

ADDRESS: 2102 GREEN ST

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

Review Requested: Final Approval

Owner: John C. and Margaret T. Caramanico

Applicant: Lauren Thomsen, Lauren Thomsen Design

History: 1854

Individual Designation: 11/2/1972

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

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

OVERVIEW: This application for final approval proposes alterations to the 1854 Italianate rowhouse at 2102 Green Street. The project received conceptual approval with some modifications when reviewed by the Historical Commission at its October 2026 meeting. 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.

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.

This application for final approval has been revised and supplemented based on feedback for the in-concept application. The proposed rear addition is now set in at the third floor, the design has been reworked to be less modern in appearance, and the pilot house has been reduced in size, and its roof is now sloped. Additionally, the application has been supplemented to show that the first bay of the main block rear wall is CMU, and the remainder is wood infill. Photographs are also included to confirm that the recently altered rear addition at 2104 Green Street is primarily a blank wall facing the rear addition of 2102 Green Street, with just two windows and a door.

SCOPE OF WORK:

- Demolish rear ell.
- Construct 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.*

- o 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, with the staff to review details, 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. Wilcox Street context. Source: Google Maps.

2102 Green Street
Schematic Design Presentation

Presented to Philadelphia Historical Comission
10.15.26

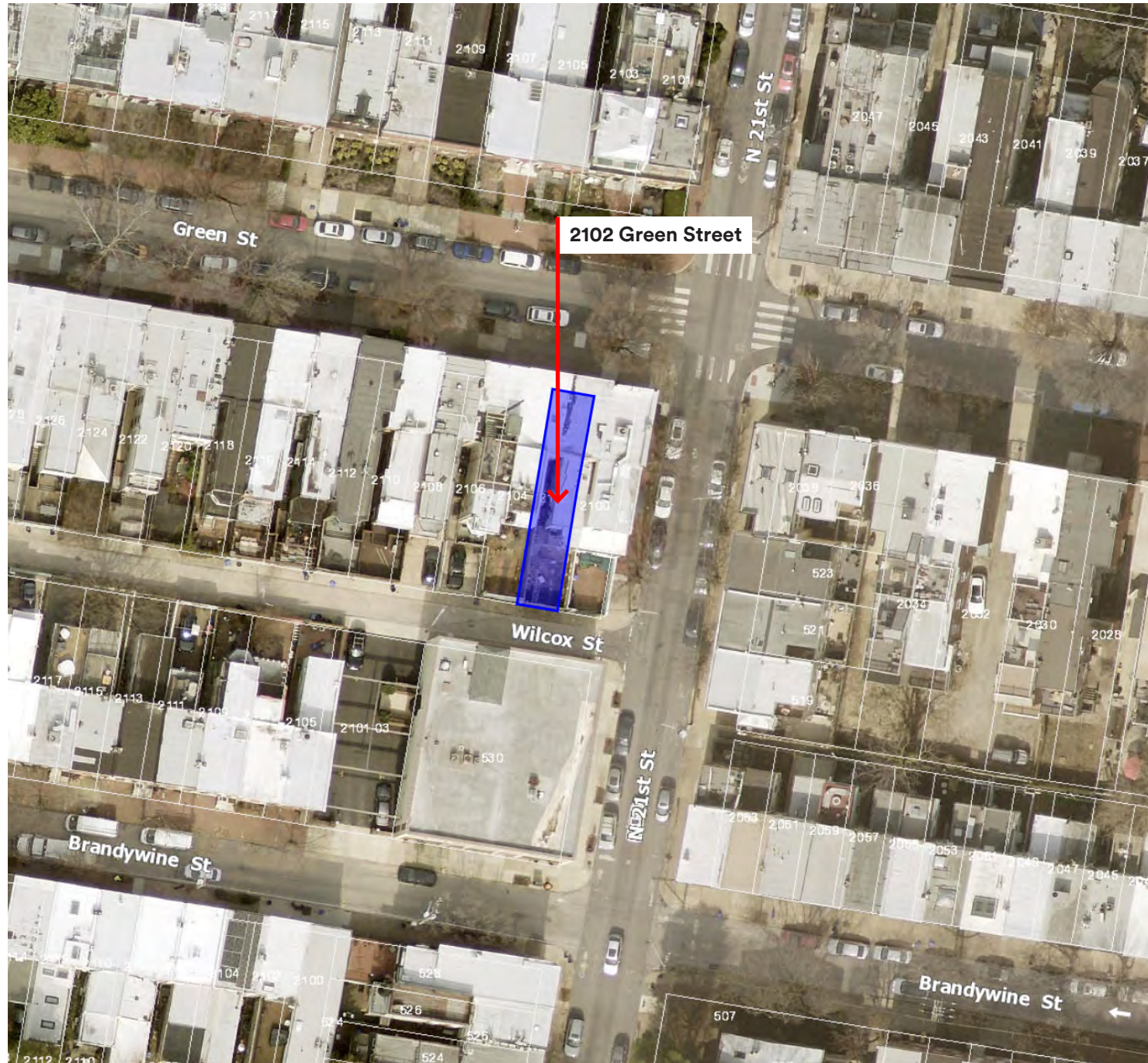
Lauren Thomsen Design
246 S 22nd Street
Philadelphia, PA 19103
267-319-1942
www.laurenthomsendesign.com



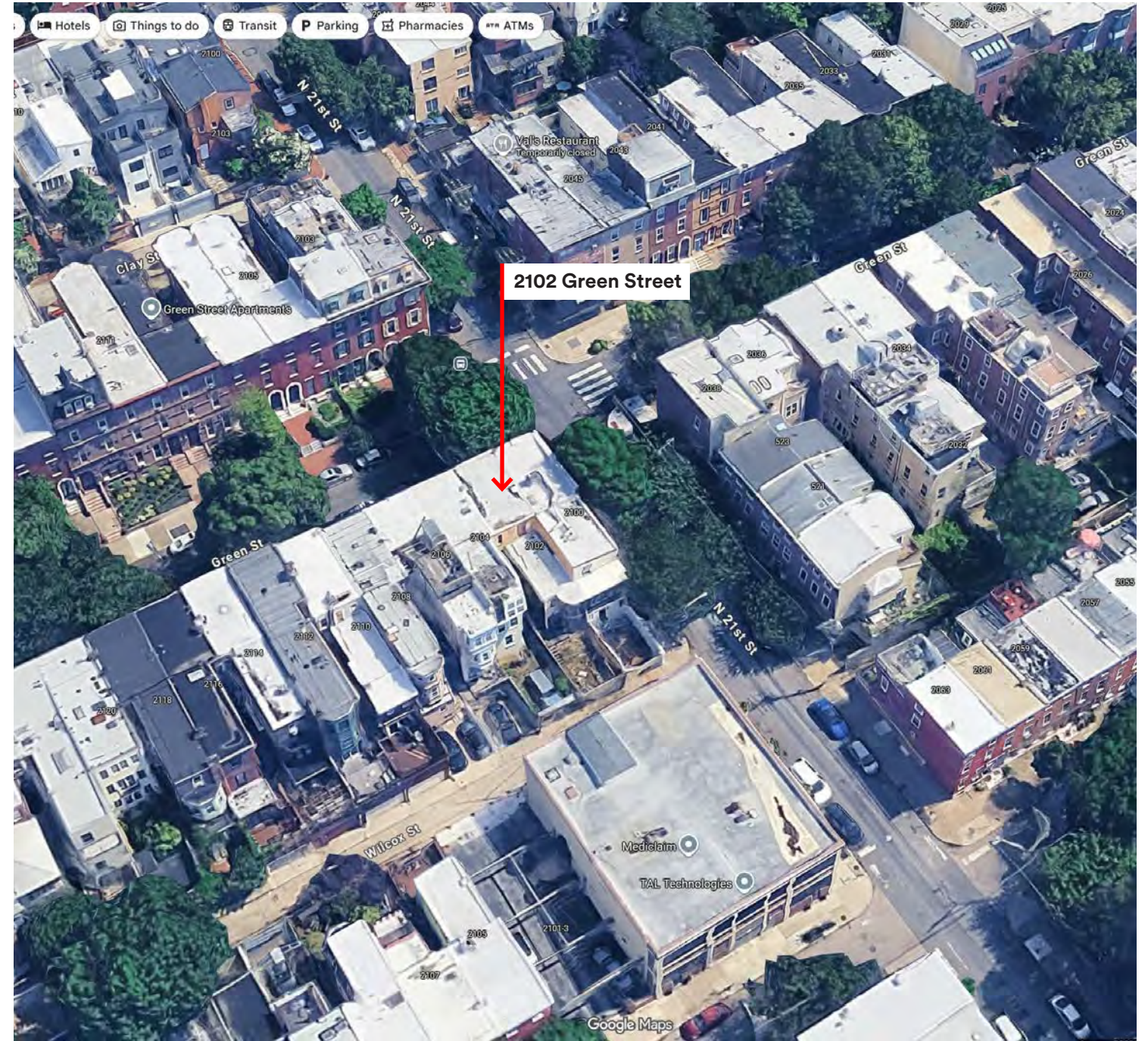
Existing Conditions and Site Context	1	Aerial Views
	2	Historic Photos
	3	Existing Conditions and Context Photographs
Proposed Design	4	Existing and Proposed Axonometric Views
	5	Proposed Exterior Modifications and Design
	6	Elevations
	7	Floor Plans



