

ADDRESS: 4619-25 LONGSHORE AVE

Proposal: Construct elevator addition

Review Requested: Final Approval

Owner: CDE Investments LLC

Applicant: Andy Gray, Toner Architects

History: 1908; Tacony Club; Clyde S. Adams, architect

Individual Designation: 5/10/2019

District Designation: None

Staff Contact: Ted Maust, Theodore.Maust@phila.gov

OVERVIEW: This application proposes erecting an elevator tower at the rear of the building at 4619 Longshore Avenue, the former Tacony Club. The tower would engage the rear wall of the building through a small connector and communicate with the parking lot through a small vestibule. New openings would be created at four levels of the rear of the building, and the rear dormer would be extended to meet the tower.

The Historical Commission recently completed a conceptual review of this project. During that review, discussion by the Architectural Committee and Historical Commission focused on the impact to historic window openings and the cornice.

During those reviews, the applicants were encouraged to explore the feasibility of a connector, reducing the width of the point of connection with the rear wall. Some Commissioners expressed concern about the impact to the rear cornice but acknowledged that elevator access to the top floor may be necessary to make the redevelopment of the property financially viable and asked for additional information supporting that necessity.

The current proposal responds to the previous feedback by including a connector to avoid interfering with any of the historic window openings besides the rear dormer.

SCOPE OF WORK:

- Construct three-story elevator tower with connector and vestibule.

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 works shall 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.*
 - Recommended: Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

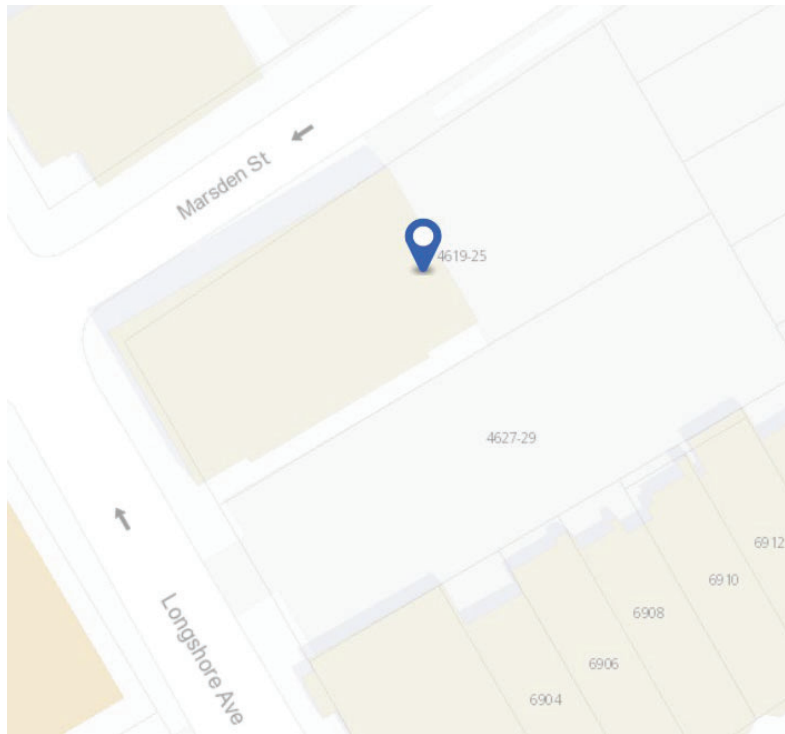


Figure 1: Subject property is located at the east corner of Longshore Avenue and Marsden Street in the Tacony neighborhood of Philadelphia.

