

ADDRESS: 1000 SPRUCE ST

Proposal: Construct addition and roof decks; modify storefront

Review Requested: Final Approval

Owner: 1000 Spruce St, LLC

Applicant: Harman, Deutsch, Ohler Architects

History: 1872; Charles Borie House

Individual Designation: 12/31/1984

District Designation: Washington Square West Historic District, Significant, 9/13/2024

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes alterations to the rowhouse at 1000 Spruce Street, constructed 1872, including the rehabilitation of the ground-floor commercial space and seven apartments and the expansion of a one-story mid-century commercial building with a three-story addition. Exterior alterations would include reopening the glazed storefront on the east façade, constructing roof decks, demolishing a non-contributing hyphen, and constructing a two-story addition on a one-story commercial building at the rear on S. 10th Street. The roof decks do not appear to be visible directly across S. 10th or Spruce Streets. The addition will be clad in brick to match the primary façade of the of the one-story commercial building.

SCOPE OF WORK:

- Reopen glazed storefront on the east façade.
- Construct roof decks.
- Demolish non-contributing hyphen.
- Rehabilitate one-story commercial building.
- Construct a three-story addition above the one-story commercial building.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - Reopening the east façade storefront is appropriate as the 1987 brick infill is not original.
 - The roof decks are not visible from across S. 10th or Spruce Streets.
- *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 hyphen to be demolished is not original and lacks significance.
 - The addition is set back five feet from the primary façade.
 - The proposed addition to the one-story commercial building would be compatible with the building and district if a cornice and/or other restrained ornament is added.

STAFF RECOMMENDATION: Approval, provided a cornice and/or other restrained ornament is added to the addition to the commercial building, pursuant to Standards 2 and 9.



Figure 1: Location of subject property. Source: Atlas Philadelphia.



Figure 2: 1000 Spruce St., Front Façade. July 2025. Source: Cyclomedia.



Figure 3: 1000 Spruce St., Side Facade. July 2025. Source: Cyclomedia.

