

ADDRESS: 2102 GREEN ST

Proposal: Demolish rear ell; construct rear addition with roof deck and pilot house

Review Requested: Review In Concept

Owner: John C. and Margaret T. Caramanico

Applicant: Lauren Thomsen, Lauren Thomsen Design

History: 1854

Individual Designation: 5/1/1975

District Designation: Spring Garden Historic District, 10/11/2000, Contributing

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This in-concept application proposes alterations to the 1854 Italianate rowhouse at 2102 Green Street. An insurance survey from the time of construction describes a three-story brick dwelling house with three-story brick back building and two-story frame kitchen. Historic maps confirm the three-story rear ell. Presently, the rear ell is two stories in height, and it is unclear whether a story was removed or if the ell was rebuilt at the reduced height in the past.

The rear of the property is on Wilcox Street, a service alley lined with garages, decks, and rear additions of various sizes.

In 1980, the Historical Commission approved the replacement of the front façade owing to its structural condition. At that time, the owner was asked to restore the façade using scored stucco to simulate brownstone, utilizing 2104 or 2106 Green Street as an example for projecting sills and lintels. In 1984, the Historical Commission approved the scored stucco sample. In 1993, the Historical Commission approved a deck over the rear parking area. That deck is now in disrepair and is proposed to be reconstructed as part of this application.

SCOPE OF WORK:

- Demolish rear ell.
- Construct full-width three-story rear addition.
- Construct roof deck with pilot house.
- Reconstruct deck over rear parking area.
- Construct egress window well at front façade.
- Restore front façade features.

STANDARDS FOR REVIEW:

- *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 work will 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.*
 - The proposed alterations will be in keeping with the varied massing, scale and materials on Wilcox Street, and the front façade alterations are in keeping with the design of the adjacent property at 2104 Green Street.

STAFF RECOMMENDATION: Approval in concept, pursuant to Standard 9.



