



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, 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.

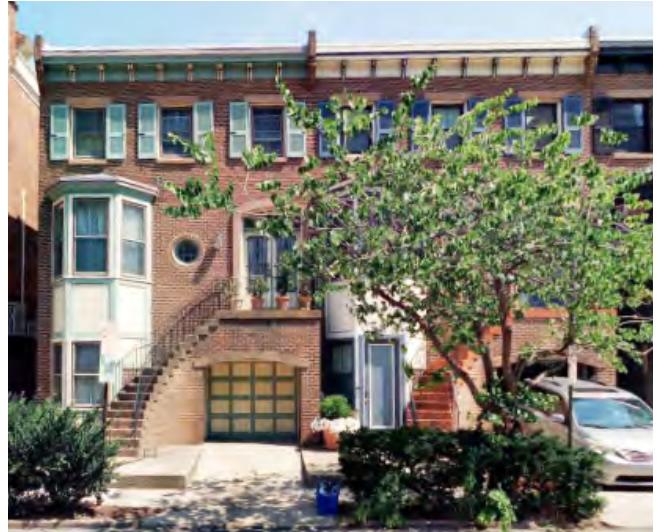
Thank you, and have a great rest of your day.



An aerial photograph of a city street, likely in Philadelphia, showing a grid of buildings, trees, and a road with a few cars. The buildings are mostly residential or office structures with various roof colors and styles. The text is overlaid on the upper portion of the image.

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



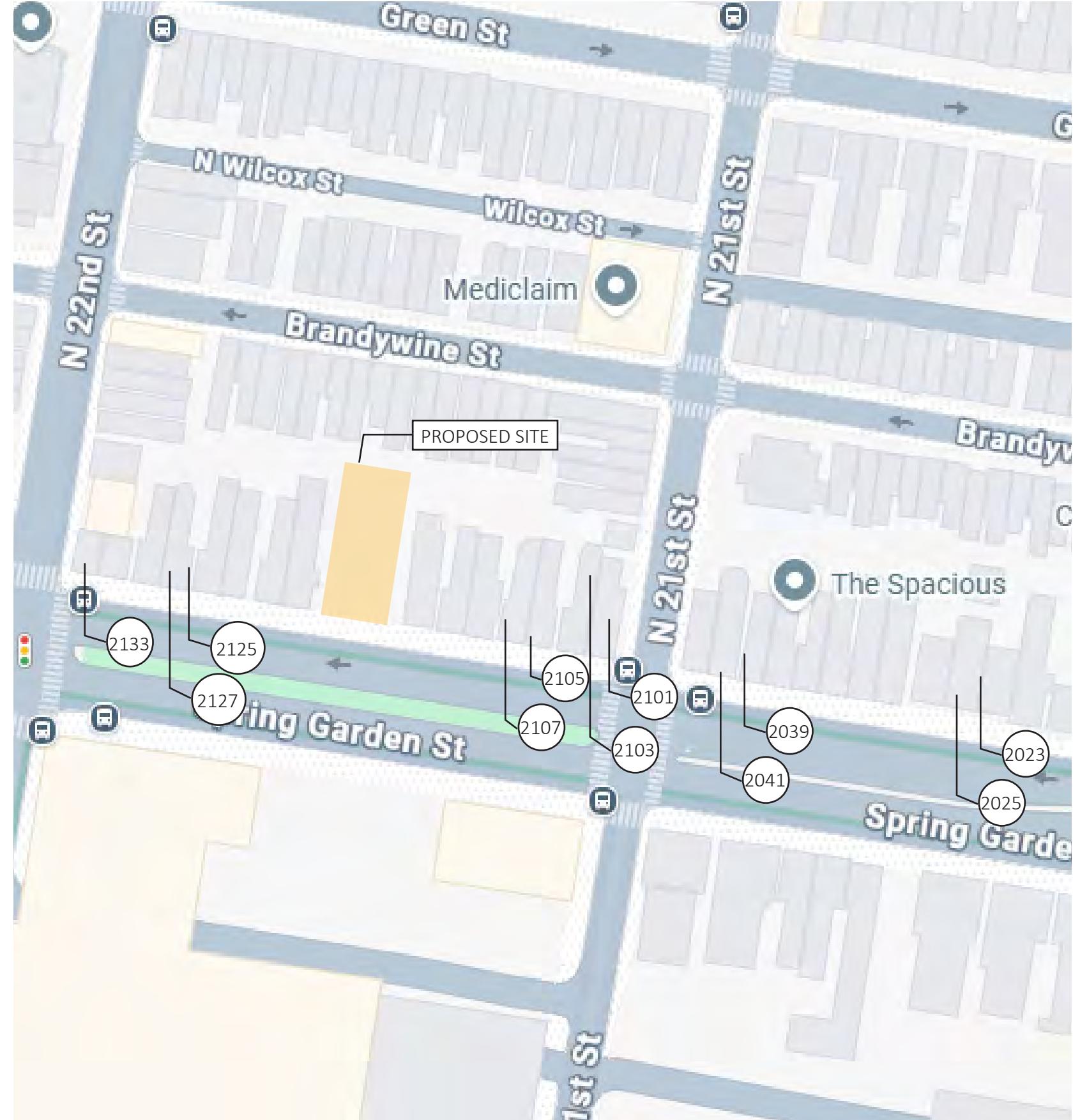
2105 Spring Garden Street
2107 Spring Garden Street