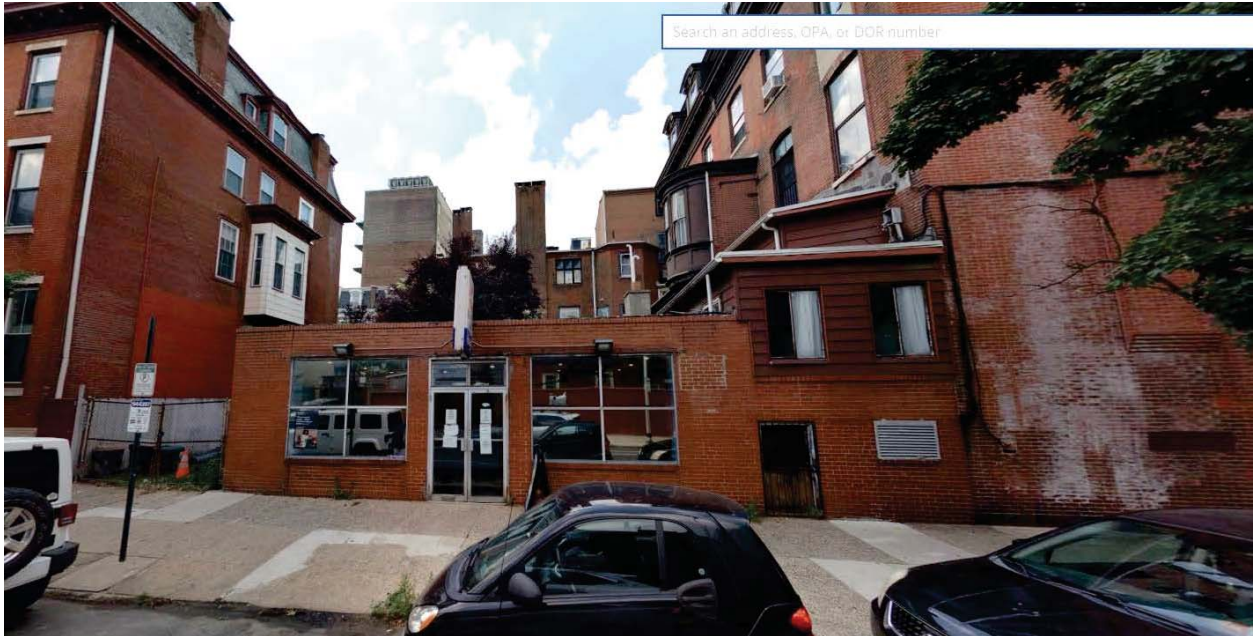


Figure 4: 1000 Spruce St., Mid-Century commercial building, front. July 2025. Source: Cyclomedia.



Figure 5: 1000 Spruce St., Mid-Century commercial building, side and front. July 2025. Source: Cyclomedia.



harman
deutsch
ohler
architecture

06.08. 2026

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102``

ATTN: Philadelphia Historical Commission

Re: 1000 Spruce St., Philadelphia PA.

Harman Deutsch Ohler Architecture is proposing a 2 story addition to the existing rear 1 story building, and the removal of a rear 1 story portion to the corner 4 story building, the addition of pilothouse and roof decks, as well as commercial storefront updates to the corner, as per plans.

Harman Deutsch Ohler Architecture has prepared this application on behalf of Dan Rosen, the owner of the property. This application is intended for final approval for the proposed addition as per the enclosed drawings.

Please let us know if you have any questions regarding our submission.

Respectfully,

Rustin Ohler
267.324.3601
Harman Deutsch Ohler Architecture



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal. Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

<p>Address Identify the location of work for the permit(s).</p> <p>If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.</p>	<p>1</p>	<p>1000 SPRUCE ST. <u>Parcel Address</u></p> <p><u>Specific Location</u></p> <p><input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0 - </p>
<p>Applicant Identify how you are associated with the property.</p> <p>Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.</p>	<p>2</p>	<p>I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson</p> <p>Name BRETT HARMAN Company HARMAN DEUTCH OHLE</p> <p>Address 1225 N 7TH STREET, PHILADELPHIA PA 19122</p> <p>Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1</p>
<p>Property Owner Identify the deeded property owner.</p> <p>If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.</p>	<p>3</p>	<p>1000 SPRUCE STREET LLC <input type="checkbox"/> Check box if new owner is being listed</p> <p>Address 822 PINE ST. SUITE 2C, PHILA PA</p> <p>Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1</p>
<p>Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.</p>	<p>4</p>	<p>Name BRETT HARMAN Firm HARMAN DEUTSCH OHLE</p> <p>PA License # 2343093 Phila. Commercial Activity License #</p> <p>Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1</p>
<p>Project Scope Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed.</p> <p>(g) Select all conditions that apply to this project (if any).</p>	<p>5</p>	<p>(a) Occupancy <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____</p> <p>(b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only</p> <p>(c) Earth Disturbance Area of Earth Disturbance 0 (Sq. Ft.)</p> <p>(d) Building Floor Areas New Floor Area 1500 (Sq. Ft.) Existing Altered Area 500 (Sq. Ft.)</p> <p>(e) Number of Stories 4 + BASEMENT</p> <p>(f) Description of Work For a 2 story addition to the existing rear 1 story building, For the addition of a pilothouses and roof decks, and storefront upgrades, to the existing 4 story building.</p> <p>(g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space</p>