Site Context - Aerial Views



Aerial View - Atlas



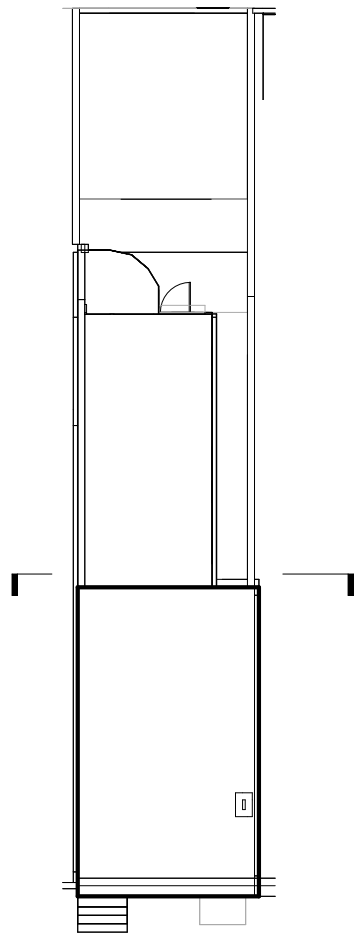
Aerial View - Google Earth



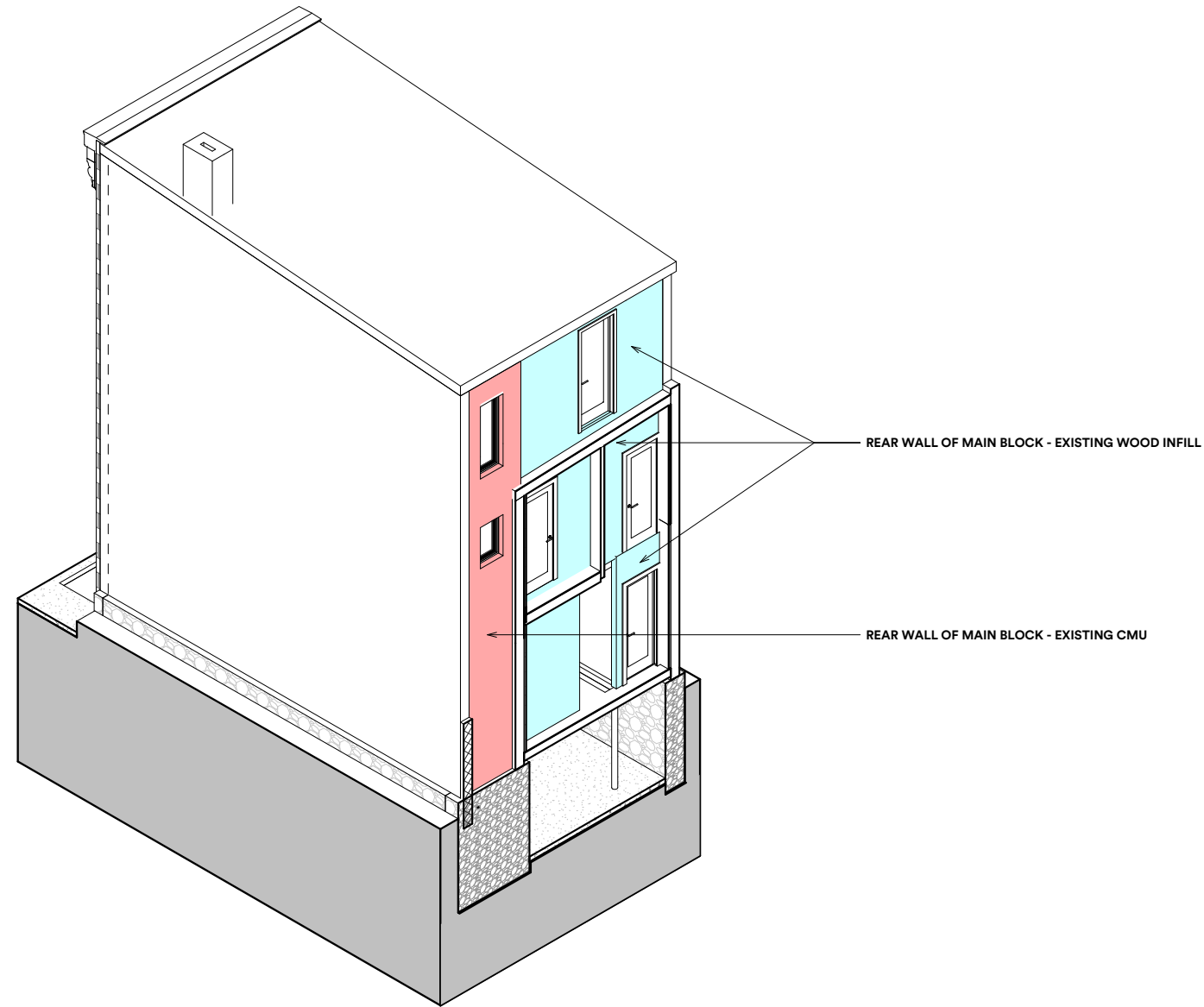
Existing Conditions - Front Facade at Green Street



Proposed Rear Work - Main Block

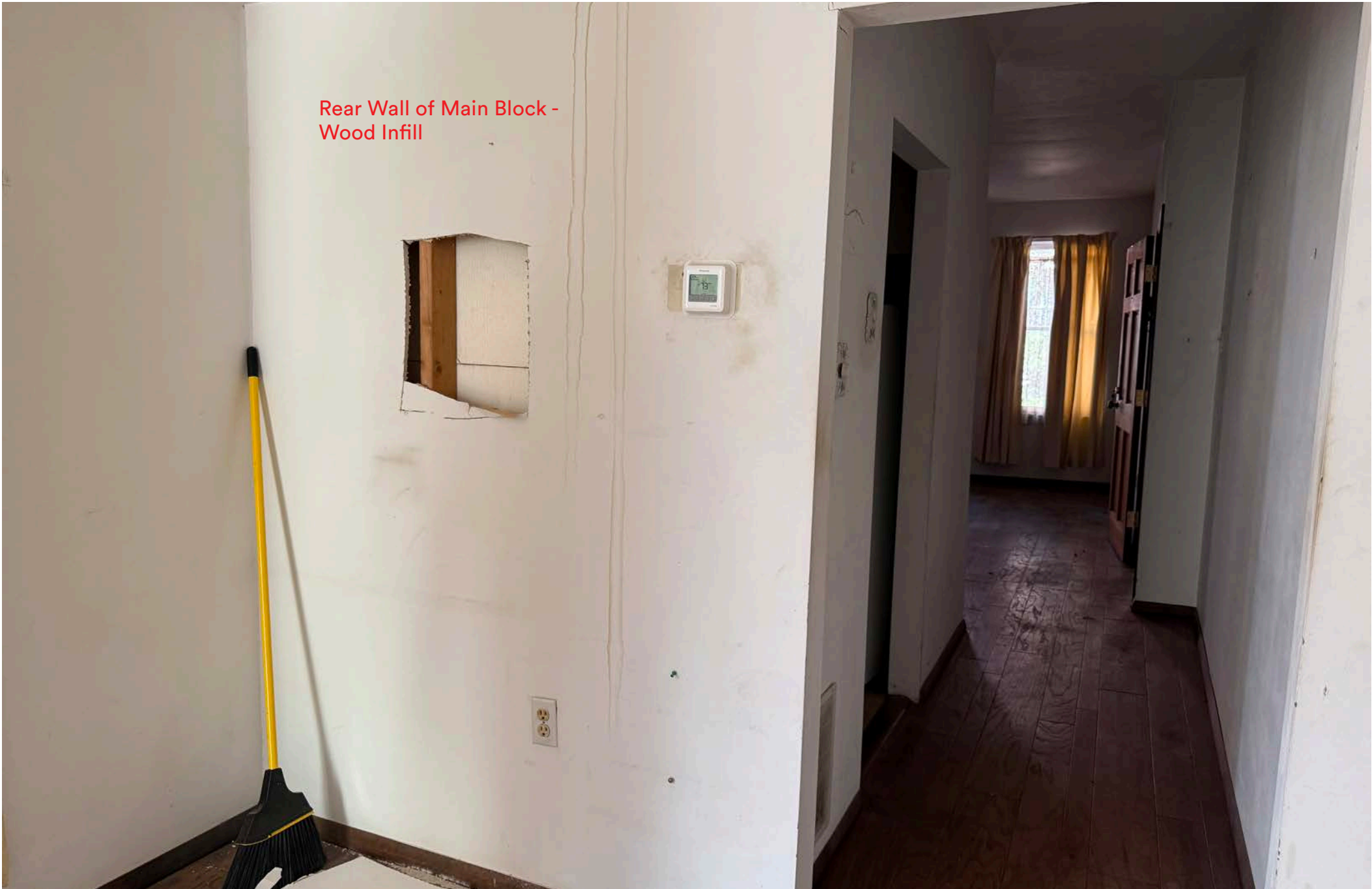
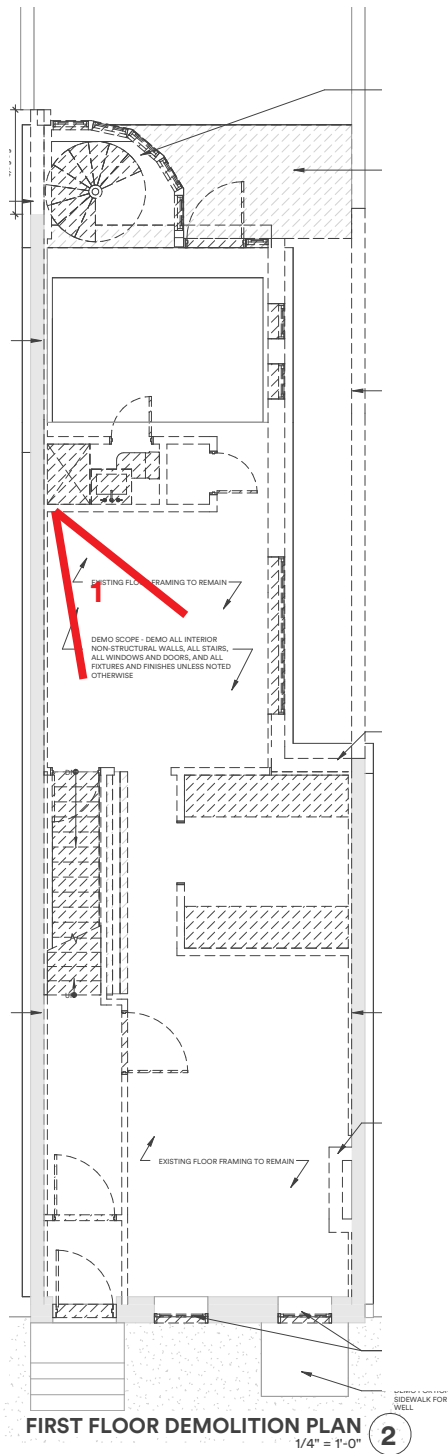