Figure 1. 2100-2110 Green Street, 1960. Source: PHC



Figure 2. 2100-2104 Green Street, 1976. Source: PHC



Figure 3. 2102 Green Street, 2001. Source: PHC



Figure 4. 2102 Green Street rear, 2001. Source: PHC

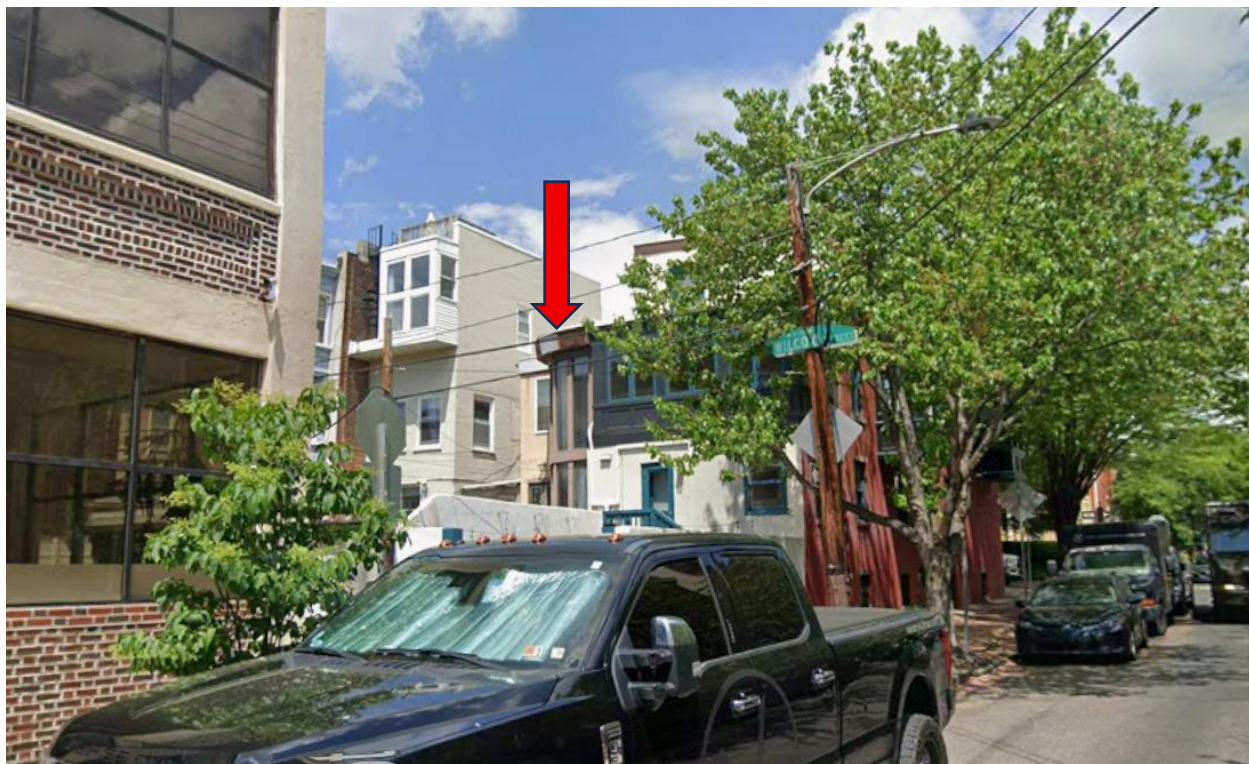


Figure 5. View of rear on Wilcox Street from N. 21st Street. Source: Google Maps.

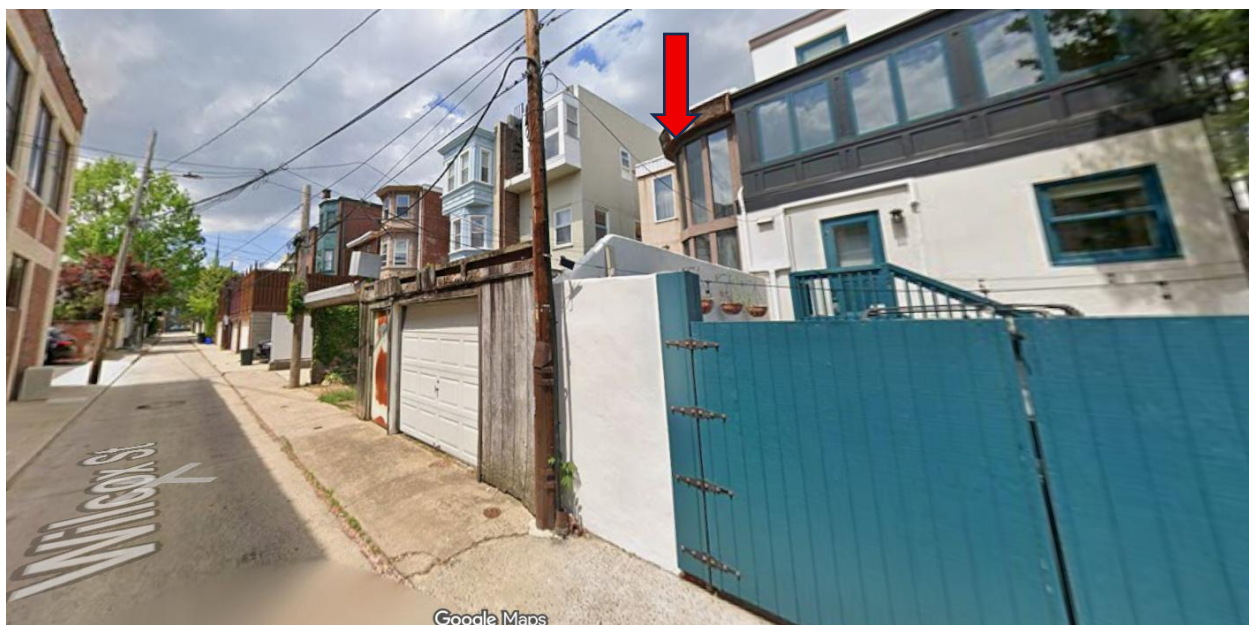


Figure 6. Wilcox Street context. Source: Google Maps.



