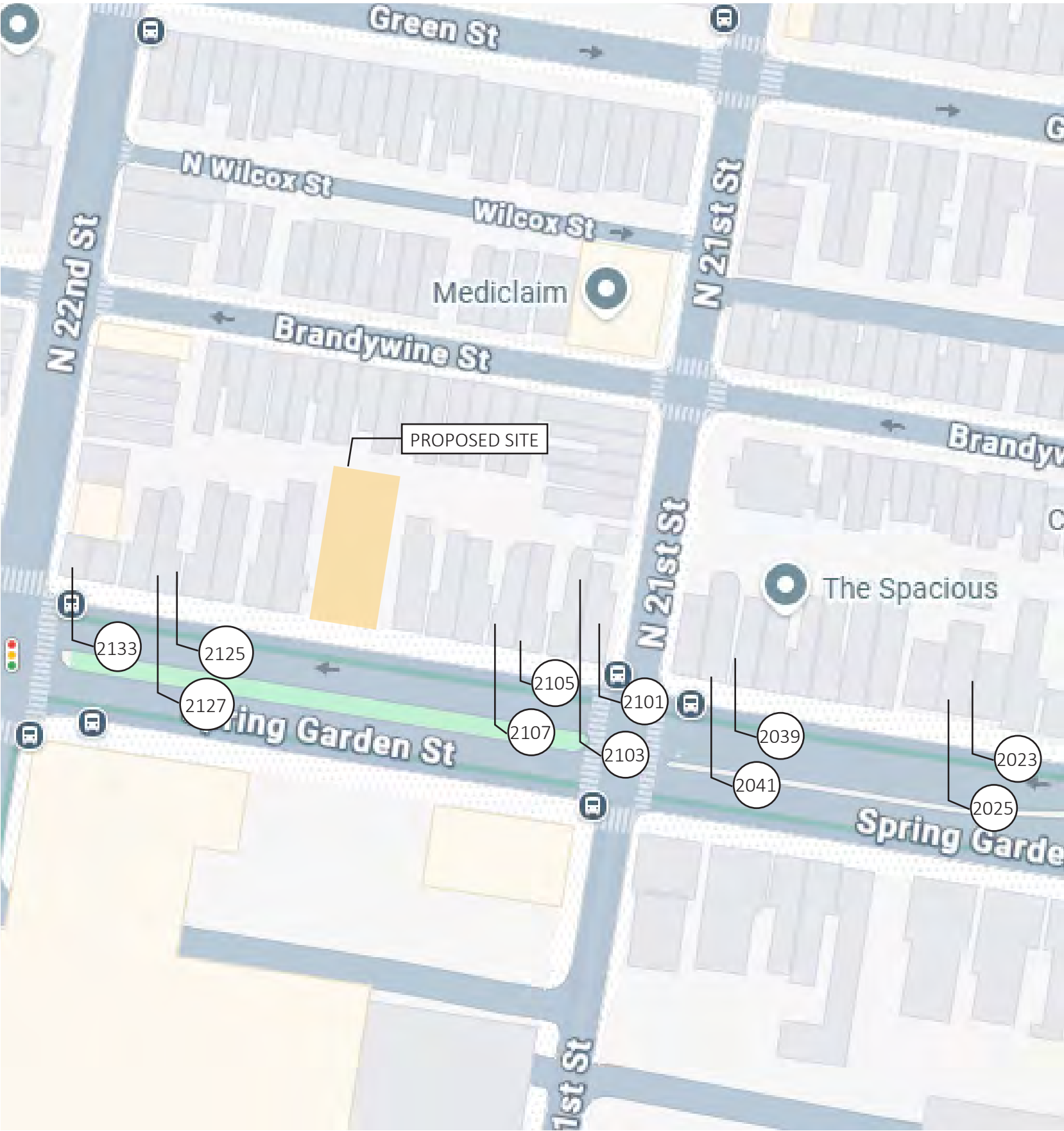
2105 Spring Garden Street
2107 Spring Garden Street