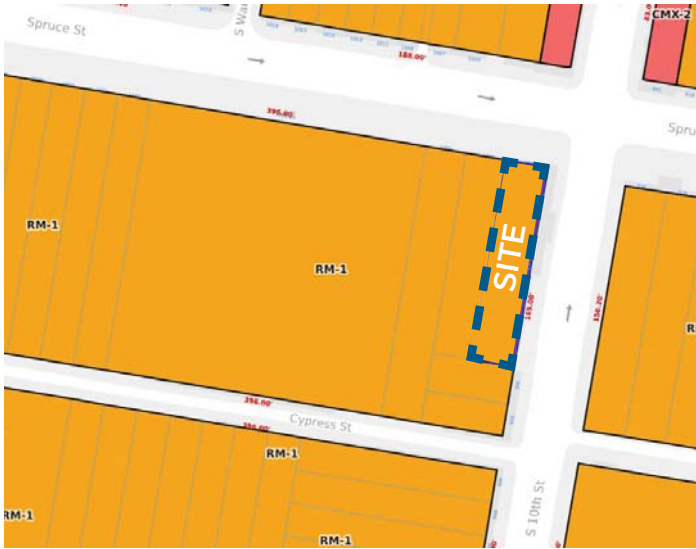
1000 SPRUCE ST PHILADELPHIA PA

Philadelphia Historical Commission
2026.06.08





AERIAL MAP



ZONING MAP



A



B



C



D

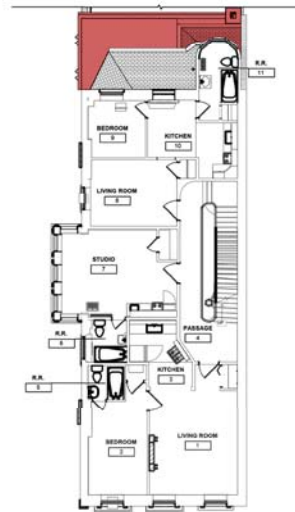
■ BUILDING PORTION
TO BE DEMOLISHED



BASEMENT PLAN



FIRST FLOOR PLAN



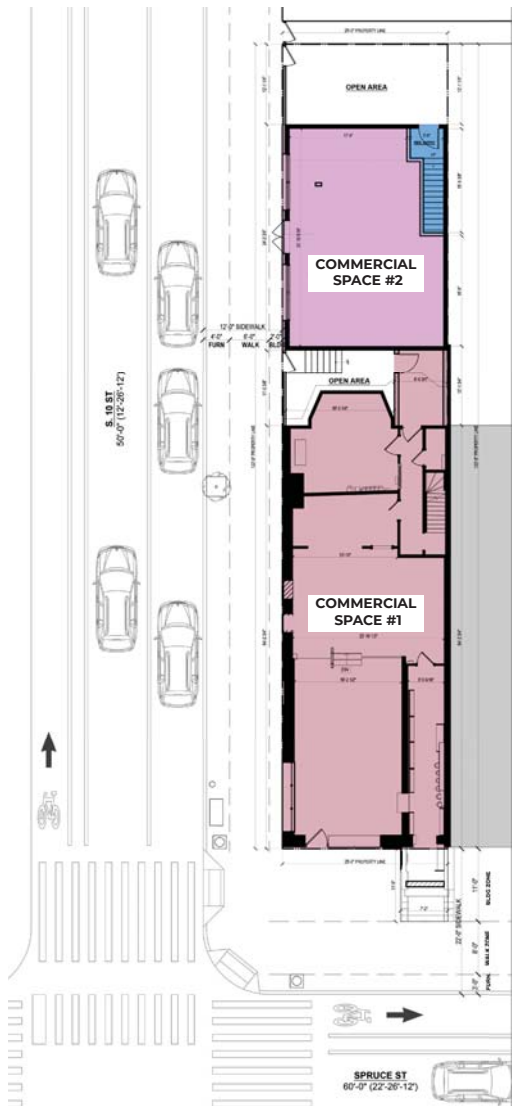
SECOND FLOOR PLAN



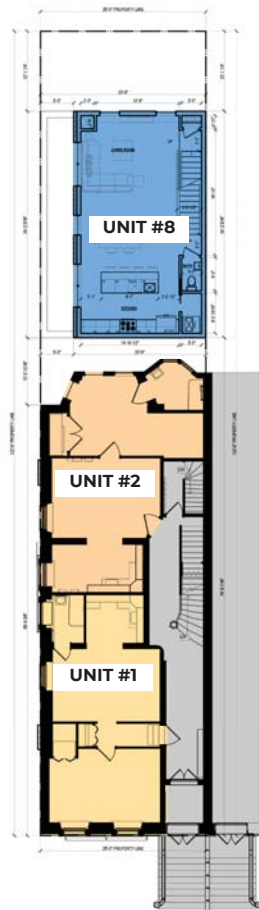
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