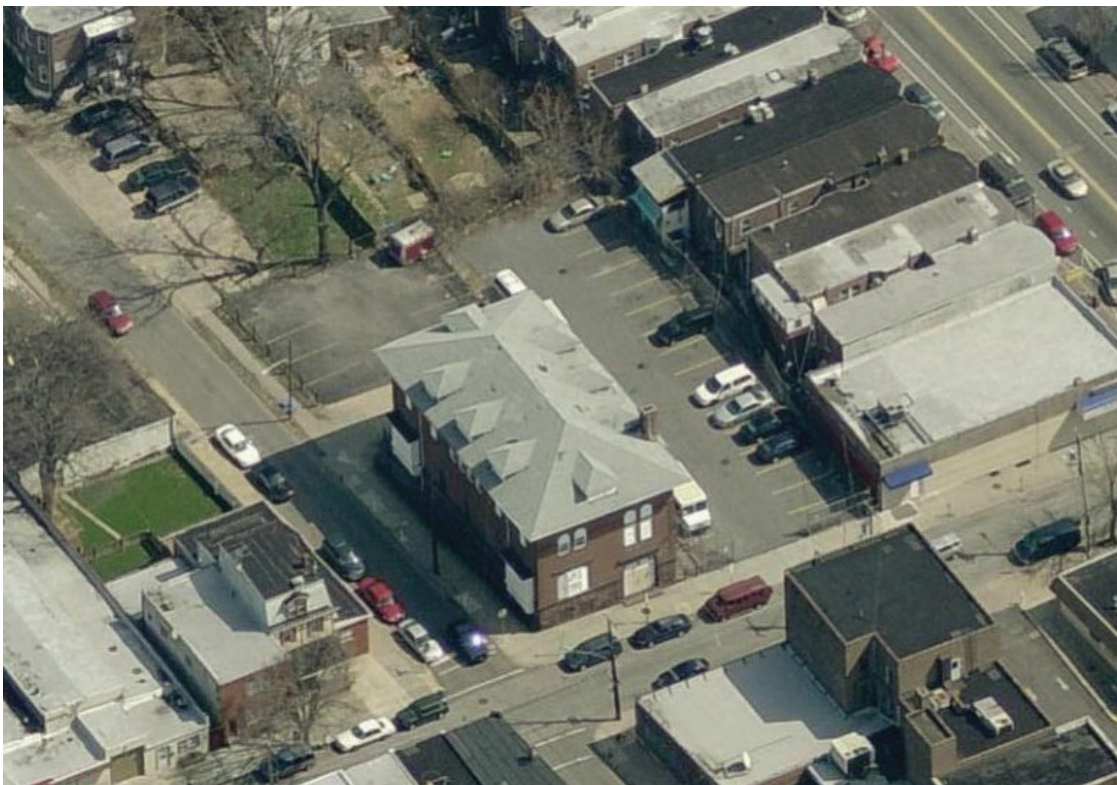


Figure 2: Aerial view (facing east) of subject property's primary elevations along Longshore Avenue and Marsden Street.



Figure 3: Aerial view (facing west) of the rear of subject property.



Figure 4: View from Marsden Street (facing southwest) of rear of subject property.



Figure 5: View from Marsden Street (facing south) of rear and side elevations.



Figure 6: View (facing east) of the subject property's primary elevations.

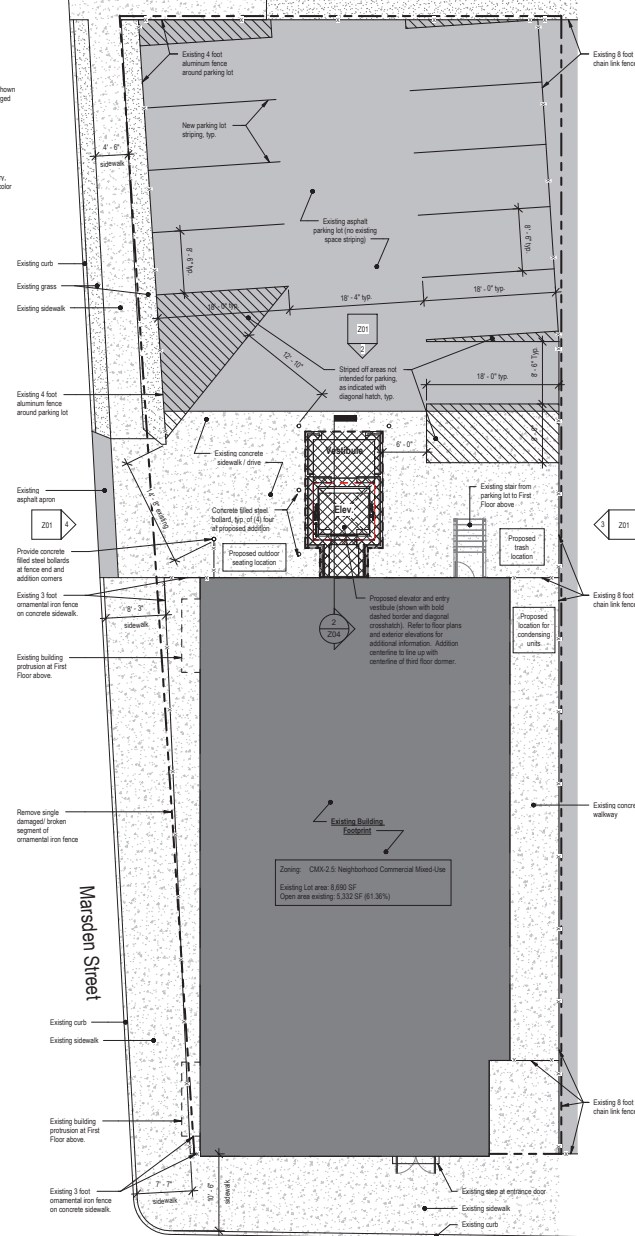
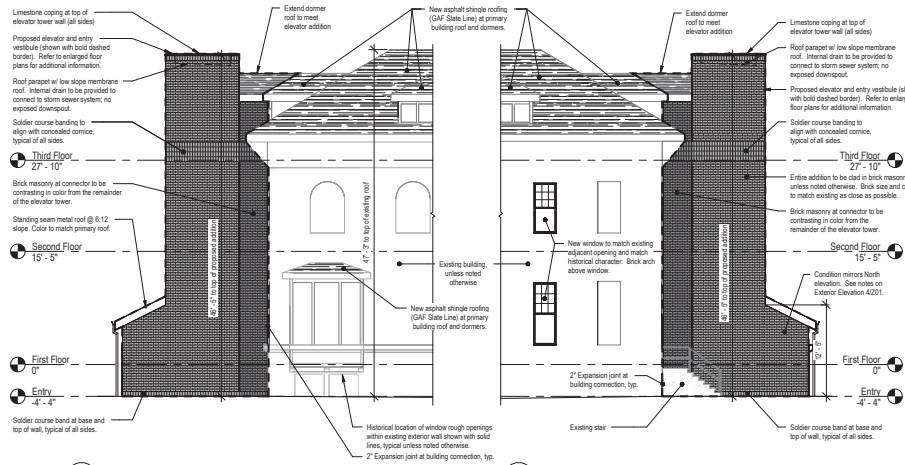


Figure 7: Early photograph (facing east) of the subject property's primary elevations.