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

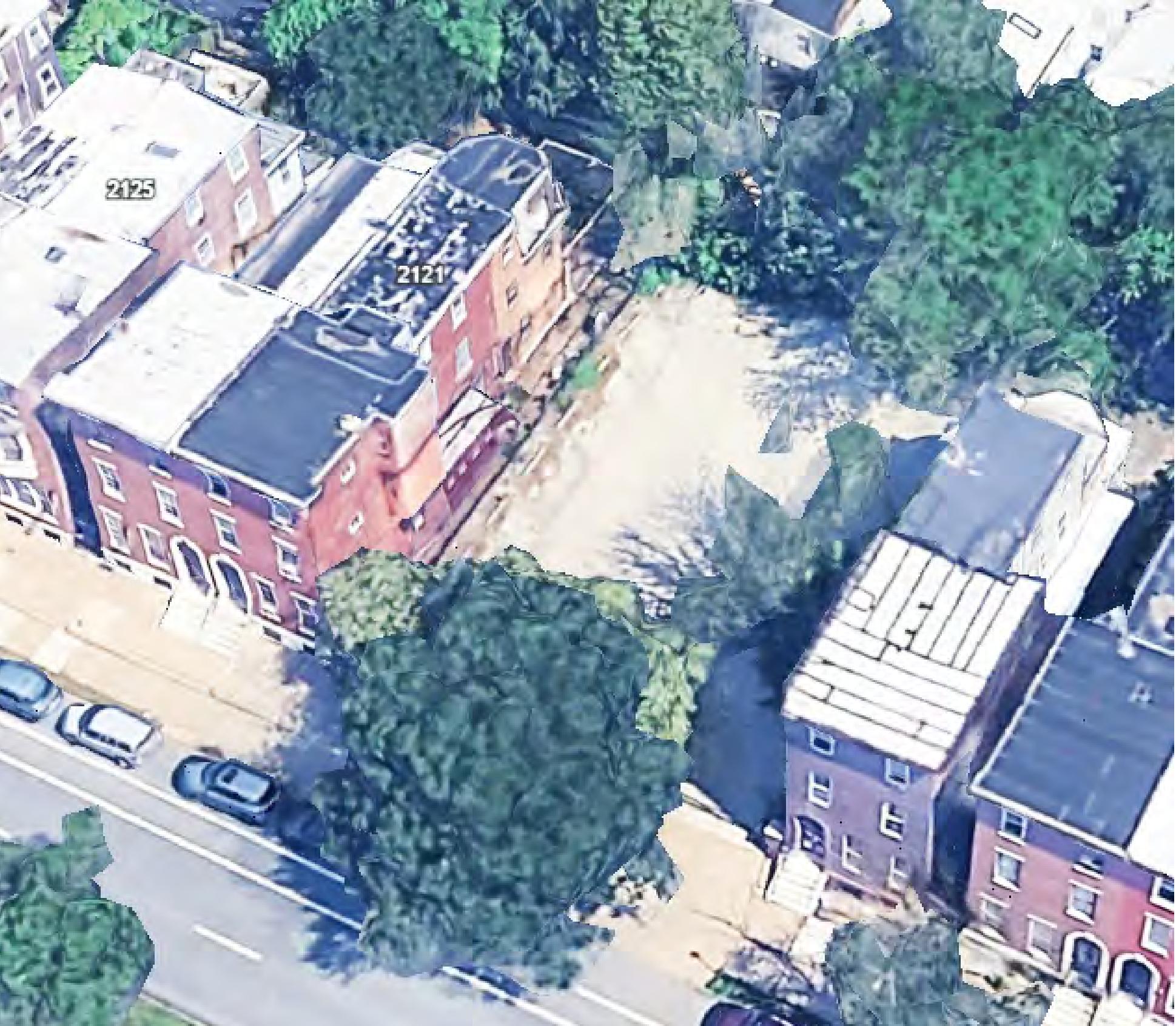