KEY PLAN EXISTING 2
1/8" = 1'-0"



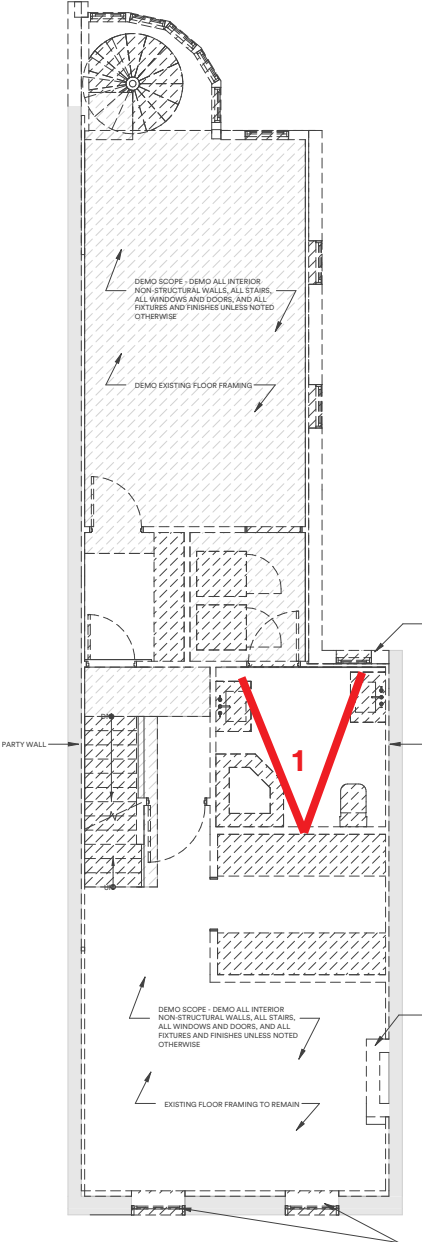
3D AXO - EXISTING MASSING - MAIN BLOCK 1

Existing Conditions - Main Block First Floor

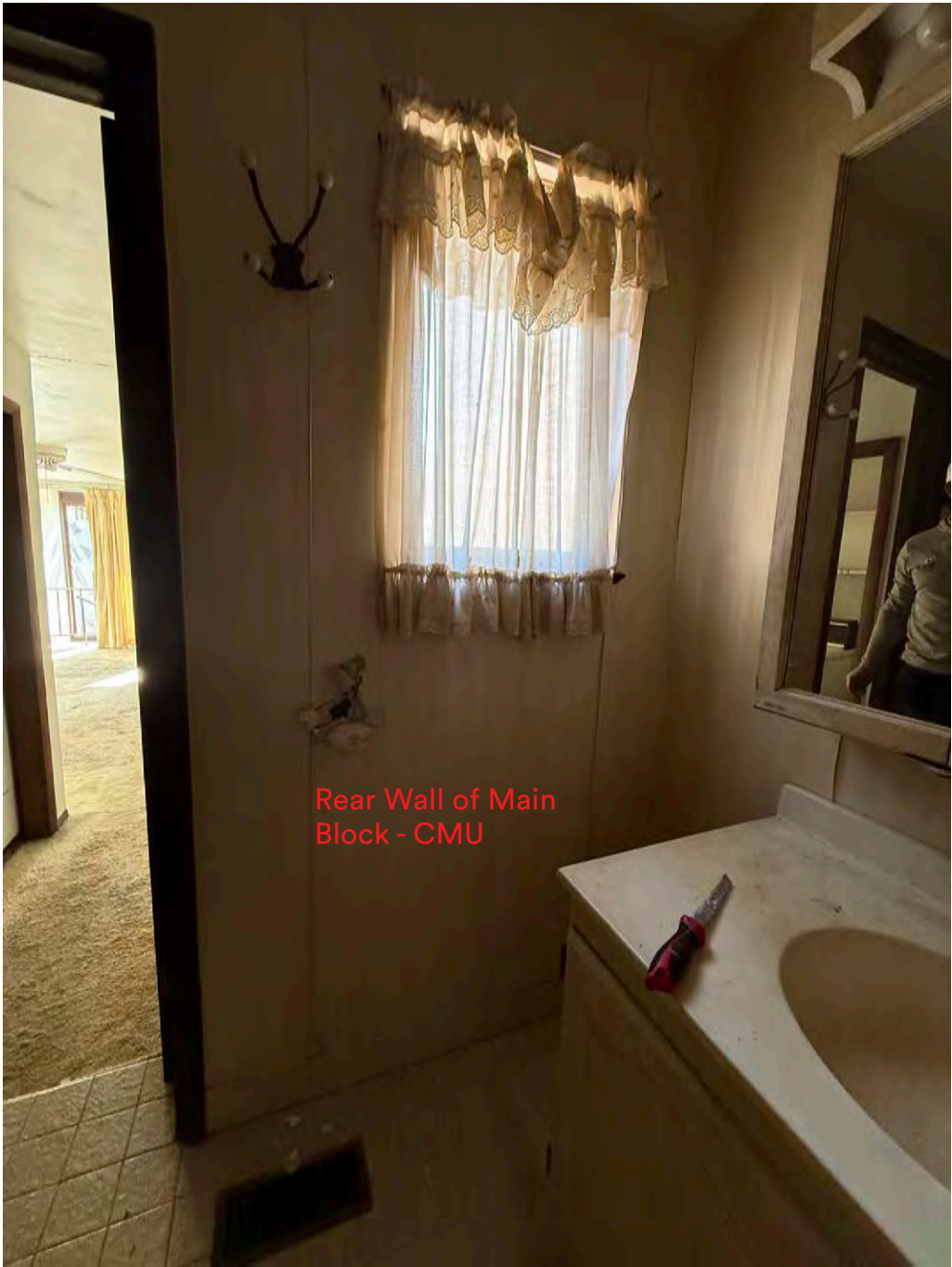


1

Existing Conditions - Main Block Second Floor



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

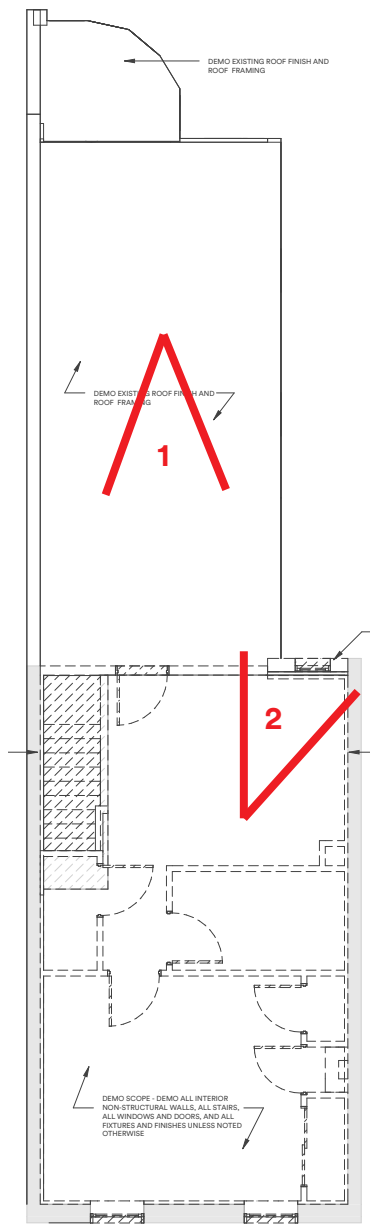


1



2

Existing Conditions - Main Block Third Floor



THIRD FLOOR DEMO PLAN 4
1/4" = 1'-0"



1



2



Existing Conditions - Wilcox Street



Existing Conditions - Rear Facade



Existing Conditions - Rear Yard



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.