Figure 8: View from Longshore Avenue (facing north).

Revised Application 9.2.2026



5 Historical Photo (at corner of Longshore & Marsden - for reference)

1 Site

Longshore Avenue

**TONER**
architects

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES



If I am not
1" tall
this drawing
was not
printed to
scale

NOT FOR
CONSTRUCTION

[illegible]

Jenn Tang

Mixed Use Renovation

4619 Longshore Avenue
Philadelphia, PA 19135

ZONING SITE PLAN & ELEVATIONS

Project number	26010
----------------	-------

Date	02 September 2026
------	-------------------

Drawn by	CAG
Checked by	CS

Checked by	SP
201	

Z01

Scale	As indicated
-------	--------------

Copyright 2026, Toner Architects, Inc.

CITY OF PHILADELPHIA APPROVAL STAMPS

Revised Application 9.2.2026

**TONER**
architects

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES

1. Exterior ramping to be provided as required to provide accessibility to the Right of Way. Ramp shown is an estimate as there are no Civil Engineering drawings yet.
2. Historical rough openings of windows are shown in plan on exterior walls with a solid dark shade. The windows have been removed and enclosed in some locations where it's noted that there are "no existing windows". It is the intent of the project to add windows to match the original historical windows and provide code-compliant egress access to the proposed apartment units.



NOT FOR
CONSTRUCTION

[illegible]

Jenn Tang

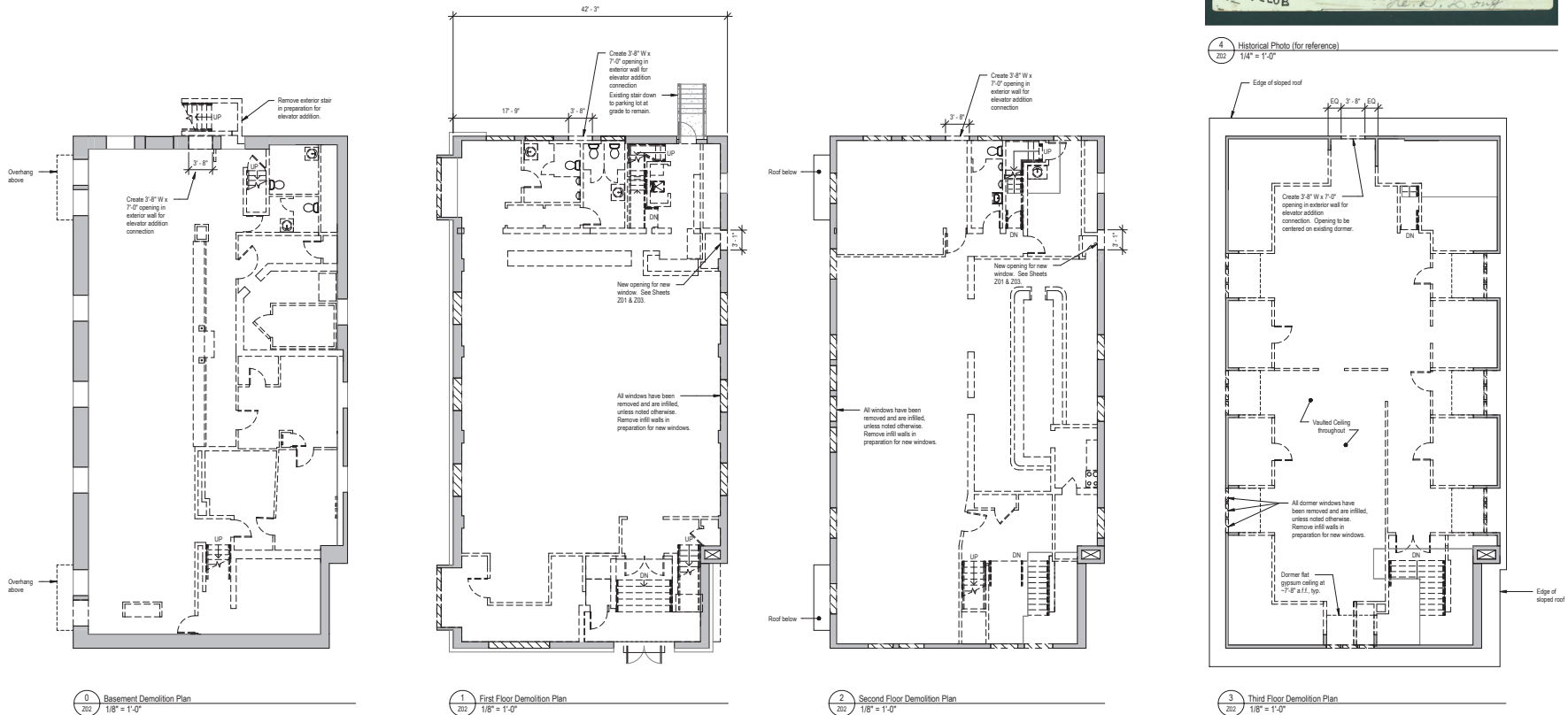
Mixed Use Renovation
4619 Longshore Avenue
Philadelphia, PA 19135

OVERALL DEMOLITION
PLANS

Project number	26010
Date	02 September 2026
Drawn by	CAG
Checked by	SS

Z02	
Scale	As indicated

Copyright 2026, Toner Architects, Inc.