Existing Site



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

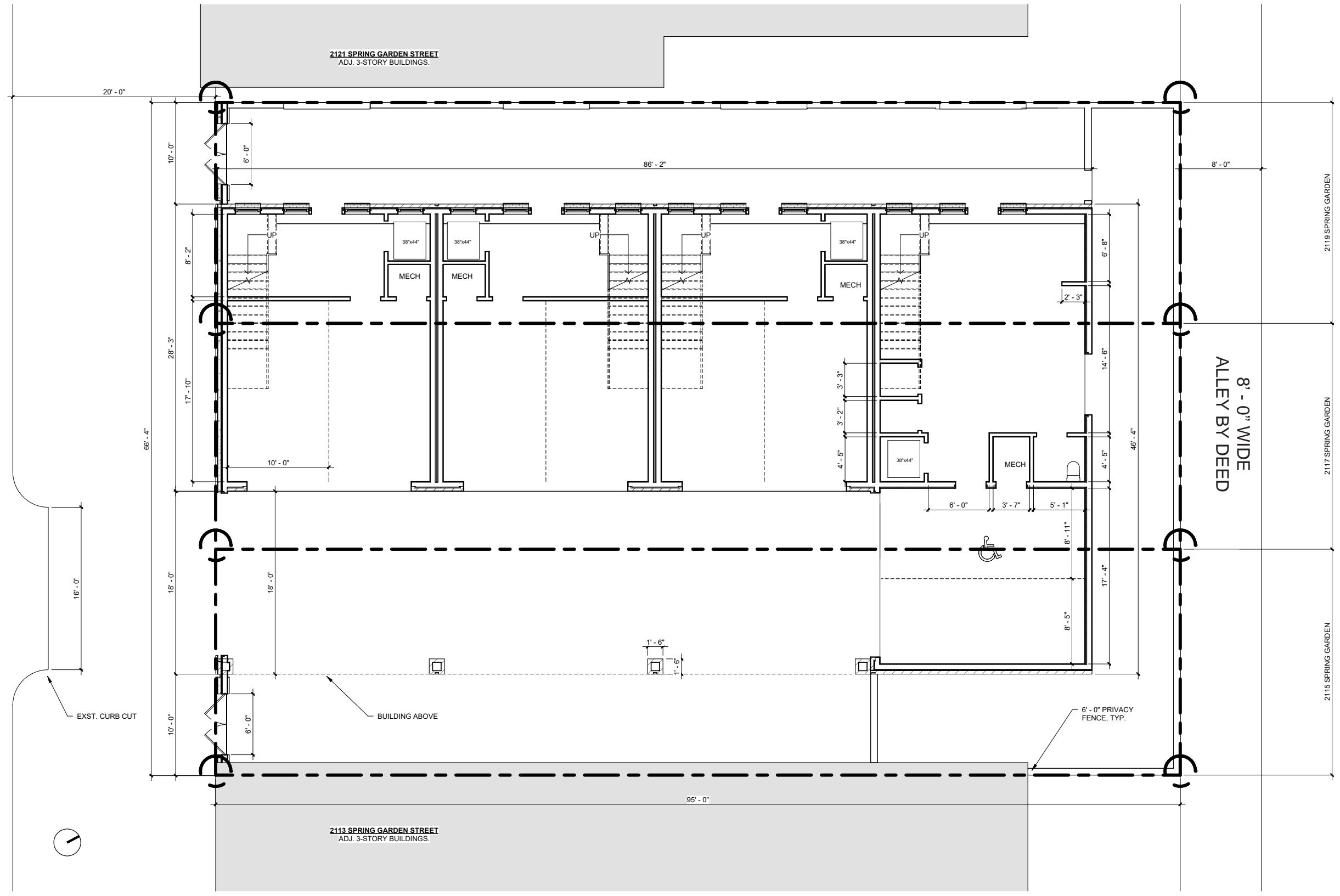