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

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February 06, 2026



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

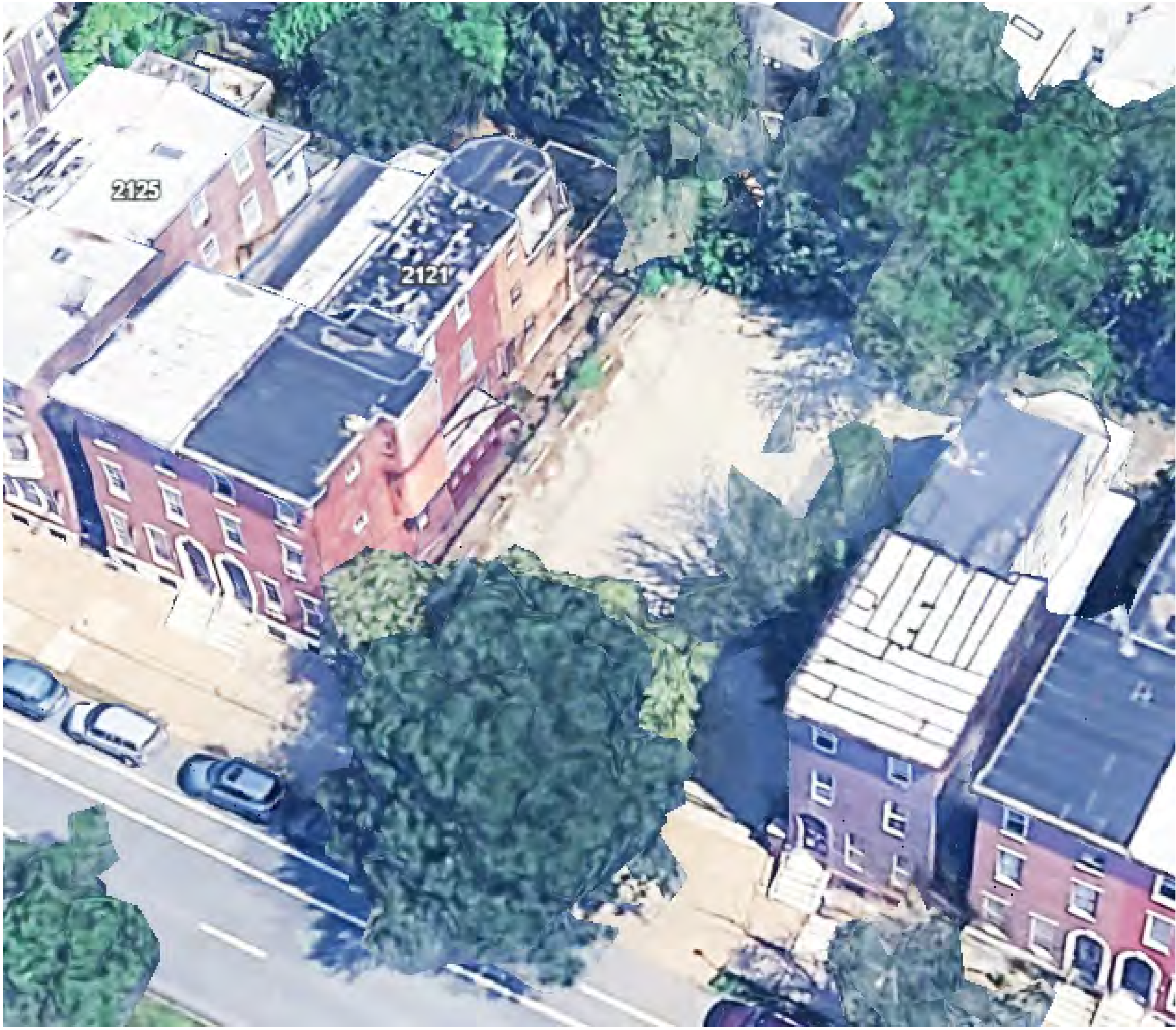
Existing Site



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

DRAFT

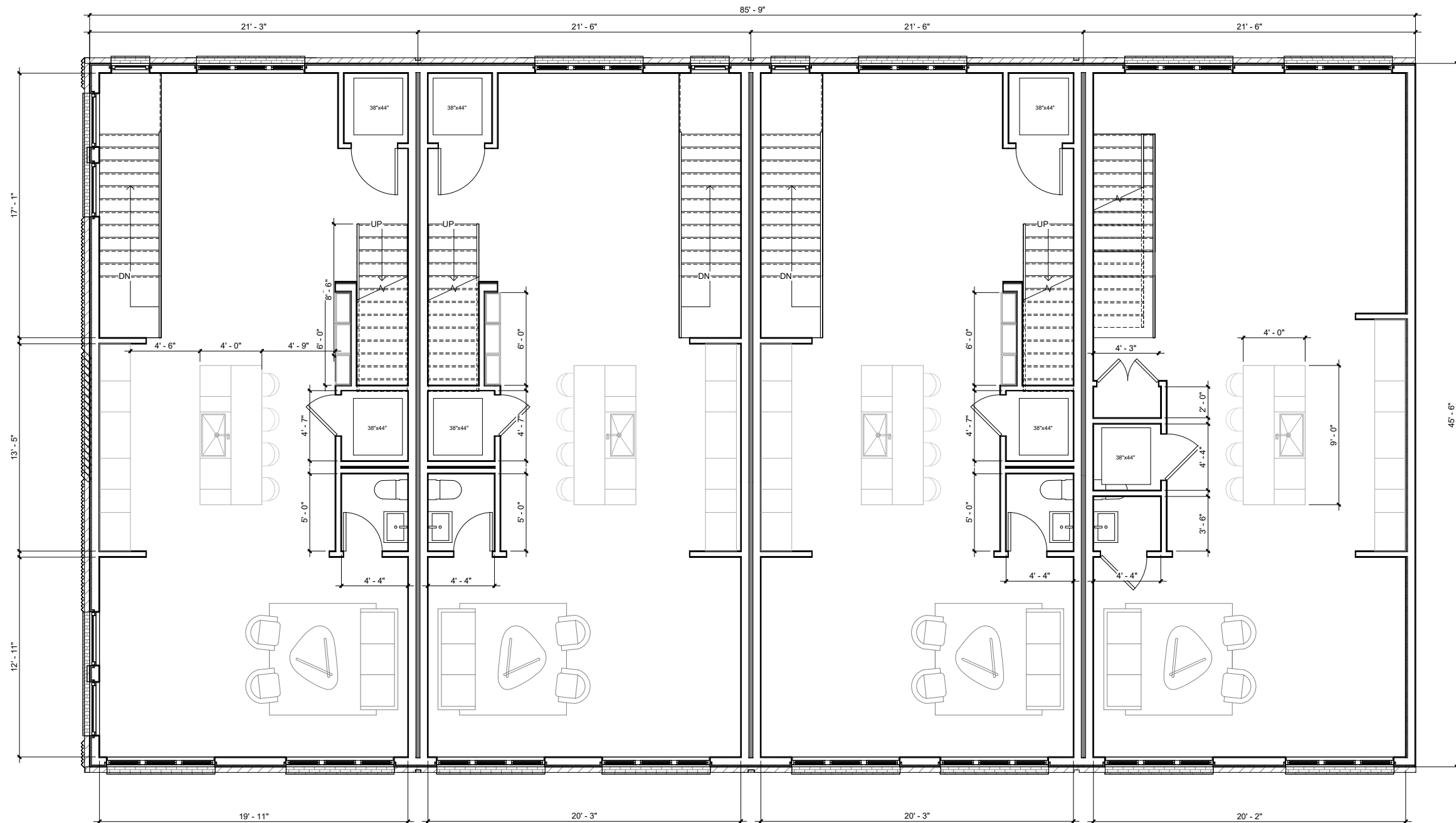