CITY OF PHILADELPHIA APPROVAL STAMPS

Code Legend

Existing wall/construction

Demolish wall/construction



Revised Application 9.2.2026

**TONER**
architects

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES

1. Exterior ramping to be provided as required to provide accessibility to the Right of Way. Ramp shown is an estimate as there are no Civil Engineering drawings yet.
2. Historical rough openings of windows are shown in plan on exterior walls with a solid dark shade. The windows have been removed and enclosed in some locations where it's noted that there are "no existing windows". It is the intent of the project to add windows to match the original historical windows and provide code-compliant egress access to the proposed apartment units.



If I am 1
1" tall
this drawing
was not
printed
scale

NOT FOR
CONSTRUCTION

[illegible]

Jenn Tang

Mixed Use Renovation

4619 Longshore Avenue
Philadelphia, PA 19135

OVERALL FLOOR PLANS

Project number	26010
----------------	-------

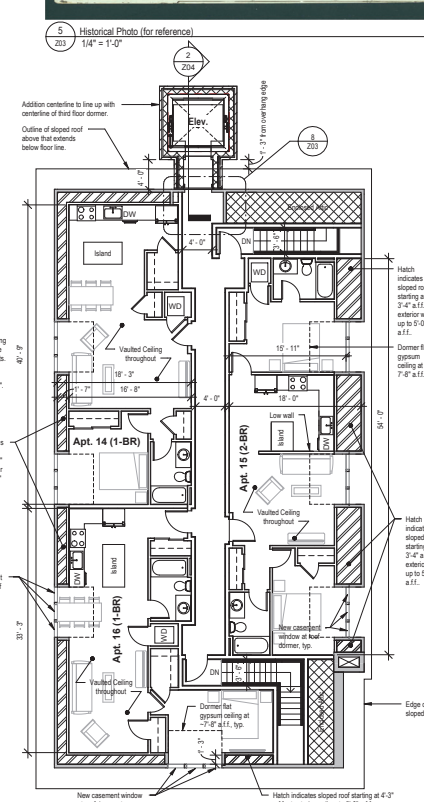
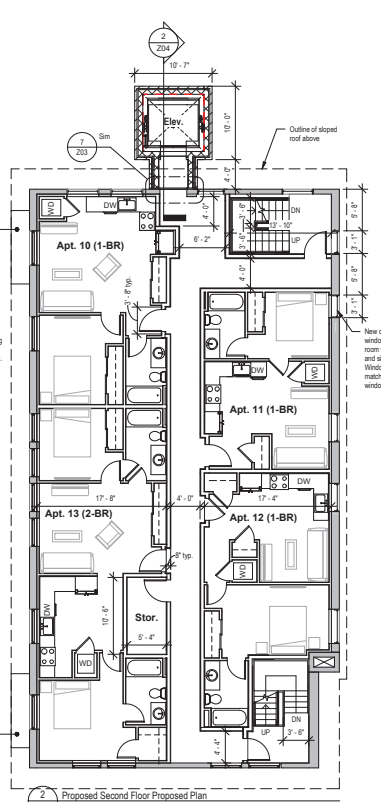
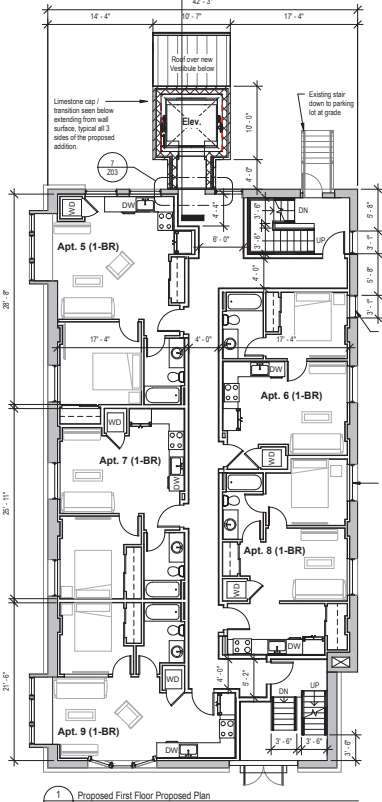
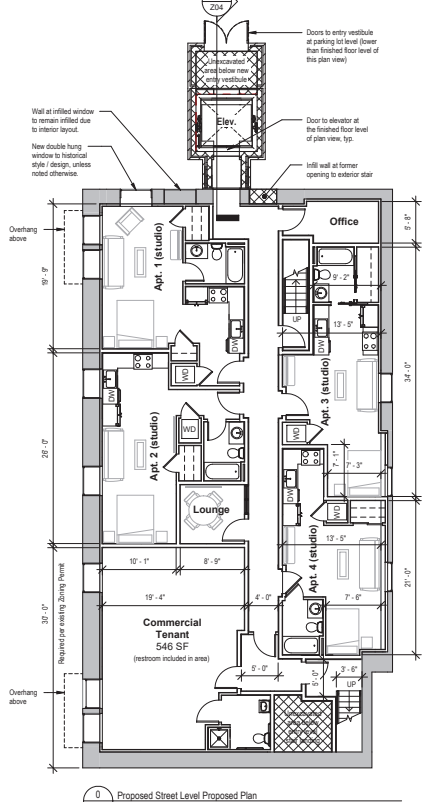
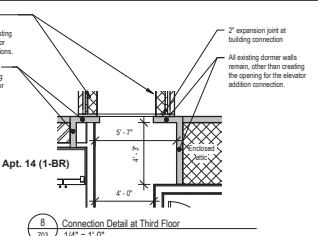
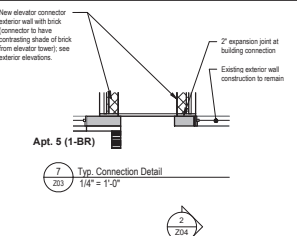
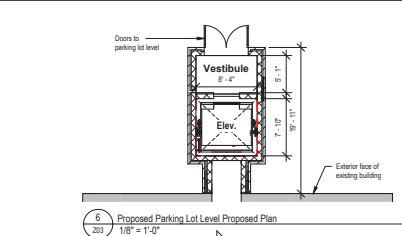
Date	02 September 2026
------	-------------------