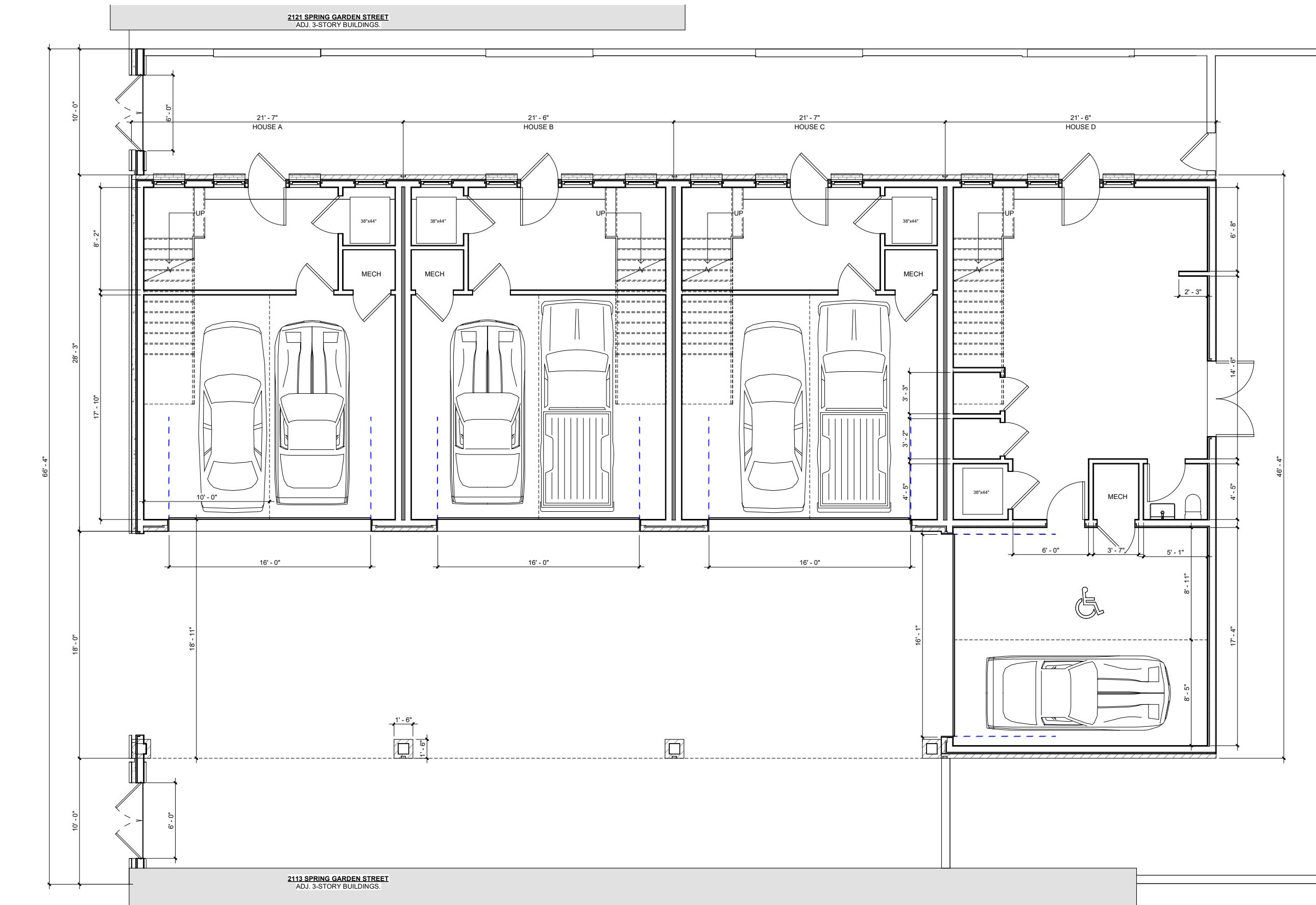
2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