Figure 7. Wilcox Street context. Source: Google Maps.

2102 Green Street
Schematic Design Presentation

Presented to Philadelphia Historical Commission
09.10.26

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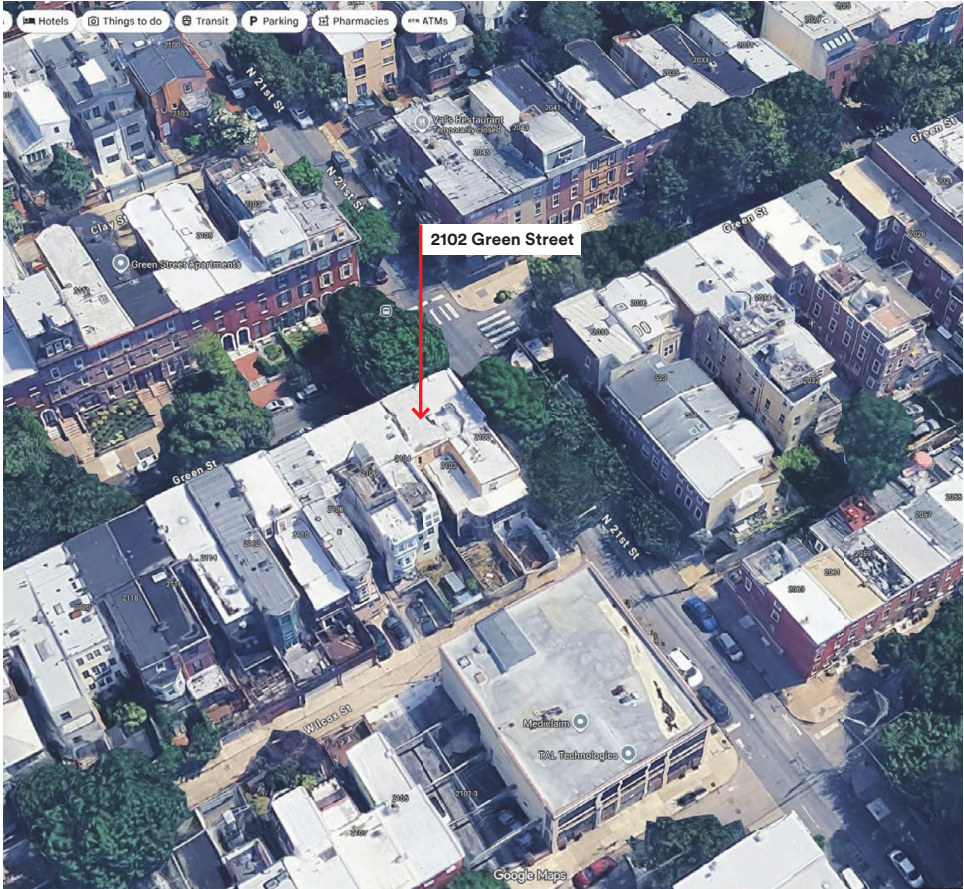
Existing Conditions and Site Context	1	Aerial Views
	2	Historic Photos
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Proposed Design	4	Existing and Proposed Axonometric Views
	5	Proposed Exterior Modifications and Design
	6	Elevations
	7	Floor Plans