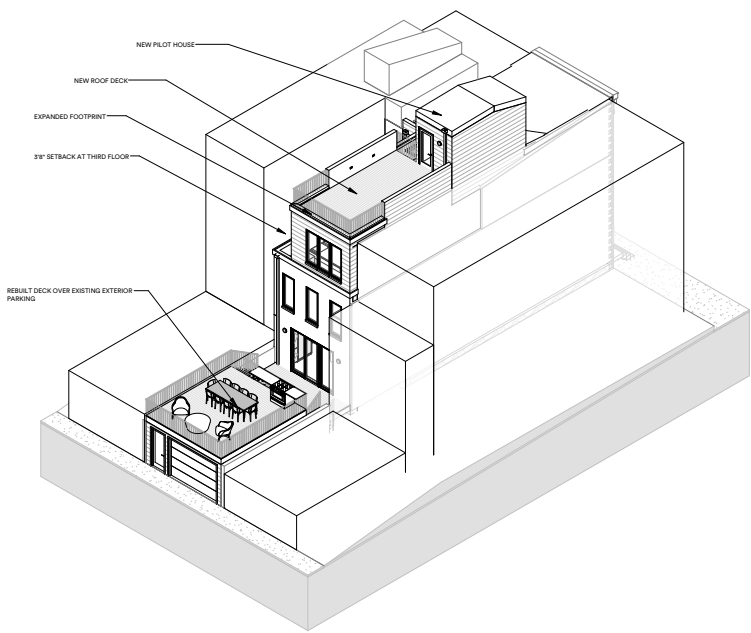
Green Street Elevation



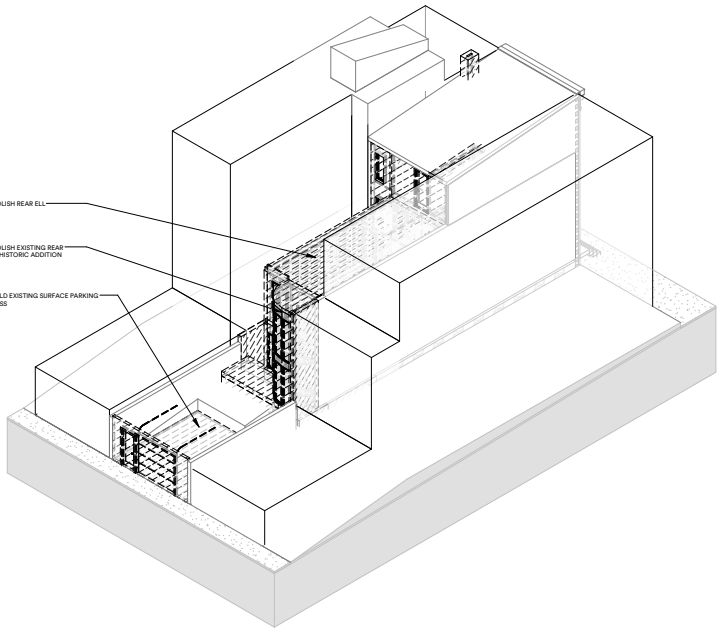
North Elevation



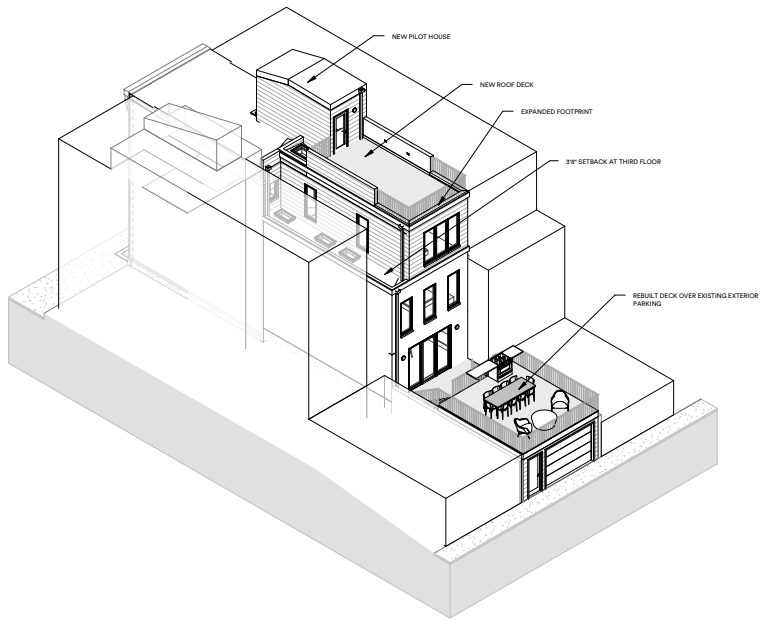
Proposed Rear Work - Existing and New Axonometric Views