Drawn by	CAG
Checked by	SS

703

203

Copyright 2026, Toner Architects, Inc.



Square Footage Breakdown	
Commercial Tenant:	634 SF
Apt. 1 (studio):	438 SF
Apt. 2 (studio):	428 SF
Apt. 3 (studio):	420 SF
Apt. 4 (studio):	372 SF
Apt. 5 (1-BR):	633 SF
Apt. 6 (1-BR):	440 SF
Apt. 7 (1-BR):	479 SF
Apt. 8 (1-BR):	488 SF
Apt. 9 (1-BR):	529 SF
Apt. 10 (1-BR):	589 SF
Apt. 11 (1-BR):	457 SF
Apt. 12 (2-BR):	864 SF
Apt. 13 (1-BR):	535 SF
Apt. 14 (1-BR):	717 SF
Apt. 15 (2-BR):	840 SF
Apt. 16 (1-BR):	697 SF
Total Square Footage:	9,560 SF*

Existing Floor Square Footage	
Entire:	125 SF
Street Level:	3,291 SF
First Floor:	3,211 SF
Second Floor:	3,291 SF
Third Floor:	2,803 SF
Total Square Footage:	12,720 SF

UNIT SUMMARY:

Street Level:	(4) studio units
First Floor:	(5) one-bedroom units
Second Floor:	(3) one-bedroom & (1) two-bedroom units
<u>Third Floor:</u>	<u>(2) one-bedroom & (1) two-bedroom units</u>
 Total:	 (4) studios (10) one-bedroom units <u>(2) two-bedroom units</u> 16 total units

Code Legend

	Existing wall/construction
	New wall/construction

North True North



Revised Application 9.2.2026



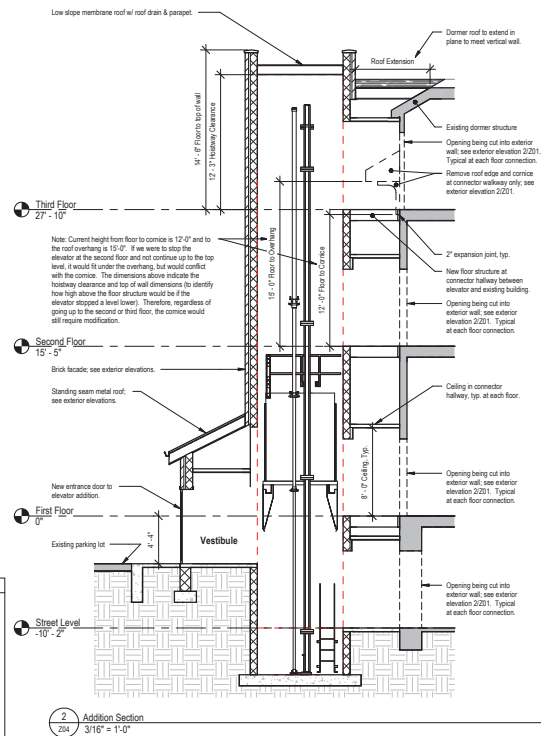
NE Corner. Parking lot shown in foreground.



NW Corner (Intersection of Marsden Street and Longshore Avenue)



SW Corner. Parking lot is on adjacent property.



Parking lot elevation. Primary area of work.