Proposed Spring Garden Street Elevation with Site Context

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





2115-19 Spring Garden

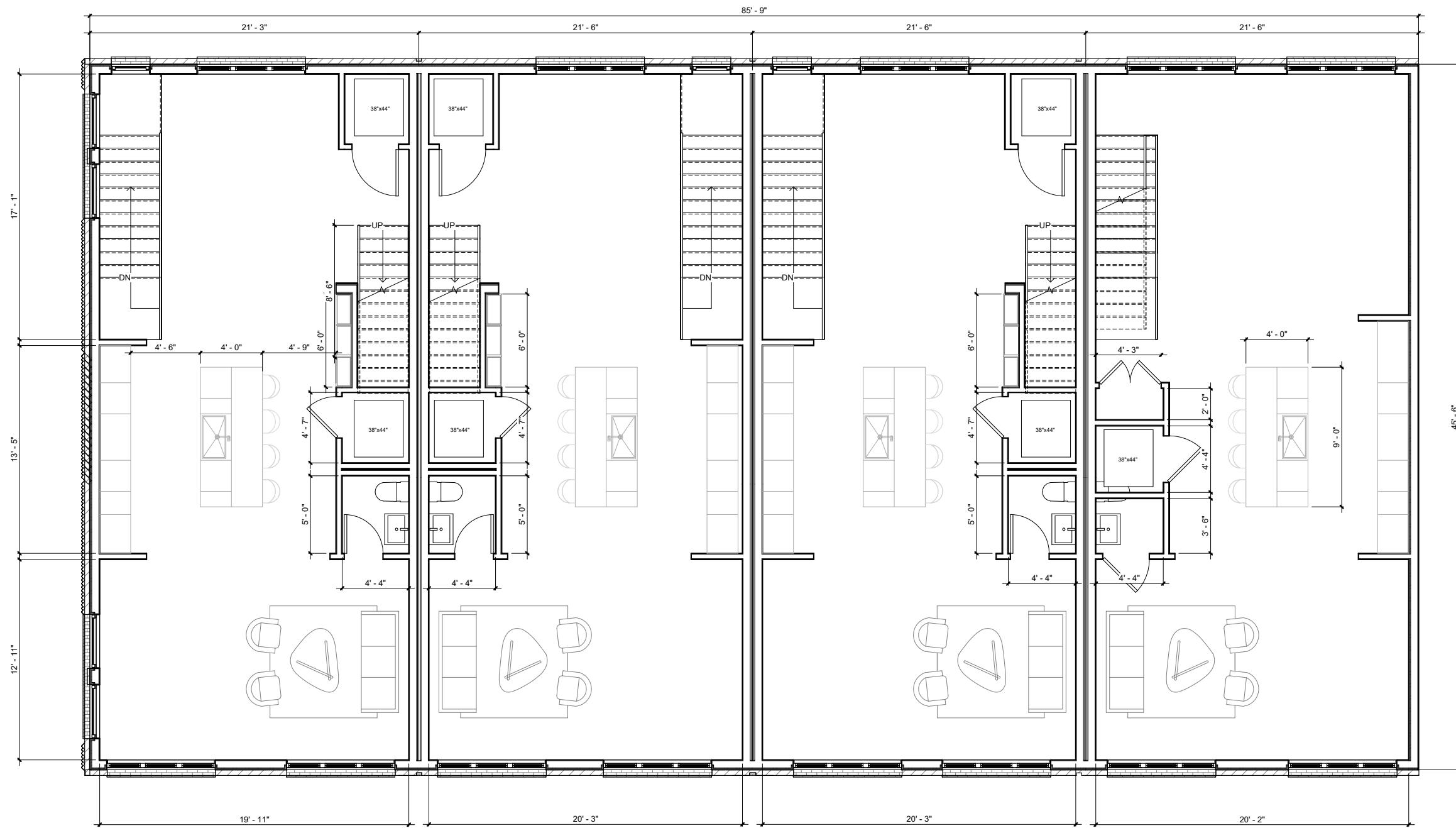
2115-19 Spring Garden Street Philadelphia, PA 19130