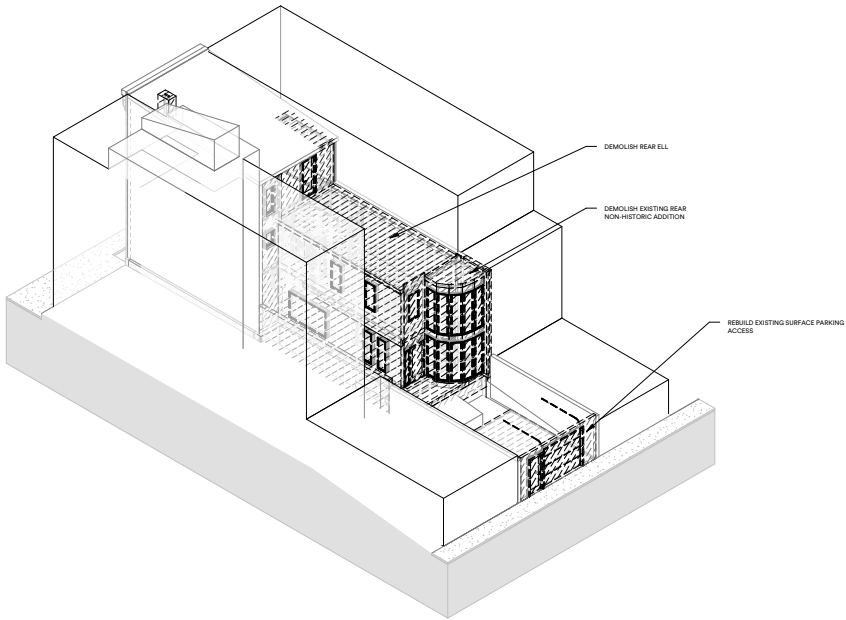
3D AXO - PROPOSED MASSING- SE 4



3D AXO - EXISTING ZONING - SE 2

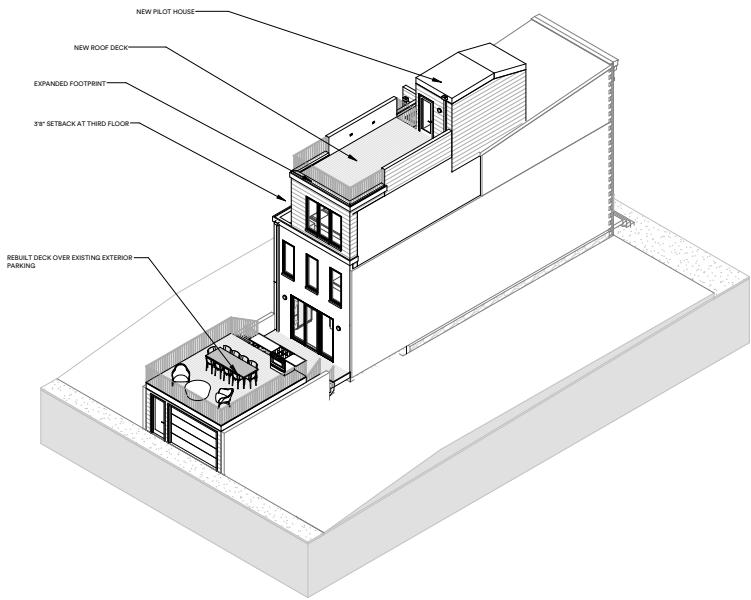


3D AXO - PROPOSED MASSING - SW 3

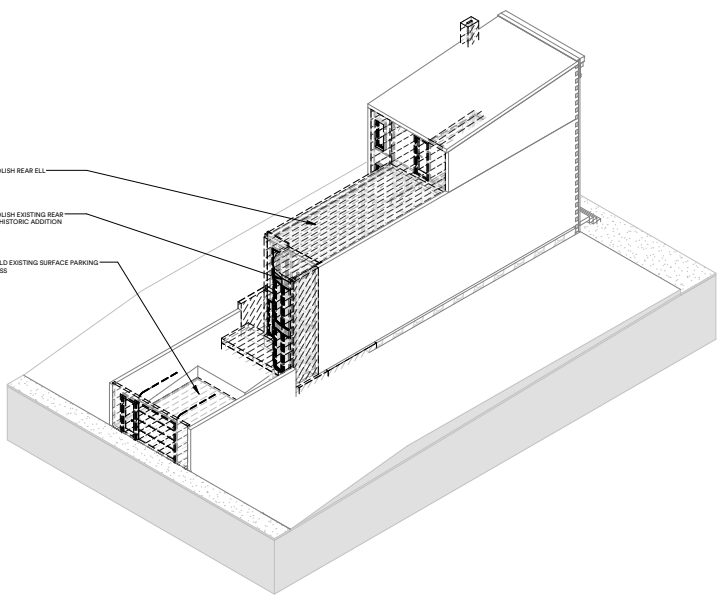


3D AXO - EXISTING MASSING - SW 1

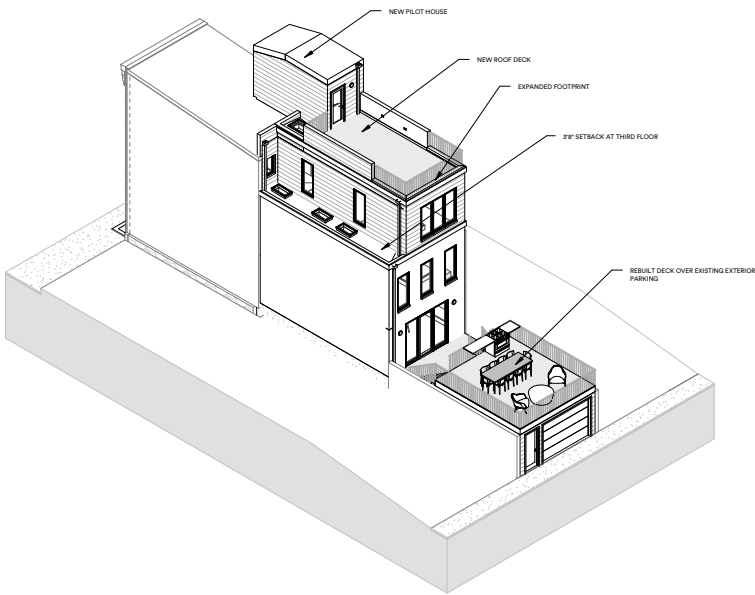
Proposed Rear Work - Existing and New Axonometric Views



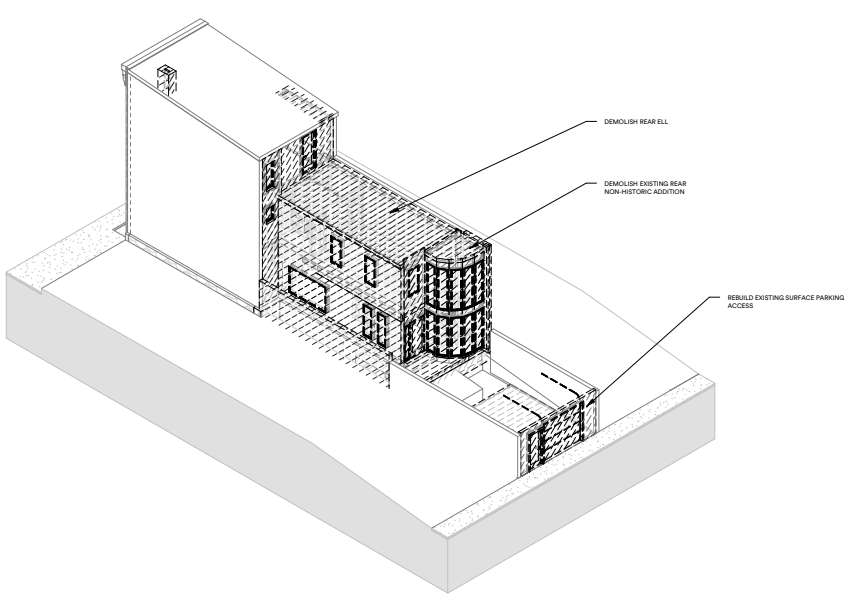
3D AXO - PROPOSED MASSING - SE 4



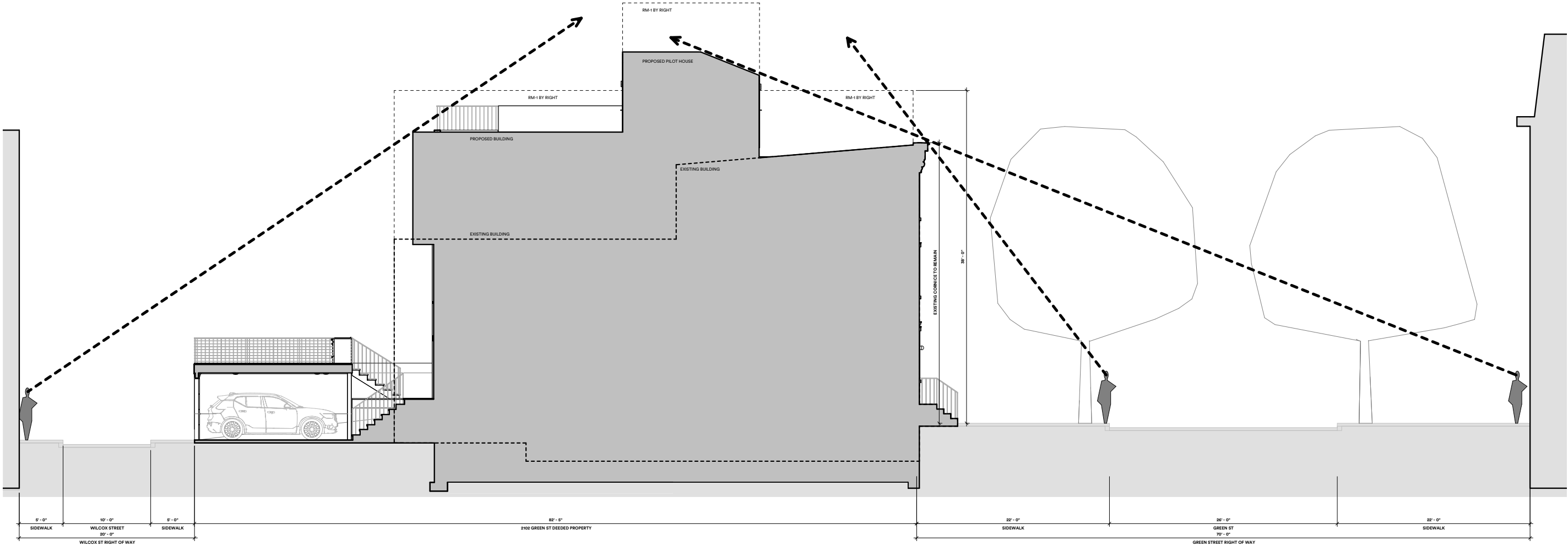
3D AXO - EXISTING ZONING - SE 2



3D AXO - PROPOSED MASSING - SW 3



3D AXO - EXISTING MASSING - SW 1



ZONING SITE SECTION 1
3/16" = 1'-0"



Rendering of Proposed Rear Modifications



Rendering of Proposed Rear Modifications



Proposed Elevations

Rear Materiality

- Fiber Cement Siding
- Stucco
- Metal Picket Railing with Wood Cap



SOUTH ELEVATION PARKING 3
1/4" = 1'-0"

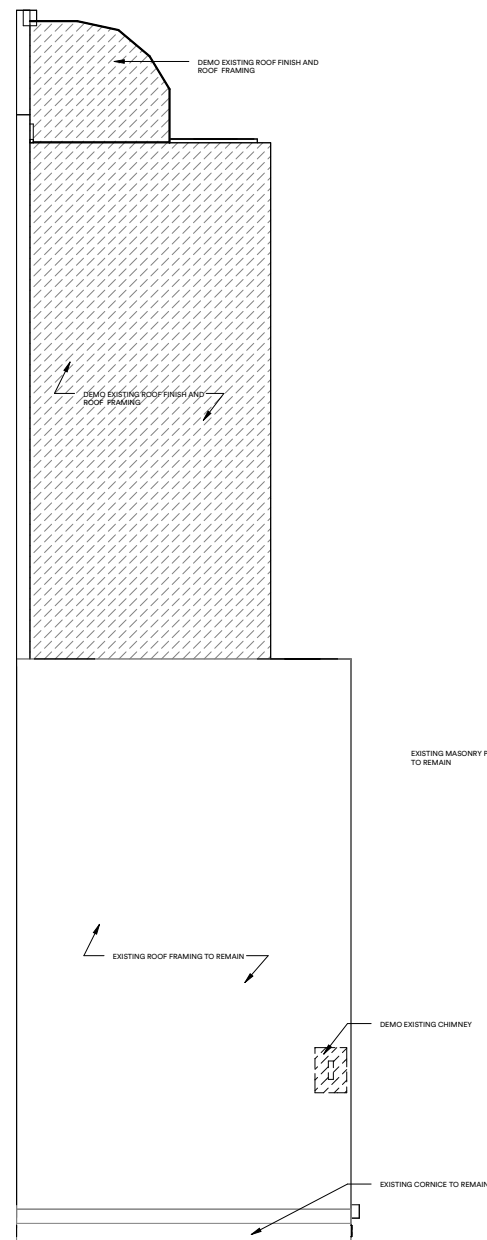


SOUTH ELEVATION BUILDING 2
1/4" = 1'-0"