**TONER**
architects

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES



NOT FOR
CONSTRUCTION

[illegible]

Jenn Tang

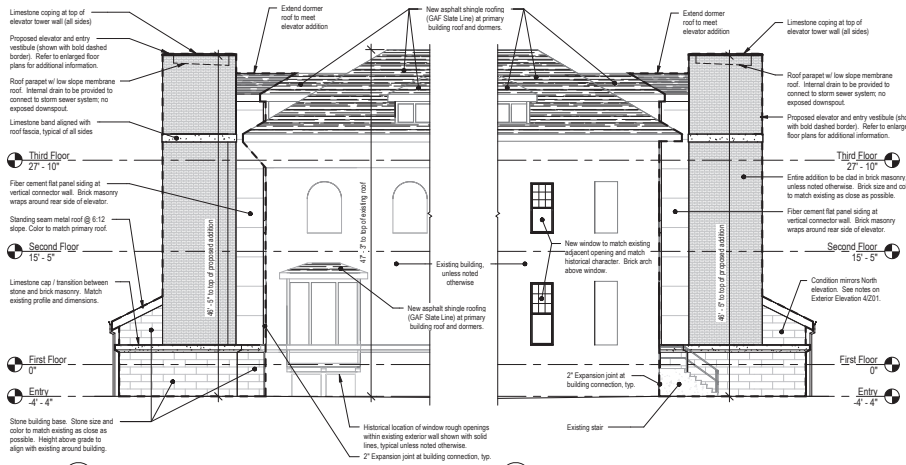
Mixed Use Renovation
4619 Longshore Avenue
Philadelphia, PA 19135

BUILDING SECTION &
EXISTING CONTEXTUAL
PHOTOS

Project number	26010
Date	02 September 2026
Drawn by	CAG
Checked by	SS

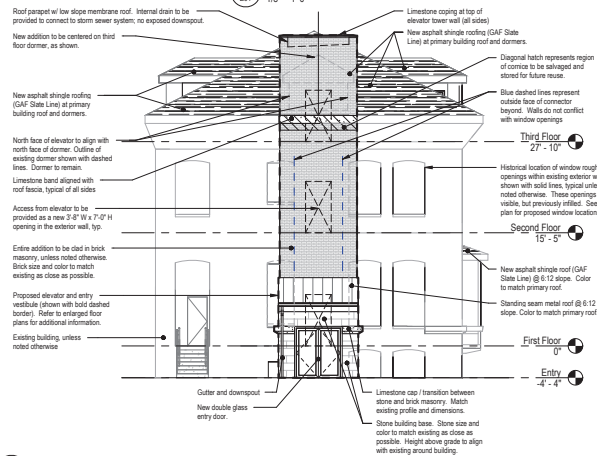
Z04	
Scale	As indicated

Copyright 2026, Toner Architects, Inc.



4 Side Elevation - North
201 $1/8" = 1'-0"$

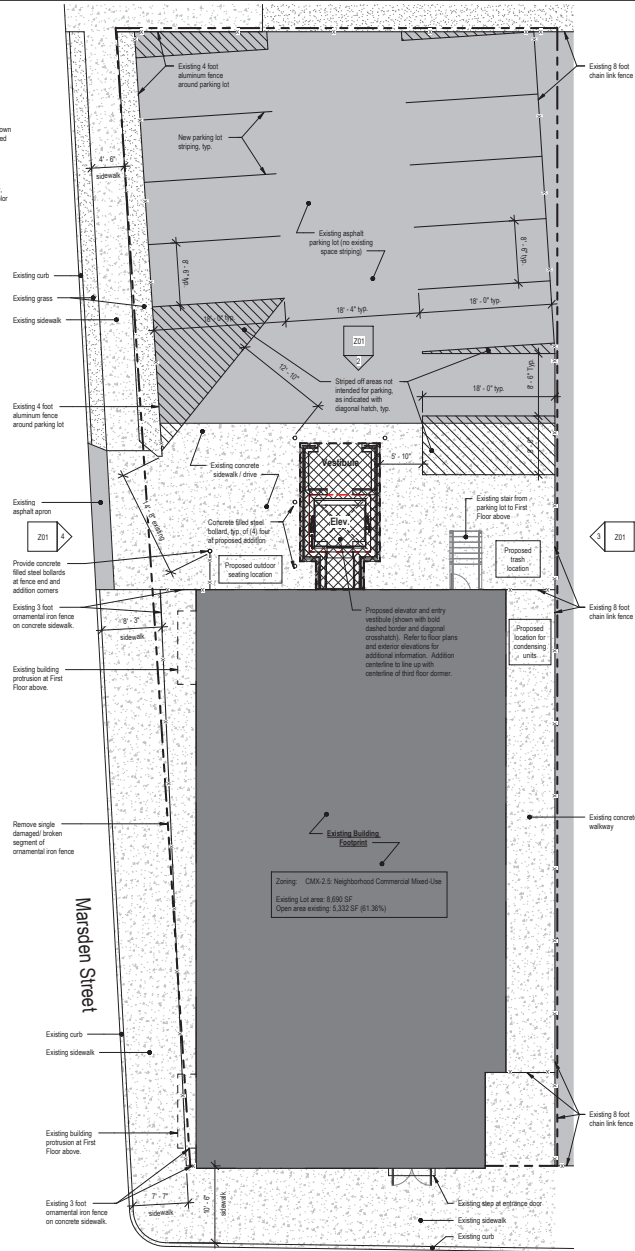
3 Side Elevation - South
201 $1/8" = 1'-0"$



2 Rear Elevation - East
201 $1/8" = 1'-0"$



5	Historical Photo (at corner of Longshore & Marsden - for reference)
201	1/4" = 1'-0"



Longshore Avenue

**TONER**
architects

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES



If I am not
1" tall
this drawing
was not
printed
scale

NOT FOR
CONSTRUCTION

[illegible]

Jenn Tang

Mixed Use Renovation

4619 Longshore Avenue
Philadelphia, PA 19135

ZONING SITE PLAN & ELEVATIONS

Project number	26010
Project name	44. August 2000

Date	11 August 2026
Drawn by	CAG

Checked by	SP
------------	----

701

Scale	As indicated
-------	--------------

Copyright 2026, Toner Architects, Inc.