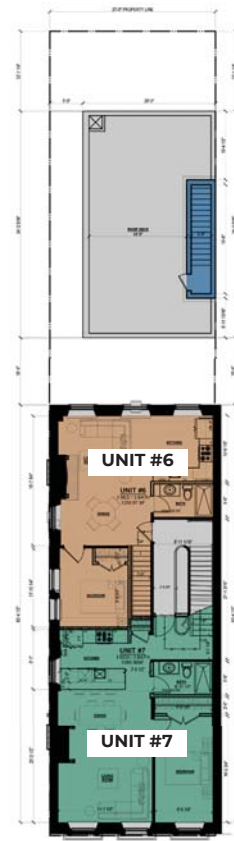
BASEMENT PLAN



FIRST FLOOR PLAN



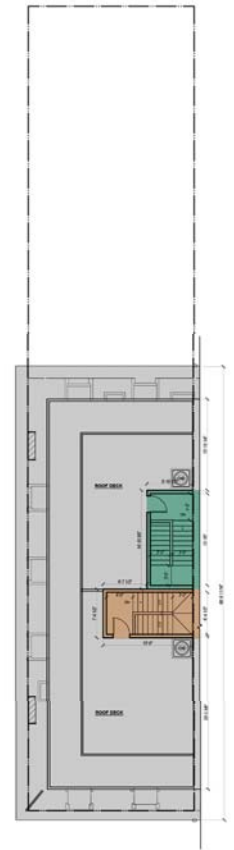
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