Site Context - Aerial Views



Aerial View - Atlas



Aerial View - Google Earth

Historic Reference



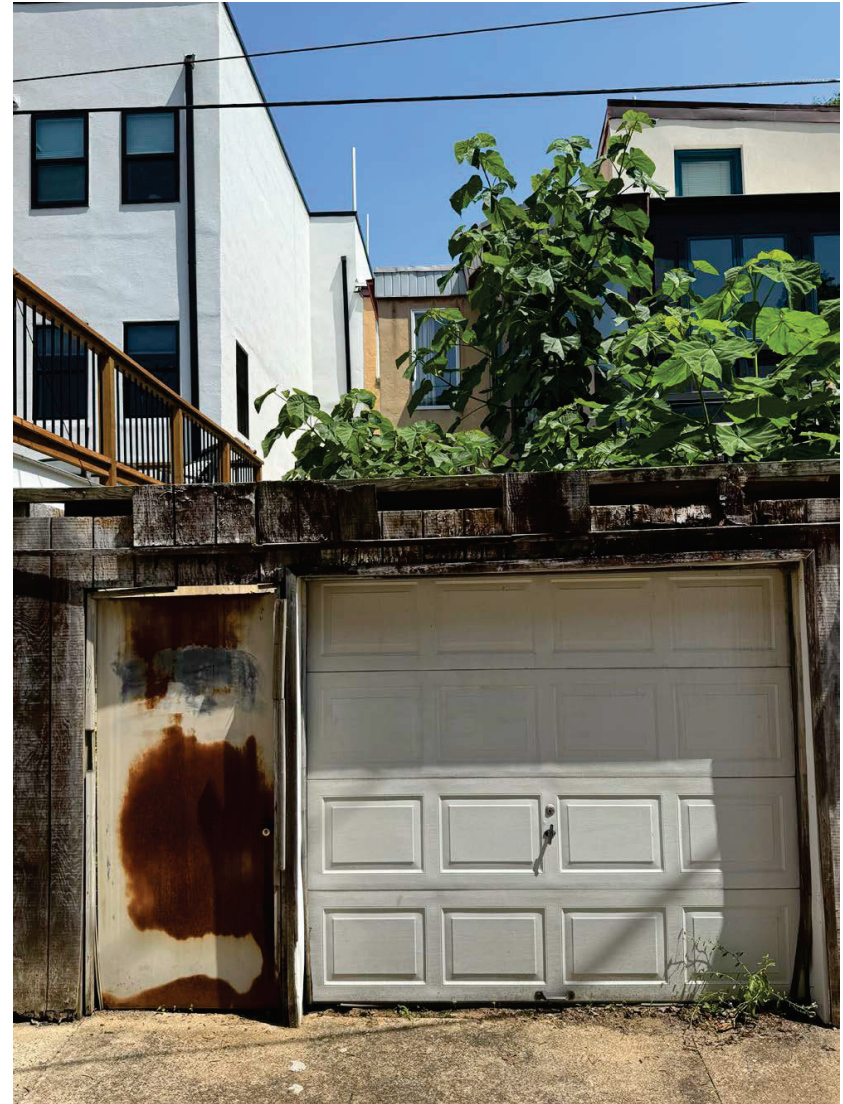
Existing Conditions - Front Facade at Green Street



Existing Conditions - Rear Facade and Parking



Existing Conditions - Wilcox Street



Summary of Proposed Design

The proposed facade draws on design elements from 2104 Green, including new sills and lintels. Rear work includes renovation and addition of the rear massing to increase the rear width to the full property width and expand to a third story with a roof deck above.