**TONER**
architects

1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES

1. Exterior ramping to be provided as required to provide accessibility to the Right of Way. Ramp shown is an estimate as there are no Civil Engineering drawings yet.
2. Historical rough openings of windows are shown in plan on exterior walls with a solid dark shade. The windows have been removed and enclosed in some locations where it's noted that there are "no existing windows". It is the intent of the project to add windows to match the original historical windows and provide code-compliant egress access to the proposed apartment units.



1" tall
this drawing
was not
printed
scale

NOT FOR
CONSTRUCTION

[illegible]

Jenn Tang

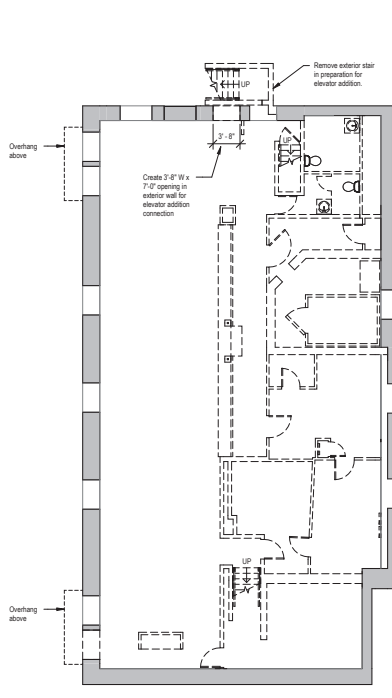
Mixed Use Renovation
4619 Longshore Avenue
Philadelphia, PA 19135

OVERALL DEMOLITION
PLANS

Project number	26010
Date	11 August 2026
Drawn by	CAG
Checked by	SS

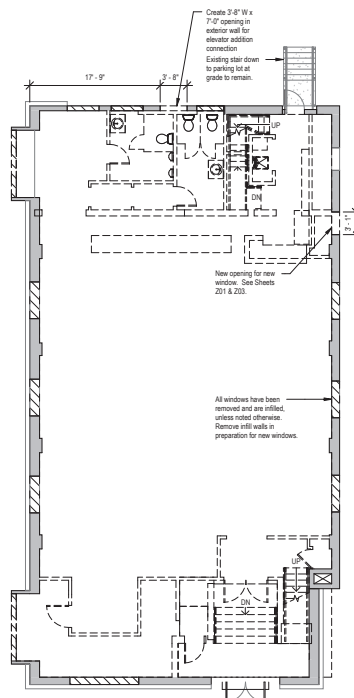
Z02	
Scale	As indicated

Copyright 2026, Toner Architects, Inc.

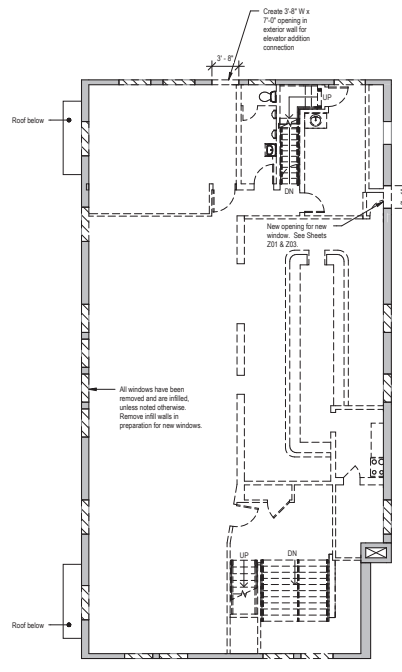


0
202

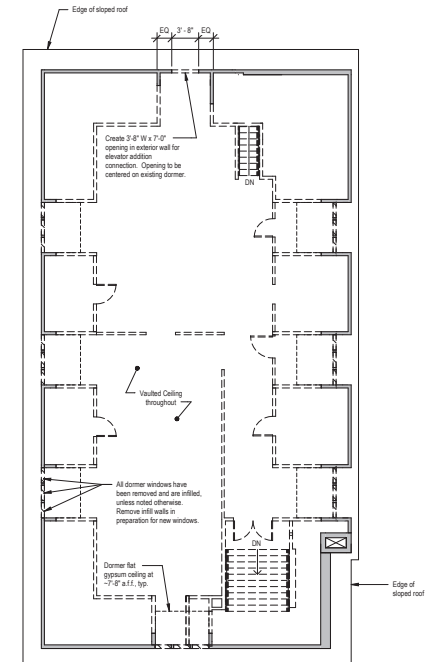
Basement Demolition Plan
1/8" = 1'-0"