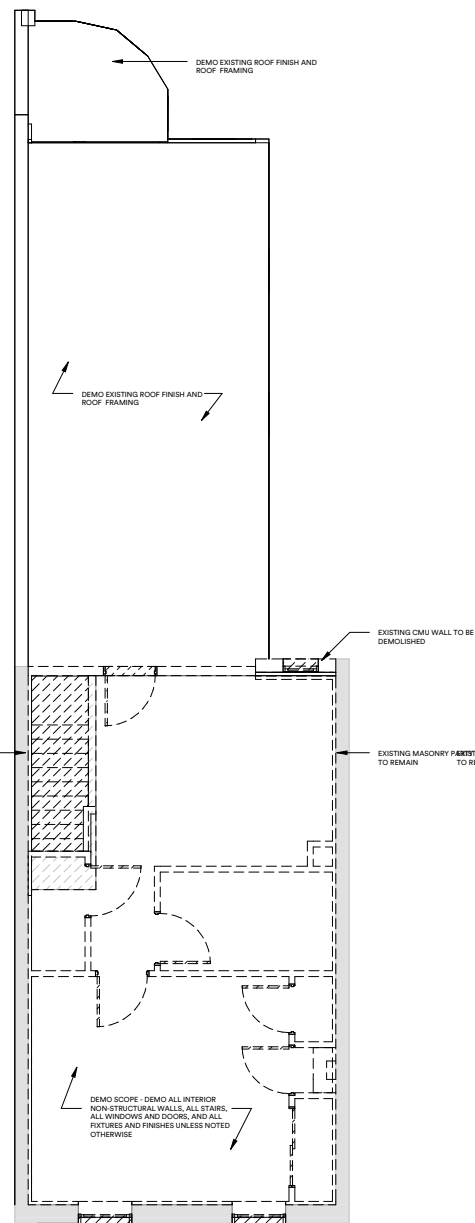
Proposed Demolition - Plans

 - Existing Walls

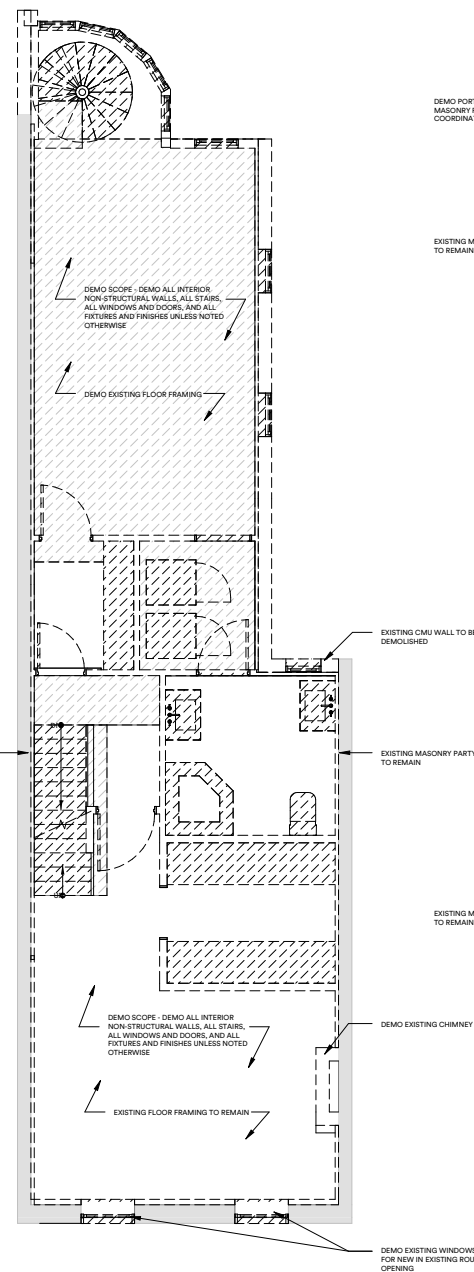
 - Demo



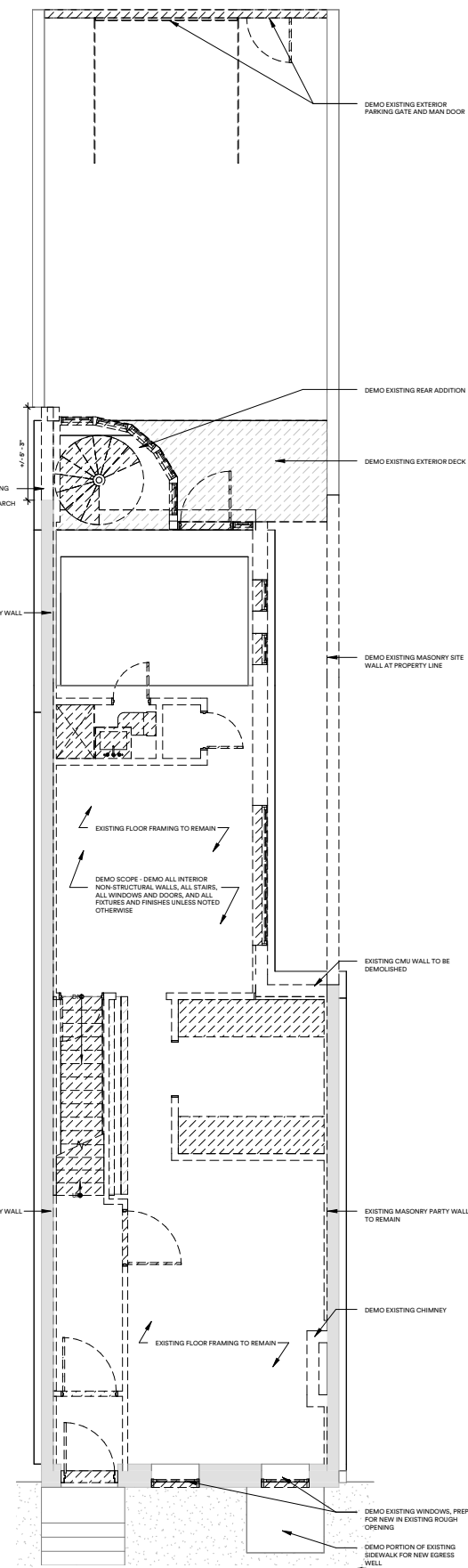
ROOF DEMOLITION PLAN $\frac{1}{4}" = 1'-0"$ **5**



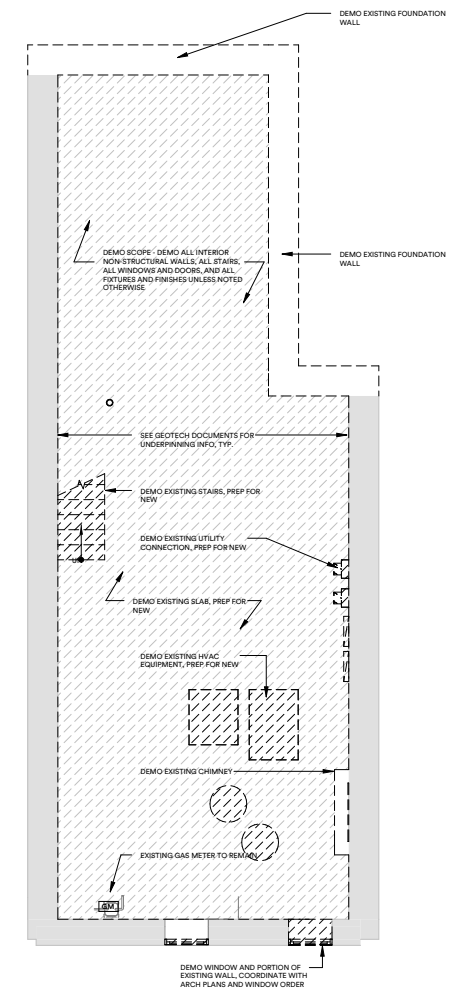
THIRD FLOOR DEMO PLAN $\frac{1}{4}" = 1'-0"$ **4**