Neighboring Context



Green Street Elevation



North Elevation

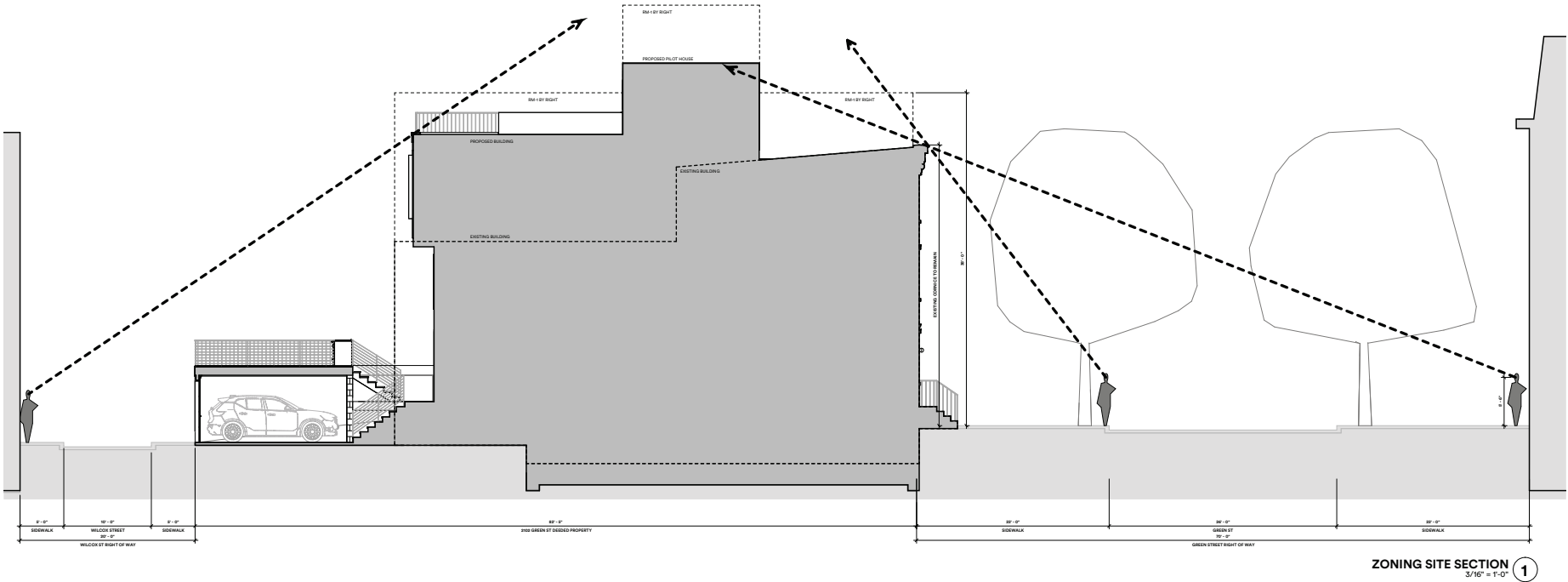


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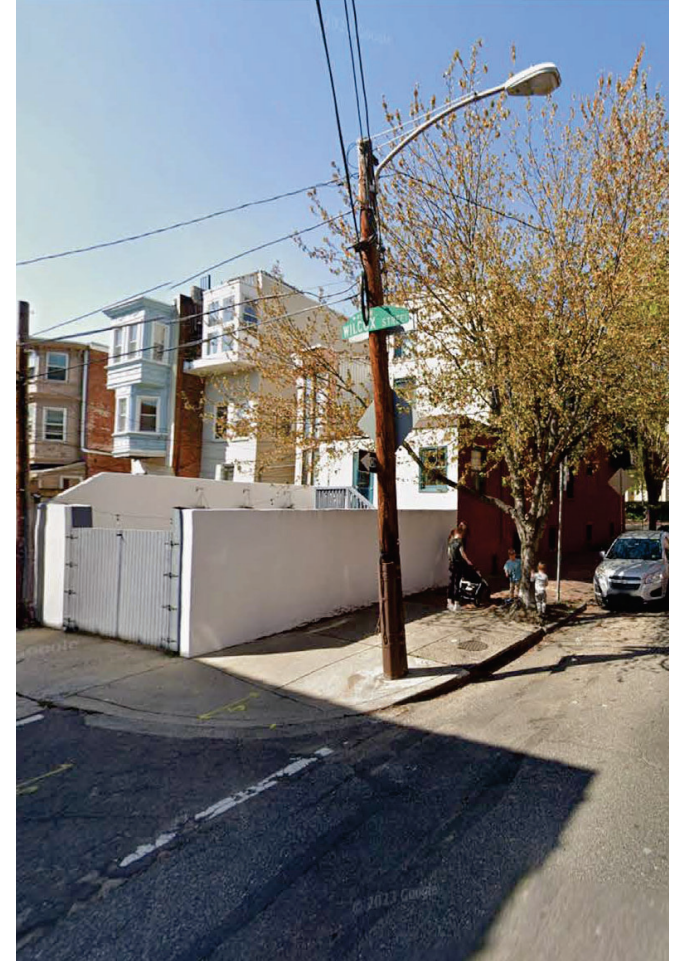