ROOF PLAN



1 - FRONT ELEVATION | SPRUCE ST



2 - REAR ELEVATION | REAR YARD

■ BUILDING PORTION TO BE DEMOLISHED



1 - FRONT ELEVATION | SPRUCE ST



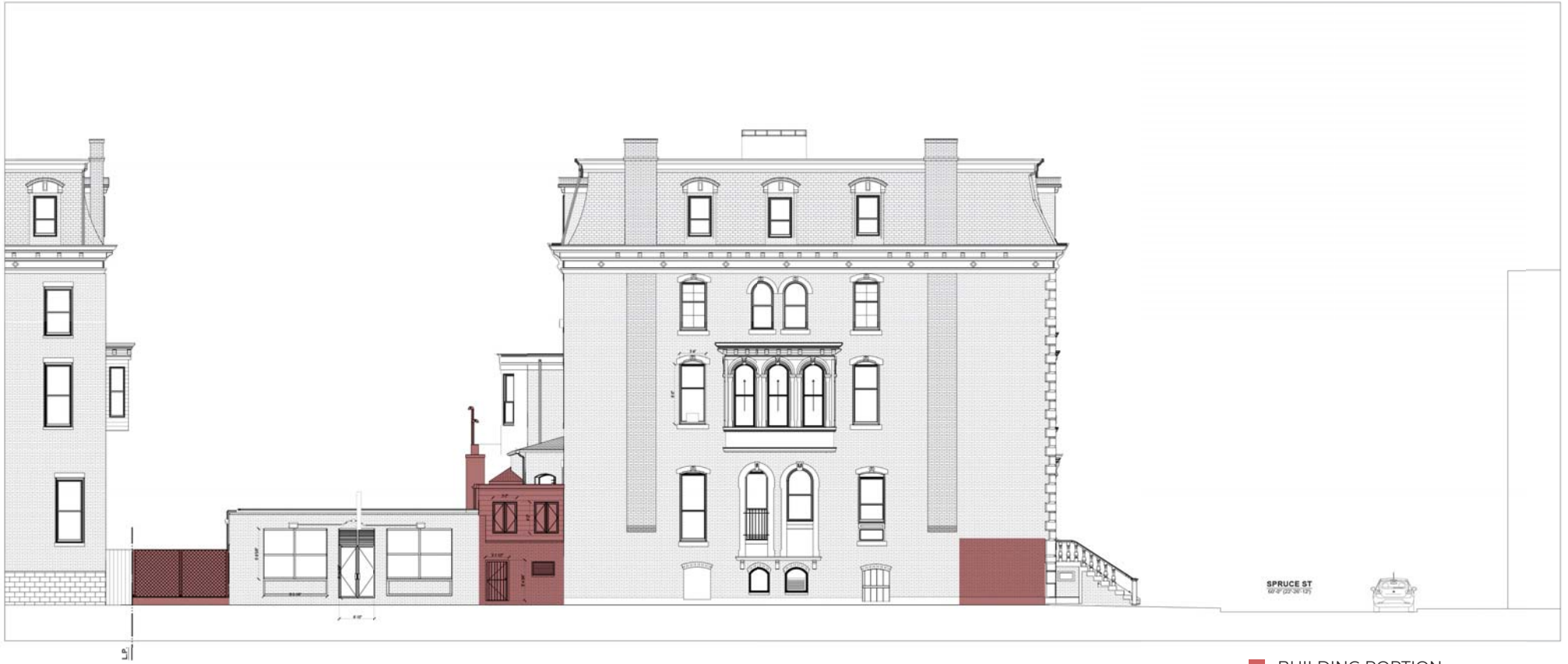
2 - REAR ELEVATION | COURT REAR

- KEYNOTES:
1. EXISTING SIGNAGE TO REMAIN - SIGNAGE FACE TO BE REPLACED WITH NEW BUSINESS LOGO - PHC STAFF TO REVIEW AND APPROVE SIGNAGE SHOP DRAWINGS PRIOR TO INSTALLATION
 2. 4" BRICK VENEER (GLENN GARY 32DD) OR SIMILAR - PHC STAFF TO REVIEW FINAL BRICK SELECTION
 3. ROW LOCK SILLS (TYPICAL)
 4. EXISTING BRICK INFILL PORTION TO BE REMOVED - TO PROVIDE NEW STOREFRONT WINDOWS (BLACK) TO MATCH EXISTING SPRUCE STREET STORE FRONT - PHC STAFF TO REVIEW AND SHOP DRAWINGS AND DETAIL
 5. EXISTING ONE STORY BRICK PORTION TO BE REMOVED - TO BE REPLACED BY 6'-0" HIGH ALUMINUM ESTATE FENCING (BLACK)
 6. EXISTING GALVANIZED CHAINLINK FENCE TO BE REMOVED - TO BE REPLACED BY 6'-0" HIGH ALUMINUM ESTATE FENCING (BLACK)
 7. EXISTING SINGLE DOOR TO BE REMOVED - TO BE REPLACED BY NEW DOUBLE HUNG WINDOW TO MATCH EXISTING WINDOWS - PHC STAFF TO REVIEW SHOP DRAWINGS
 8. EXISTING BASEMENT FOUNDATION WALL TO REMAIN - PROVIDE NEW STUCCO FINISH
 9. OMITTED
 10. ALUMINUM CLAD WOOD DOUBLE HUNG ONE OVER ONE WINDOW (BLACK)
 11. 42" HIGH METAL GUARDRAIL (BLACK)
 12. FIBER CEMENT LAP SIDING @ PILOT HOUSE BEYOND (CHARCOAL)