1 First Floor Demolition Plan
202 1/8" = 1'-0"



2 Second Floor Demolition Plan
202 1/8" = 1'-0"



3 Third Floor Demolition Plan
202 1/8" = 1'-0"

CITY OF PHILADELPHIA APPROVAL STAMPS

Code Legend

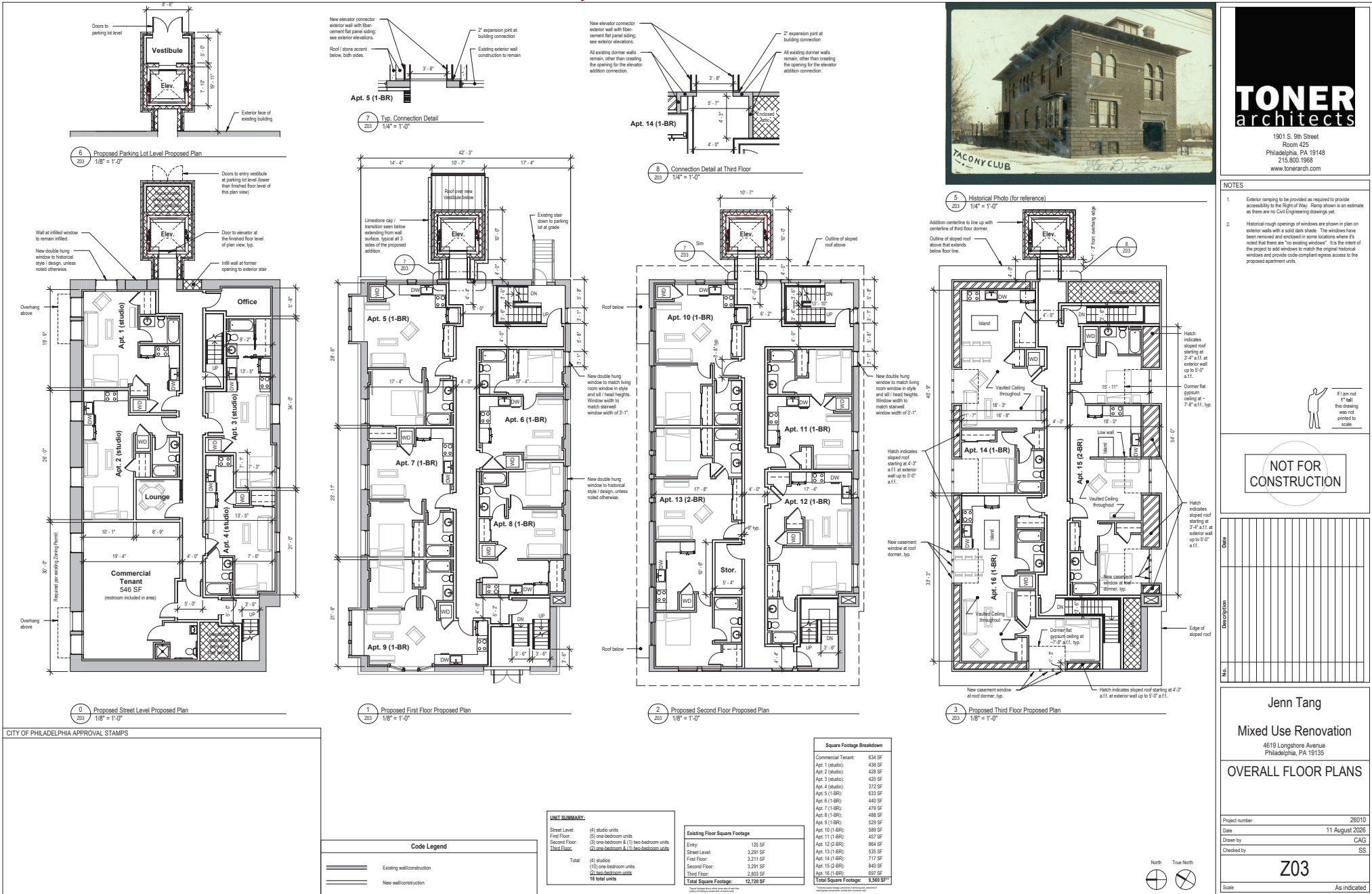
Existing wall/construction

Demolish wall/construction



North True North







NE Corner. Parking lot shown in foreground.



NW Corner (Intersection of Marsden Street and Longshore Avenue)



SW Corner. Parking lot is on adjacent property.



Parking lot elevation. Primary area of work.

CITY OF PHILADELPHIA APPROVAL STAMPS



1901 S. 9th Street
Room 425
Philadelphia, PA 19148
215.800.1968
www.tonerarch.com

NOTES



If I am not
1" tall
this drawing
was not
printed to
scale.

NOT FOR
CONSTRUCTION

Date	
Date of Update	
No.	

Jenn Tang

Mixed Use Renovation

4619 Longshore Avenue
Philadelphia, PA 19135

EXISTING CONTEXTUAL
PHOTOS

Project number 26010
Date 11 August 2026
Drawn by CAG
Checked by SS

Z04

Scale 1/4" = 1'-0"

Copyright 2026, Toner Architects, Inc.