ROOM SCHEDULE			
NAME	NUMBER	AREA	
PLACEMENT CLASS			
PLACEMENT	2nd	Room 1st	
SOCK WASHES ST CLORS			
COOKIES/CHIPS	1st	Room 1st	
CLUB MEET DANCE			
CLUB MEET	2nd	Room 1st	
CLUB MEET	3rd	Room 1st	
CLUB MEET	4th	Room 1st	
CLUB MEET	5th	Room 1st	
CLUB MEET	6th	Room 1st	
CLUB MEET	7th	Room 1st	
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CLUB MEET	9th	Room 1st	
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CLUB MEET	90th	Room 1st	
CLUB MEET	91st	Room 1st	
CLUB MEET	92nd	Room 1st	
CLUB MEET	93rd	Room 1st	
CLUB MEET	94th	Room 1st	
CLUB MEET	95th	Room 1st	

2102 Scope of Work - Site Section



Rendering of Proposed Rear Modifications



Rendering of Proposed Rear Modifications



Proposed Elevations

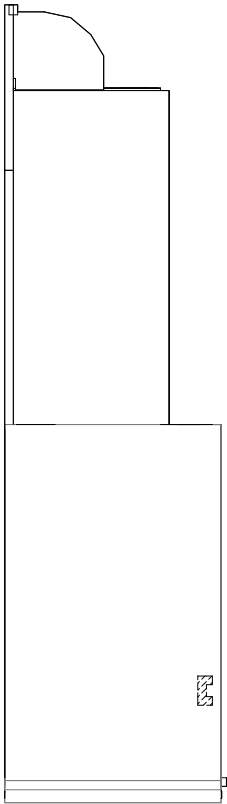
Rear Materiality

- Fiber Cement Siding
- Metal Picket Railing with Wood Cap

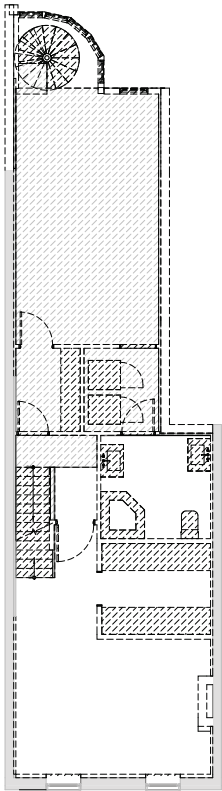


Proposed Demolition - Plans

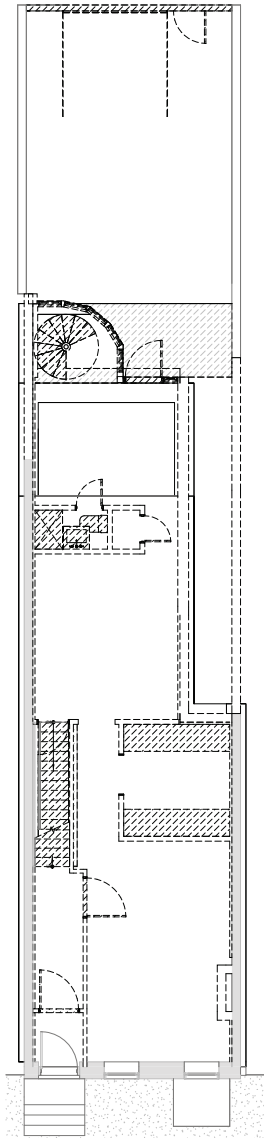
- Existing Walls
- Demo



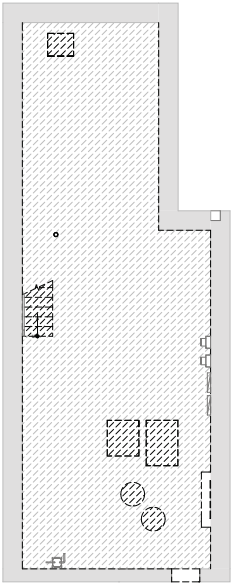
ROOF DEMOLITION PLAN (4)
1/4" = 1'-0"



SECOND FLOOR DEMOLITION PLAN (3)
1/4" = 1'-0"