SECOND FLOOR DEMOLITION PLAN $\frac{1}{4}" = 1'-0"$ **3**



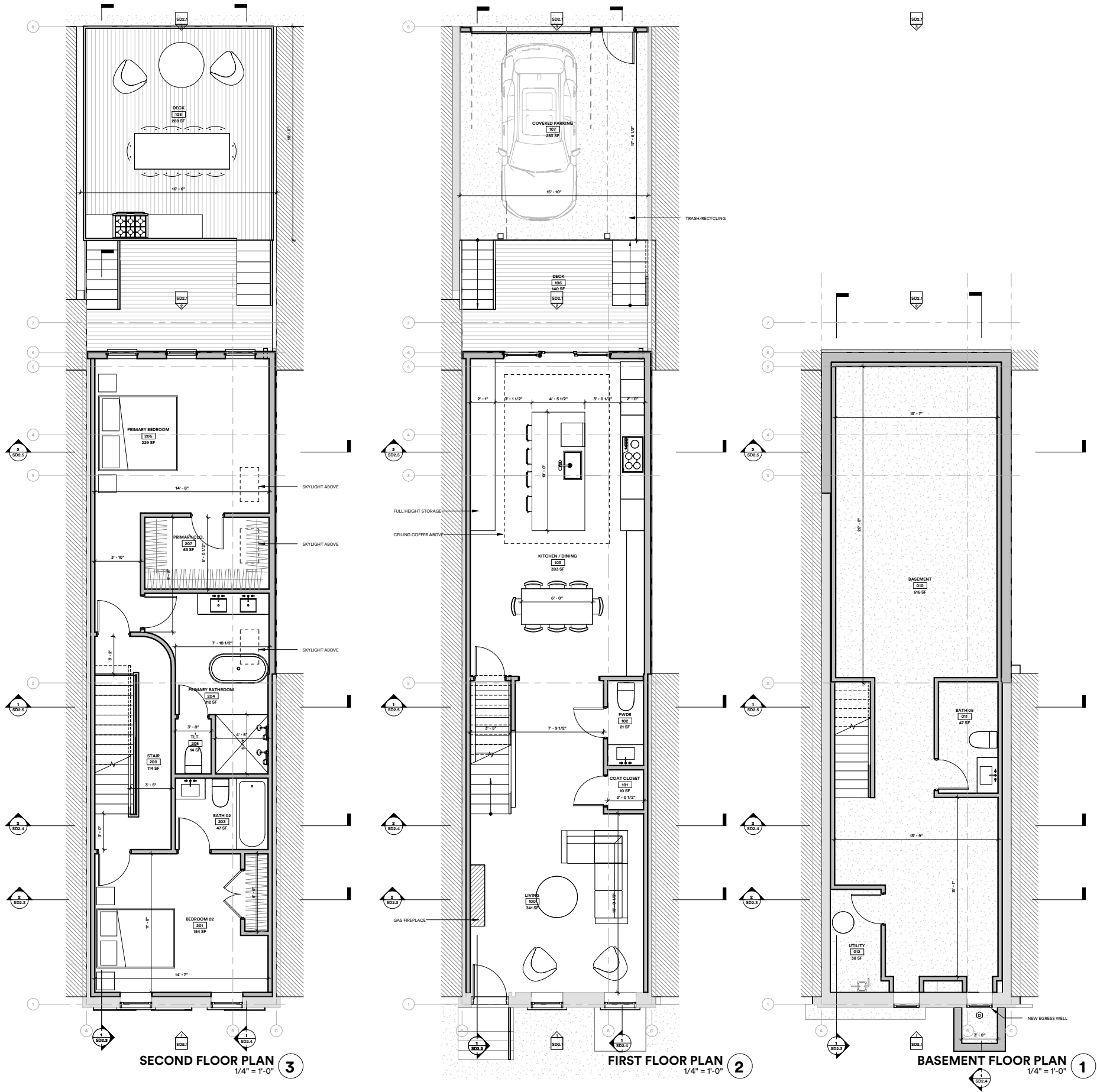
FIRST FLOOR DEMOLITION PLAN $\frac{1}{4}" = 1'-0"$ **2**



BASEMENT DEMOLITION PLAN $\frac{1}{4}" = 1'-0"$ **1**

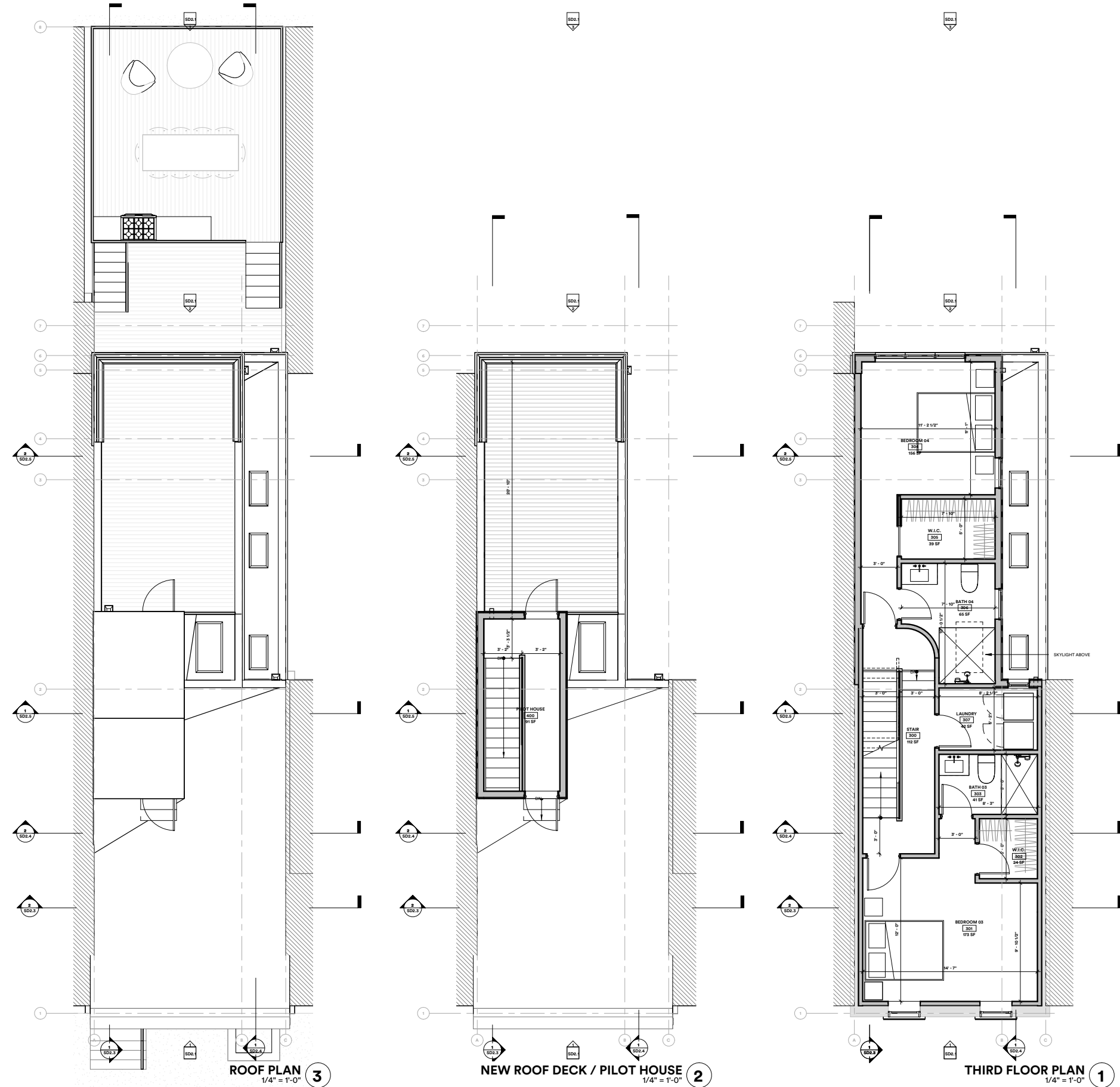
Proposed Plans

- Existing Walls
- New Walls



 - Existing Walls

 - New Walls





LAUREN THOMSEN DESIGN
ARCHITECTURE + PLANNING LLC

Architectural Committee minutes
In Concept Review
September 22, 2026

**REPORT OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 22 SEPTEMBER 2026
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:01 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	X		
Sam Weiner	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Heather Hendrickson, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner III
Dan Shachar-Krasnoff, Historic Preservation Planner II

The following persons were present:

Alex Blumenthal
Amy Blumenthal
Eileen Molloy
Hanna Stark, Preservation Alliance
Jay Farrell
Lauren Thomsen, Lauren Thomsen Design
Phil Katz
Sherman Aronson
Stephanie M. Pennypacker
Tom Familetti
Trevor Cordivari, Lauren Thomsen Design
Zach Winters

AGENDA

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.*
 - o 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.

PRESENTERS:

- Ms. Chantry presented the application to the Architectural Committee.
- Architect Lauren Thomsen represented the application.

DISCUSSION:

- Ms. Thomsen explained that this project will return the building to single-family use, and utilizing the full width of the narrow property will allow for a more efficient layout. She clarified that the design does not use the entirety of the space allowed by the zoning. Ms. Thomsen stated that the elevator will be deleted from the design, allowing the pilot house to be reduced in size. She explained that the scope of work for the front facade is to repair the cornice and add lintel and sill detailing to make it look less like a repaired CMU wall with stucco over it. She clarified that the rear parking area is not enclosed but rather is open to the rear yard and is accessed from the first floor of the house.
- Mr. Detwiler asked about the extent of the overhang on the third-floor rear addition.
 - o Ms. Thomsen responded that it is a minimal overhang of 30 inches.
- Mr. Detwiler asked about the extent of demolition of the rear wall of the main block. He recommended keeping as much of it as possible and encapsulating it into the new addition.
 - o Ms. Thomsen agreed with this approach but cautioned that she needs to verify the condition of the wall on site.
- Ms. Gutterman expressed concern about the location of the stairs. She asked if they could be more in the addition rather than in the main block so that there is less potential for them to impact the rear wall.
 - o Ms. Thomsen responded that they are trying to maintain the location of the existing stairs to reduce the amount of framing that is being impacted. She explained that the existing stairs are very steep, which will be corrected. The goal is to keep the stairs in the same location.
- Mr. Detwiler suggested that a section drawing showing how the old roof and new roof meet would be helpful for the review by the Historical Commission.
- Ms. Gutterman cautioned against the proposed front facade alterations, which may damage the existing stucco, depending on how it was installed in the 1980s.
 - o Ms. Thomsen agreed that this could be a technical challenge.
- Ms. Gutterman asked about the material for the new or repaired cornice.
 - o Ms. Thomsen responded that the existing cornice is wood, and new materials would be wood or a combination of wood and Boral.
- Ms. Stein said that the rear ell should be maintained because the property is individually designated. She noted that narrower rear ells allowed light and air into buildings. She commented that an additional story on the rear ell would be appropriate, as would the parking area. She opined that the amount of demolition is too much for an individually designated property. She suggested that a portion of the first floor of the existing ell could be extended out.
 - o Ms. Thomsen explained that, if the rear ell is maintained, the interior space will only be 11'-6" wide, making it hard to have a corridor and any usable bedroom living space on the upper level.
- Mr. Cluver asked for more information about the relationship of the adjacent buildings relative to the addition.
- Mr. Weiner noted that the adjacent property at 2104 Green Street was recently