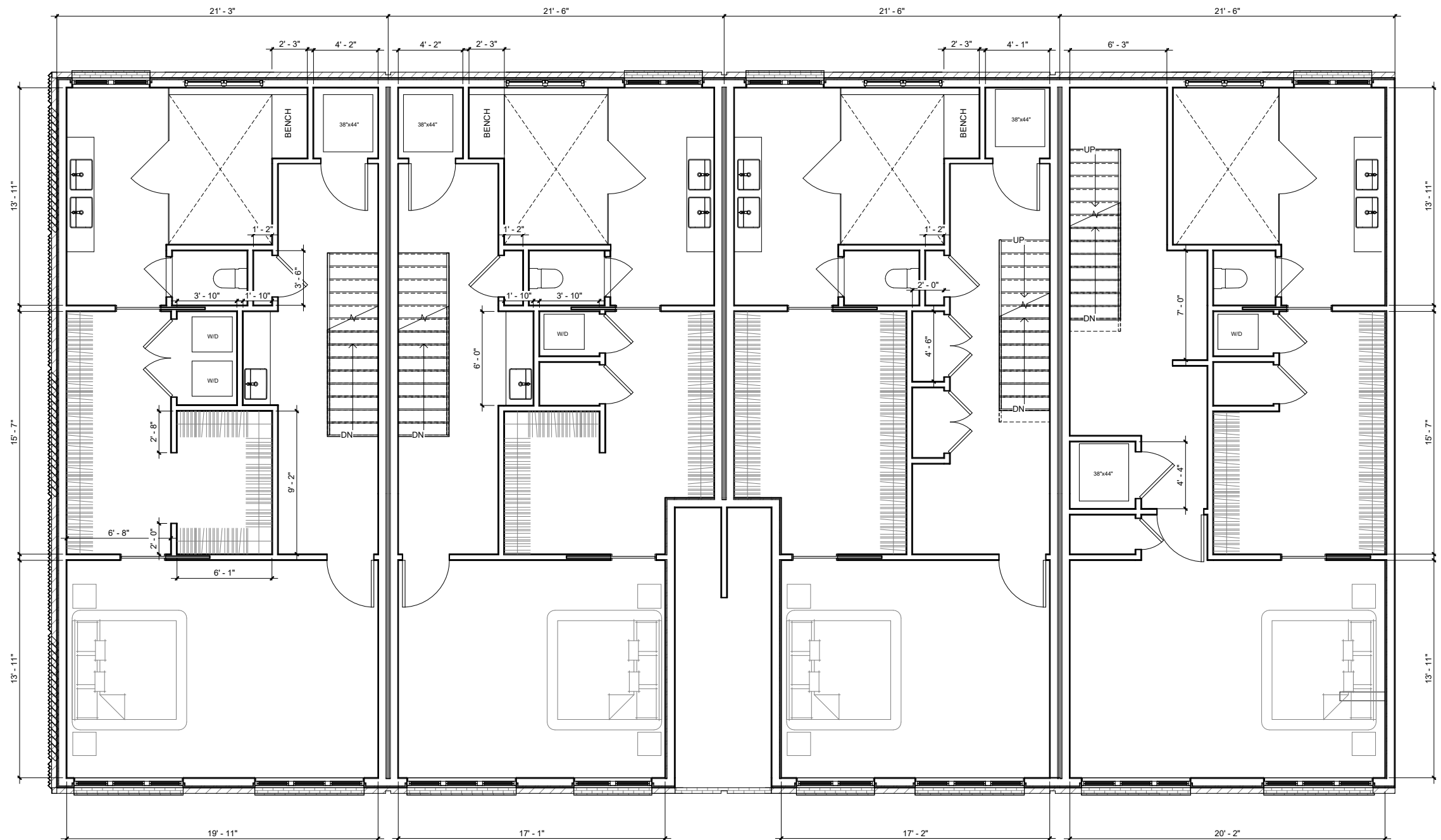


2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

Proposed Spring Garden Street Elevation with Site Context







2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

2115-19 SPRING GARDEN ST

SCOPE OF WORK: Construct four residential townhomes.

ARCHITECTURAL COMMITTEE COMMENT: the application fails to satisfy Standard 9, as the proposed townhouses are not compatible in materials, features, and design with the buildings of the historic district.



2115-19 SPRING GARDEN ST

SCOPE OF WORK: Construct four residential townhomes.



Version 2

2115-19 SPRING GARDEN ST

SCOPE OF WORK: Construct four residential townhomes.



Version 1