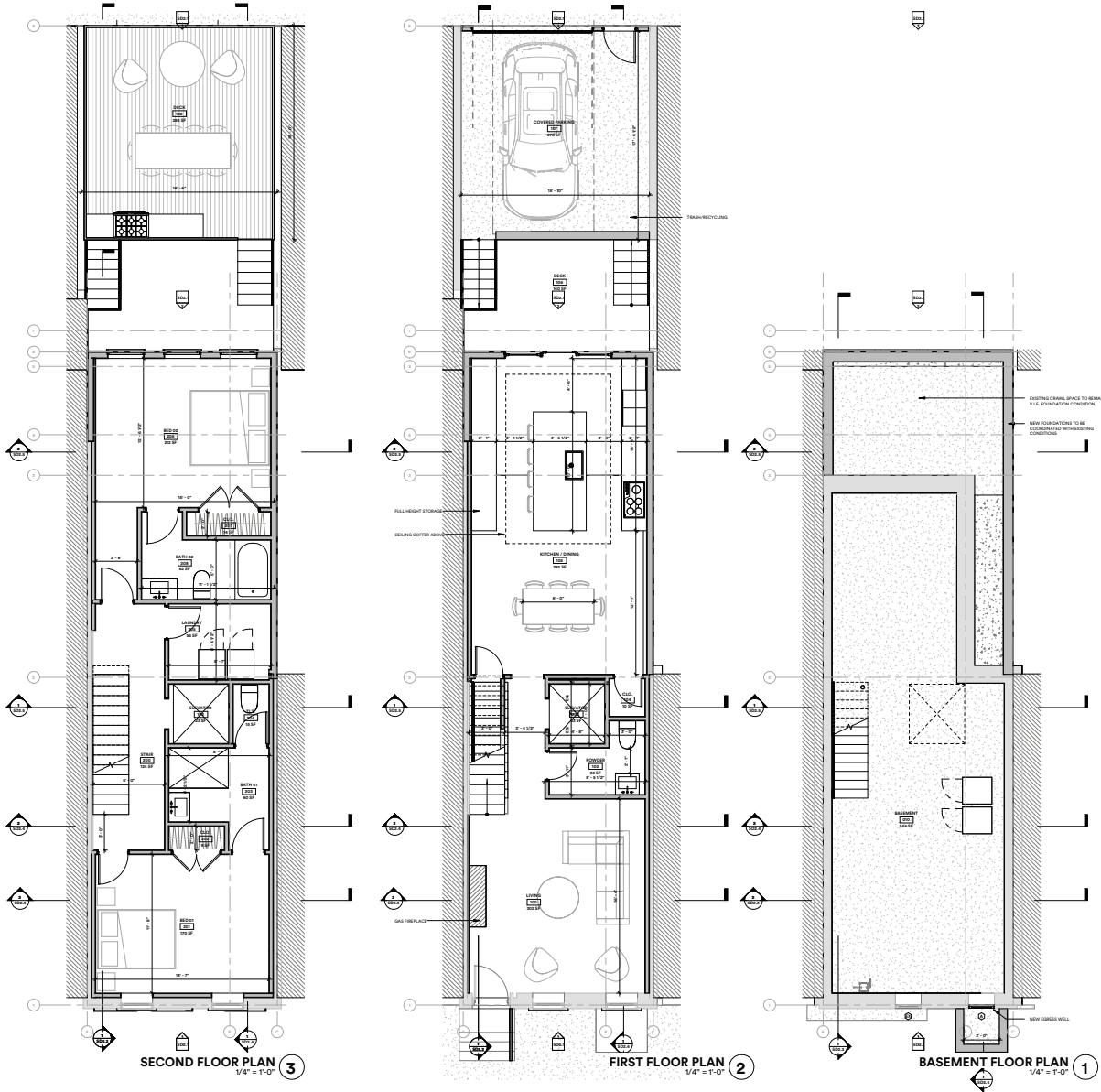
FIRST FLOOR DEMOLITION PLAN (2)
1/4" = 1'-0"



BASEMENT DEMOLITION PLAN (1)
1/4" = 1'-0"