 13. 8" METAL COPING (CHARCOAL)
 14. FIBERGLASS FULL-LITE ENTRY DOOR (BLACK)
 15. WALL SCONCE UP/DOWN LIGHTING FIXTURE (BLACK)
 16. NEW CAST IN PLACE CONCRETE STEPS AND LANDING
 17. EXISTING CMU TO BE PAINTED (TO BE MATCHED TO EXST BRICK) PHC STAFF TO REVIEW FINAL COLOR SELECTION
 18. EXISTING STOREFRONT WINDOWS TO BE REPLACED (BLACK)
 19. EXISTING STOREFRONT ENTRY DOORS TO BE REPLACED (BLACK)
 20. RECONSTRUCT EXISTING ONE STORY PORTION AT LOWER LEVEL FOR REAR ACCESS - PHC STAFF TO REVIEW ALL DETAILS
 21. EXST TO REMAIN - 4" BRICK VENEER (LIGHT BROWN)
 22. EXST TO REMAIN - CAST STONE (LIGHT BROWN)
 23. EXST TO REMAIN - BRICK SOLDIER COURSE (LIGHT BROWN)
 24. EXST TO REMAIN - SINGLE HUNG WINDOW (BLACK)
 25. EXST TO REMAIN - ENTRY DOOR (BLACK)
 26. EXST TO REMAIN - EXTERIOR ENTRY STAIR
 27. EXST TO REMAIN - WOODEN SINGLE DOOR WITH METAL RAILING
 28. EXST TO REMAIN - AZEK / FYPON CORNICE (BLACK)
 29. EXST TO REMAIN - ALUMINUM GUTTER AND DOWNSPOUT (WHITE)
 30. EXST TO REMAIN - DORMER WITH PANEL CLADDING (CHARCOAL)
 31. EXST TO REMAIN - VINYL LAP SIDING (MATCHED TO BRICK COLOR)
 32. LINES OF THE DEMOLITION PORTION
 33. NEW 4" NOMINAL BRICK VENEER FACADE (GLENN GARY 32DD OR SIMILAR) AT LAUNDROMAT FIRST FLOOR N 10TH STREET FACADE TO MATCH ADDITION - PHC STAFF TO REVIEW FINAL BRICK SELECTION