First Floor Plan

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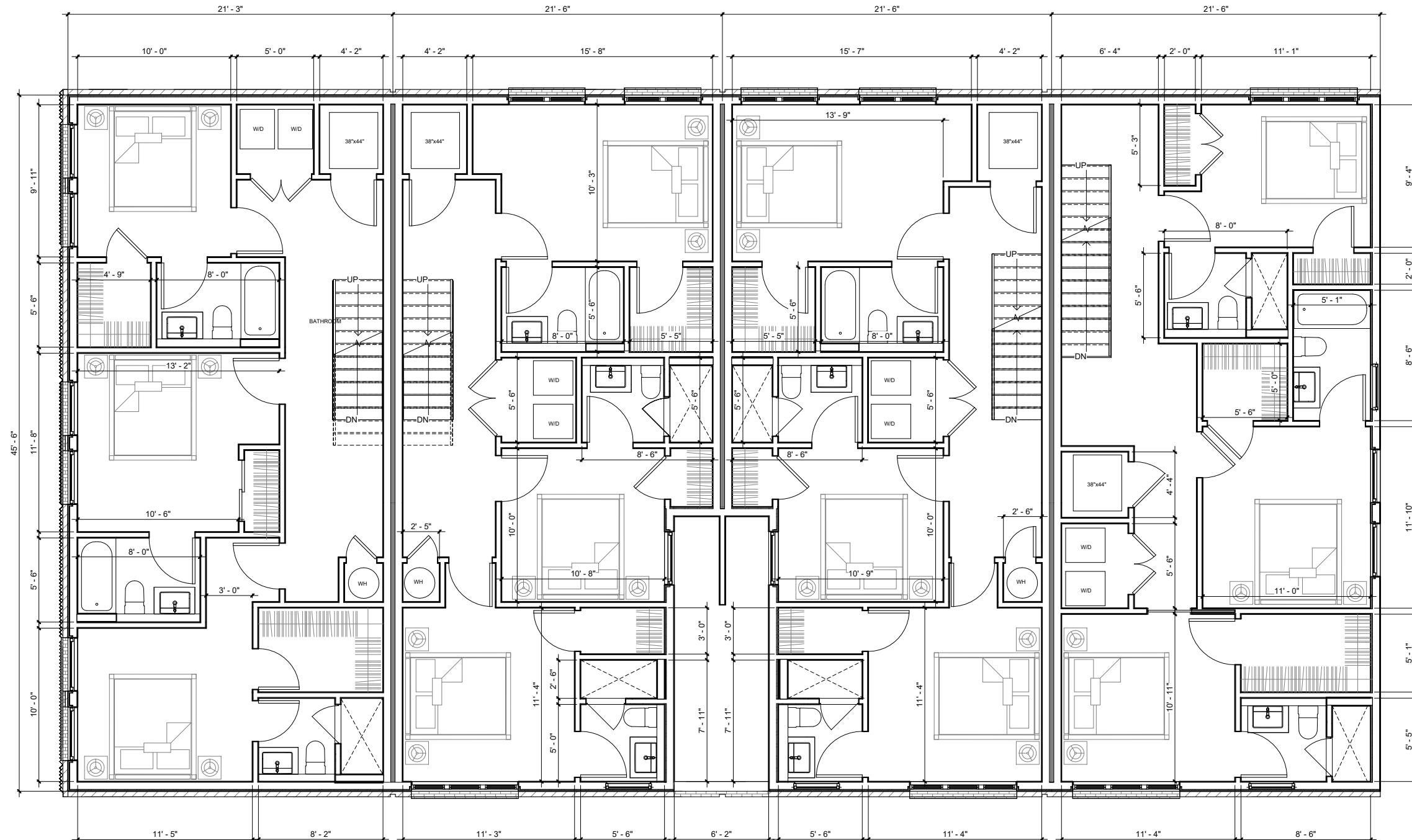
February 06, 2026