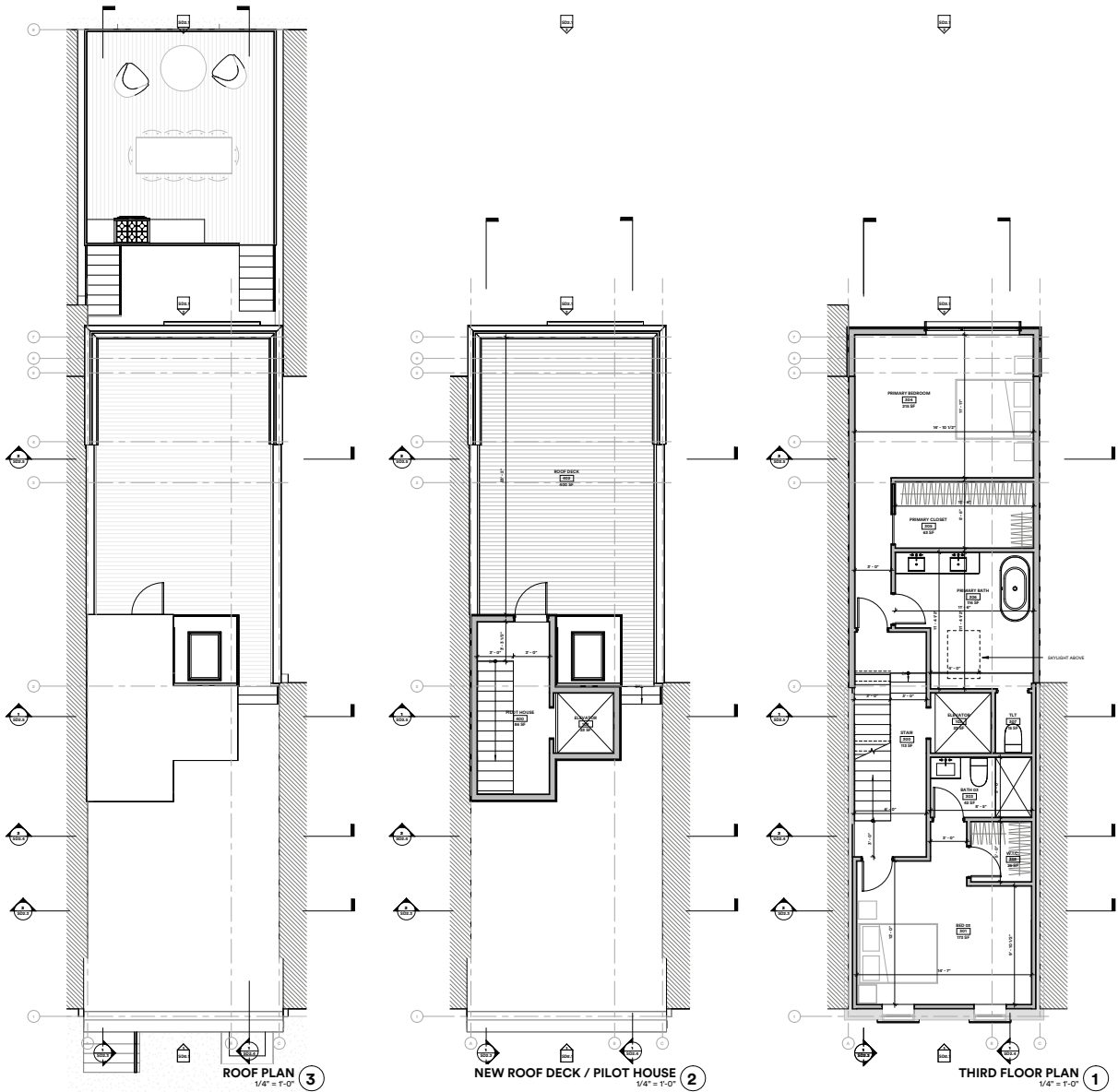
Proposed Plans

- Existing Walls
- New Walls



Proposed Plans

- Existing Walls
- New Walls





LAUREN THOMSEN DESIGN
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