1 - REAR ELEVATION | ADDITION REAR

- KEYNOTES:
1. EXISTING SIGNAGE TO REMAIN - SIGNAGE FACE TO BE REPLACED WITH NEW BUSINESS LOGO - PHC STAFF TO REVIEW AND APPROVE SIGNAGE SHOP DRAWINGS PRIOR TO INSTALLATION
 2. 4" BRICK VENEER (GLENN GARY 32DD) OR SIMILAR - PHC STAFF TO REVIEW FINAL BRICK SELECTION
 3. ROW LOCK SILLS (TYPICAL)
 4. EXISTING BRICK INFILL PORTION TO BE REMOVED - TO PROVIDE NEW STOREFRONT WINDOWS (BLACK) TO MATCH EXISTING SPRUCE STREET STORE FRONT - PHC STAFF TO REVIEW AND SHOP DRAWINGS AND DETAIL
 5. EXISTING ONE STORY BRICK PORTION TO BE REMOVED - TO BE REPLACED BY 6'-0" HIGH ALUMINUM ESTATE FENCING (BLACK)
 6. EXISTING GALVANIZED CHAINLINK FENCE TO BE REMOVED - TO BE REPLACED BY 6'-0" HIGH ALUMINUM ESTATE FENCING (BLACK)
 7. EXISTING SINGLE DOOR TO BE REMOVED - TO BE REPLACED BY NEW DOUBLE HUNG WINDOW TO MATCH EXISTING WINDOWS - PHC STAFF TO REVIEW SHOP DRAWINGS
 8. EXISTING BASEMENT FOUNDATION WALL TO REMAIN - PROVIDE NEW STUCCO FINISH
 9. OMITTED
 10. ALUMINUM CLAD WOOD DOUBLE HUNG ONE OVER ONE WINDOW (BLACK)
 11. 42" HIGH METAL GUARDRAIL (BLACK)
 12. FIBER CEMENT LAP SIDING @ PILOT HOUSE BEYOND (CHARCOAL)
 13. 8" METAL COPING (CHARCOAL)
 14. FIBERGLASS FULL-LITE ENTRY DOOR (BLACK)
 15. WALL SCONCE UP/DOWN LIGHTING FIXTURE (BLACK)
 16. NEW CAST IN PLACE CONCRETE STEPS AND LANDING
 17. EXISTING CMU TO BE PAINTED (TO BE MATCHED TO EXST BRICK) PHC STAFF TO REVIEW FINAL COLOR SELECTION
 18. EXISTING STOREFRONT WINDOWS TO BE REPLACED (BLACK)
 19. EXISTING STOREFRONT ENTRY DOORS TO BE REPLACED (BLACK)
 20. RECONSTRUCT EXISTING ONE STORY PORTION AT LOWER LEVEL FOR REAR ACCESS - PHC STAFF TO REVIEW ALL DETAILS
 21. EXST TO REMAIN - 4" BRICK VENEER (LIGHT BROWN)
 22. EXST TO REMAIN - CAST STONE (LIGHT BROWN)
 23. EXST TO REMAIN - BRICK SOLDIER COURSE (LIGHT BROWN)
 24. EXST TO REMAIN - SINGLE HUNG WINDOW (BLACK)
 25. EXST TO REMAIN - ENTRY DOOR (BLACK)
 26. EXST TO REMAIN - EXTERIOR ENTRY STAIR
 27. EXST TO REMAIN - WOODEN SINGLE DOOR WITH METAL RAILING
 28. EXST TO REMAIN - AZEK / FYPON CORNICE (BLACK)
 29. EXST TO REMAIN - ALUMINUM GUTTER AND DOWNSPOUT (WHITE)
 30. EXST TO REMAIN - DORMER WITH PANEL CLADDING (CHARCOAL)
 31. EXST TO REMAIN - VINYL LAP SIDING (MATCHED TO BRICK COLOR)
 32. LINES OF THE DEMOLITION PORTION
 33. NEW 4" NOMINAL BRICK VENEER FACADE (GLENN GARY 32DD OR SIMILAR) AT LAUNDROMAT FIRST FLOOR N 10TH STREET FACADE TO MATCH ADDITION - PHC STAFF TO REVIEW FINAL BRICK SELECTION



1 - SIDE ELEVATION | S. 10TH ST

■ BUILDING PORTION TO BE DEMOLISHED



1 - SIDE ELEVATION | S. 10TH ST



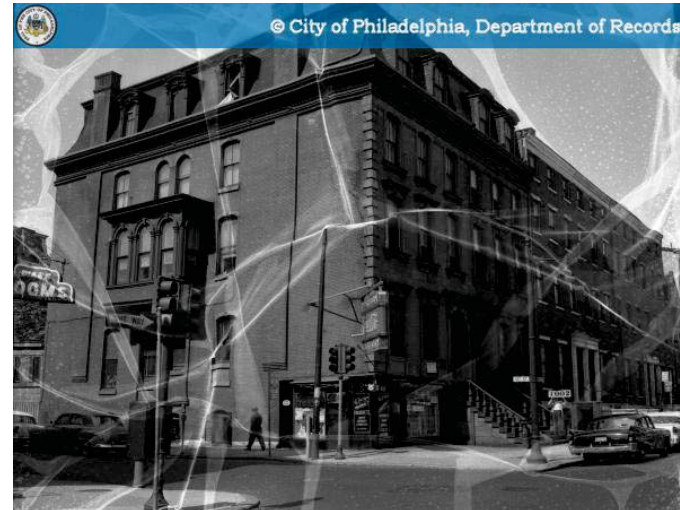
1 - FRONT ELEVATION (SOUTHWEST)



LAUNDRY MAT ENTRY DOOR

DEMOLITION EXTERIOR

DEMOLITION INTERIOR



BUILDING CORNER

HISTORIC PHOTOS