- renovated. He asked if the side wall of that rear ell has windows.
- o Ms. Gutterman responded that Google Street View shows windows on that wall.
 - o Ms. Thomsen noted that the Google Street View image is outdated, and most windows on the wall were removed as shown in her photographs included in the application.
 - o Ms. Stein expressed concern about cutting off light and air to the adjacent property by expanding the rear to the full width of the property.
 - o Mr. Weiner confirmed that the new rear ell side wall of the adjacent property has one visible window, and all others were removed with the renovation.
 - Mr. Weiner suggested a solution where the primary bedroom shifts to the second-floor rear, and then the third-floor steps in to emulate the rear ell width.
 - o Ms. Thomsen responded that she would need to revisit the layout entirely if that were a requirement.
 - Ms. Gutterman asked for clarification on the garage.
 - o Ms. Thomsen responded that it would not be an enclosed space, but rather would be three-sided, and what would be seen from Wilcox Street would still be a garage door.
 - Ms. Stein reiterated that the property is individually designated and that the Architectural Committee is reviewing the work from the outside in, rather than the inside out.
 - Mr. Detwiler opined that the Historical Commission will debate this project, and that Ms. Thomsen might want to have an alternate scheme where the rear ell is preserved. He thanked Ms. Thomsen for submitting this application as an in-concept application before requesting final approval. He suggested that the first floor could be extended out and have a roof deck on it.
 - Mr. McCoubrey observed that the rear of the property is visible from N. 21st Street, and the design of the proposed third floor may be a bit too modern.
 - Mr. Farnham cautioned the Architectural Committee against interpreting the individual designation date as a sign of great significance. He explained that, in the mid-1970s, the Historical Commission did not yet have the authority to create historic districts. To get around that limitation, it created de facto historic districts in several sections of the city including Spring Garden. He clarified that this property was not singled out and individually nominated for its great individual significance but rather was designated individually with large numbers of nearby properties, blocks at a time, to create a de facto historic district.
 - Ms. Gutterman proposed a motion of denial of the application as presented, given the number of revisions that the applicant is proposing to the pilot house and the demolition of the rear wall.
 - o Ms. Stein seconded the motion but stated that she generally does not like considering motions on in-concept reviews. She stated that she prefers offering advice on in-concept applications rather than approving or denying them.
 - o Mr. Detwiler suggested that the Architectural Committee provide direction on the retention or replacement of the rear ell, given the varying viewpoints expressed thus far.
 - o Ms. Gutterman withdrew her motion.
 - Mr. McCoubrey commented that it matters if the side wall of the adjacent building at 2104 Green Street has windows or not.
 - o Mr. Weiner responded that the fact that there appears to be just one window on that side wall now, after the renovation, supports the application as presented. He noted the one window is very close to the rear of the building, so it would still

receive light and air even if a rear addition at 2102 Green Street were constructed to the full width of the property.

- o The Architectural Committee members discussed various building code requirements regarding the distance a wall may be from a window at an adjacent property.
- Ms. Lukachik recommended that the Architectural Committee take a vote on the demolition of the rear ell, given the mixed feedback the applicant has received. She stated that she would accept the demolition of the rear ell.
 - o Mr. Detwiler opined that the rear ell should remain in its current form.
 - o Mr. McCoubrey reiterated that rear ells are often expanded out at the first floor or even the second floor as well, where there is limited public visibility.

PUBLIC COMMENT:

- None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- Historically, the rear ell was three stories in height. Currently, the rear ell is two stories in height. Adjacent rear ells stepped in to allow light and air into the rears of buildings.
- The rear of the property is on Wilcox Street, a service alley lined with garages, decks, and rear additions of various sizes. The rear is also visible from N. 21st Street.
- The front facade of the building was reconstructed using scored stucco in 1984.
- The elevator will be removed from the scope, allowing the pilot house to be reduced in size.

The Architectural Committee concluded that:

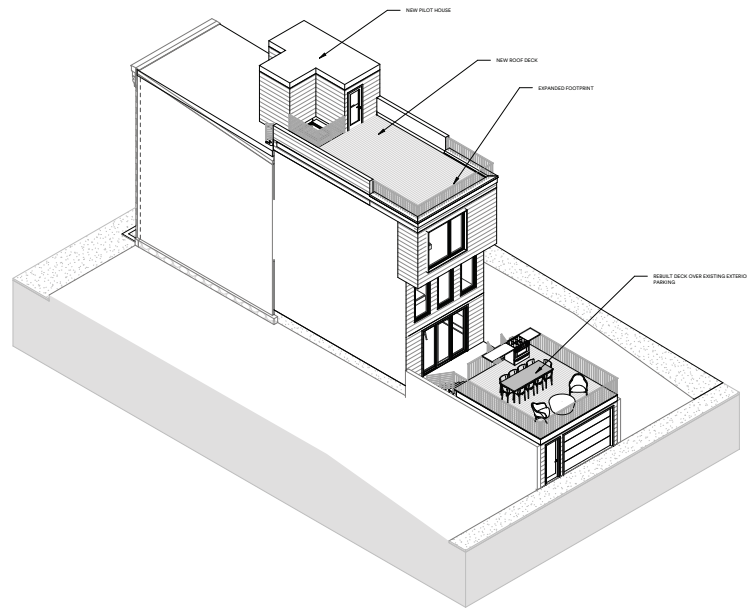
- The proposed alterations at the rear could be in keeping with the varied massing, scale and materials on Wilcox Street, provided an upper floor or floors of the rear ell width is maintained to satisfy Standard 9.
- The proposed front facade alterations are in keeping with the design of the adjacent property at 2104 Green Street, satisfying Standard 9.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in concept, provided the current width of the rear ell is maintained at an upper floor or floors, and as much of the existing main block rear wall is retained as possible, with the staff to review details, pursuant to Standard 9.

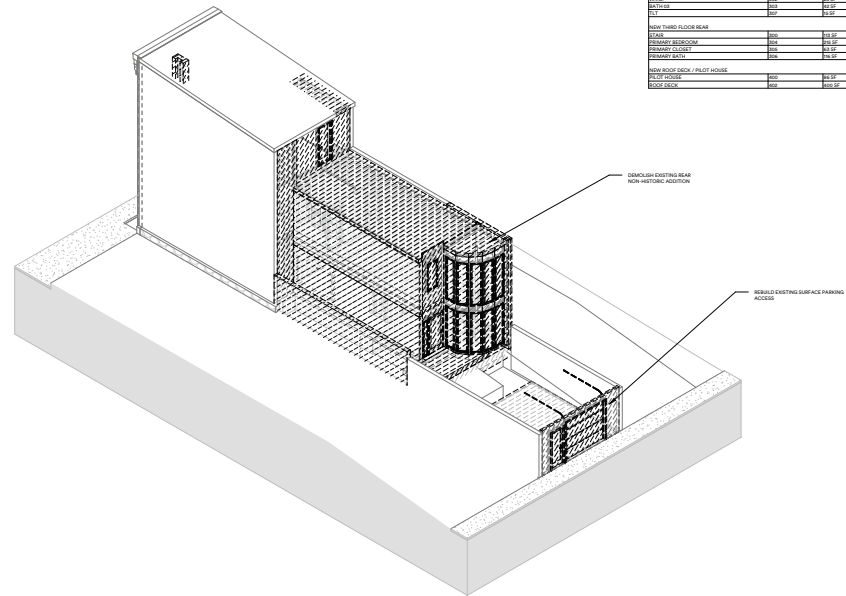
ITEM: 2102 Green St MOTION: Approval in concept with conditions MOVED BY: Detwiler SECONDED BY: Gutterman					
VOTE					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Sam Weiner	X				
Total	7				

In concept design reviewed by Architectural Committee

Proposed Rear Work - Existing and New Axonometric Views



3D AXO - PROPOSED ZONING / MASSING 2



3D AXO - EXISTING ZONING **1**
2635 SF EXISTING

GROSS BUILDING AREA	
LEVEL	AREA
1 ST BASMENT SLAB	6,37 SF
1 ST FLOOR	813 SF
2 ND FLOOR	813 SF
2 ND FLOOR FRONT	813 SF
2 ND FLOOR	813 SF
NEW ROOF GABLE / PILOT HOUSE	538 SF
	3,380 SF

ROOM SCHEDULE			
CLASS	NUMBER	NUMBER	AREA
ELEMENTARY CLASS			
1ST GRADE	101	102	103
2ND GRADE			
201	202	203	204
3RD GRADE			
301	302	303	304
4TH GRADE			
401	402	403	404
5TH GRADE			
501	502	503	504
6TH GRADE			
601	602	603	604
7TH GRADE			
701	702	703	704
8TH GRADE			
801	802	803	804
9TH GRADE			
901	902	903	904
10TH GRADE			
1001	1002	1003	1004
11TH GRADE			
1101	1102	1103	1104
12TH GRADE			
1201	1202	1203	1204