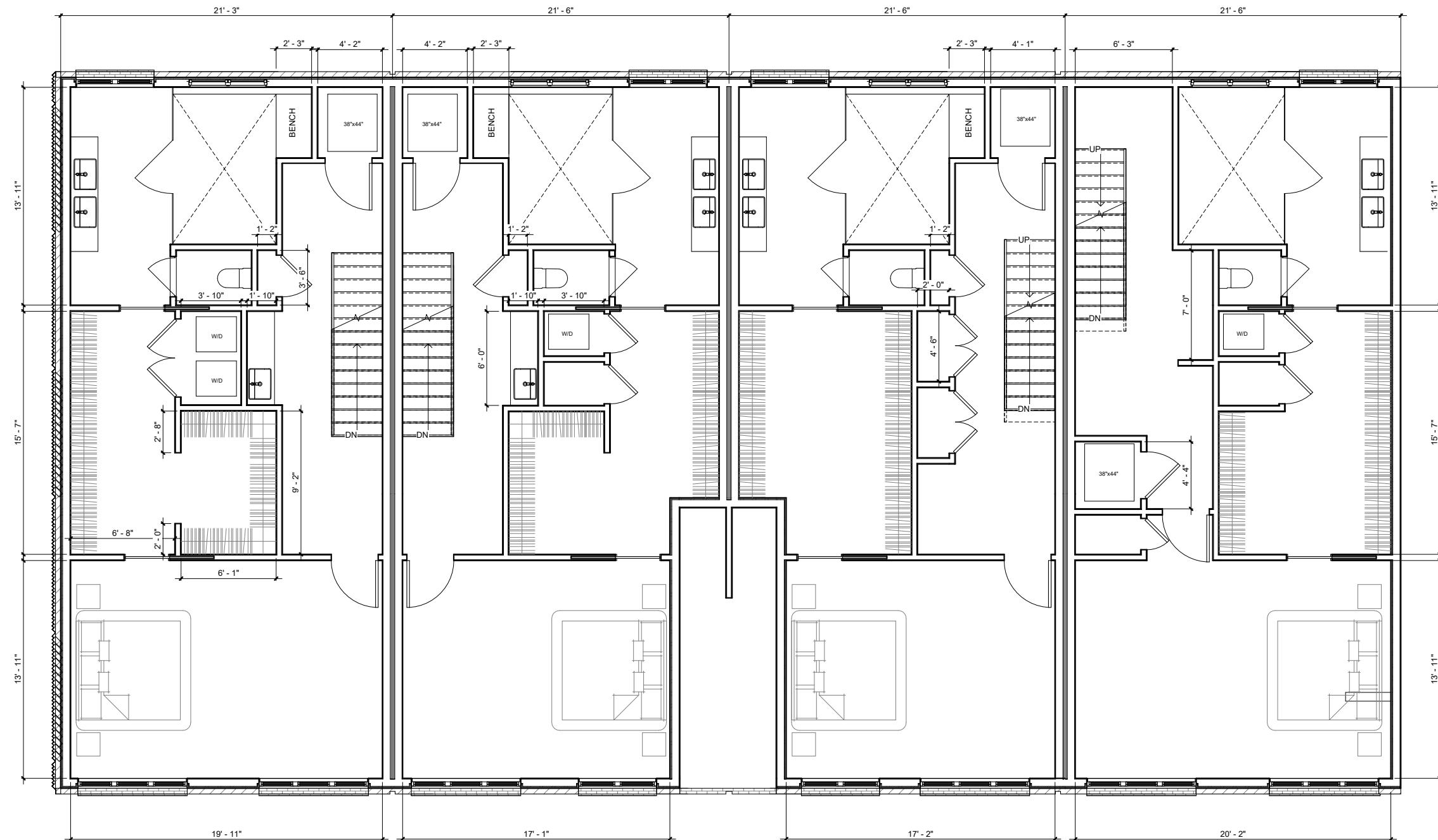


2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

Second Floor Plan

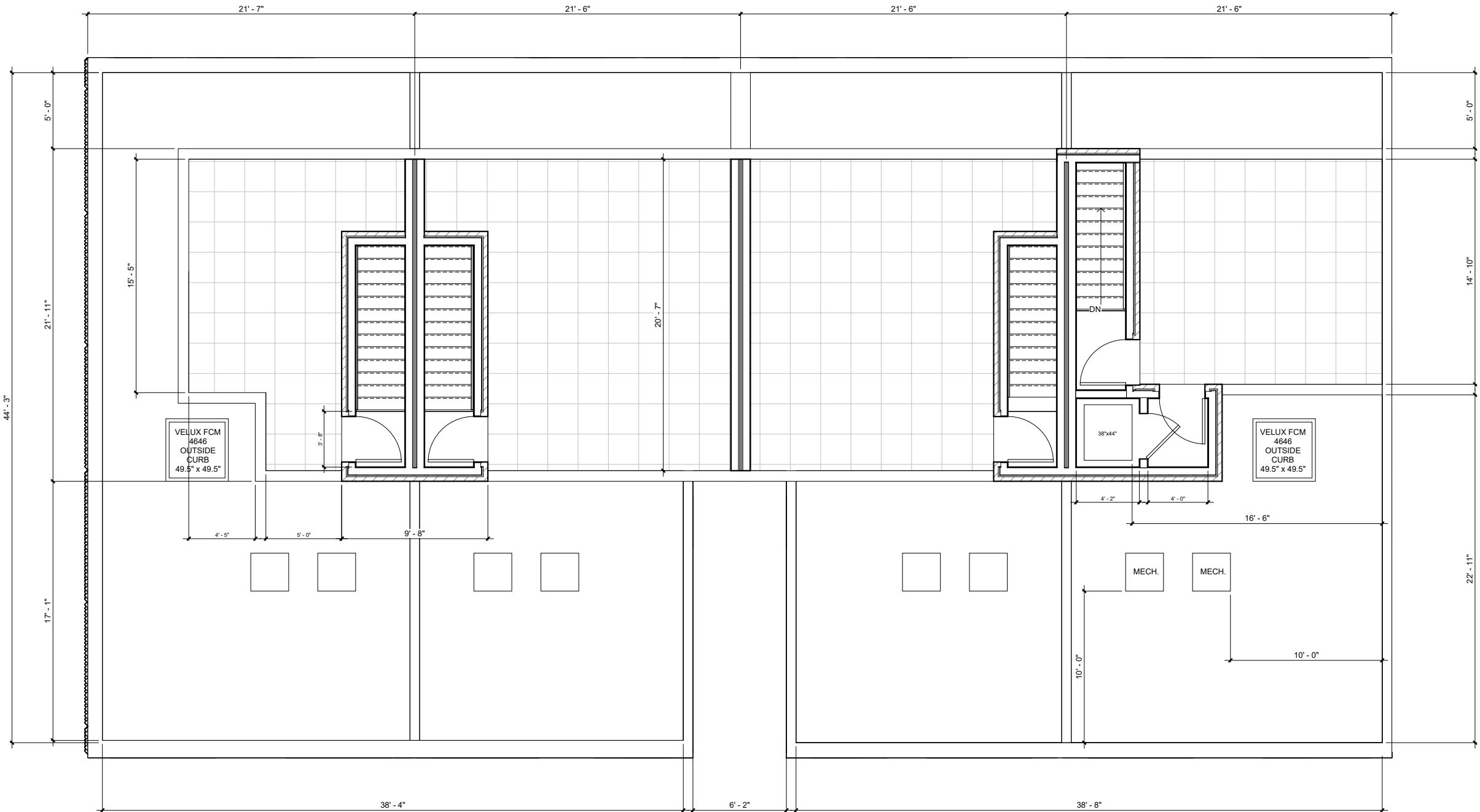




2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

Fourth Floor Plan





2115-19 Spring Garden

2115-19 Spring Garden Street Philadelphia, PA 19130

CANNODESIGN

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