

ADDRESS: 2215 MADISON SQ

Proposal: Construct rear addition

Review Requested: Review In Concept

Owner: Matthew and Julie Matysik

Applicant: Christopher Blakelock, Blakelock Architects

History: 1872; Madison Square; Charles Leslie, developer

Individual Designation: 9/28/1971

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This in-concept application proposes to construct a small second-floor rear addition at 2215 Madison Square. The rear of the property faces Kauffman Street, a service alley. The houses on Madison Square have unusual original configurations. The houses consist of a main block at the front that spans the full width of the property and a shallow rear ell that spans about half the width of the property, leaving a light court at the rear along the alley between adjacent properties. Within the light courts, small frame, not masonry, rooms project off the houses at the second-floor level only. The projections are held aloft by posts at the outer corner. Many of the projecting frame structures have been altered over the years to add interior square footage. At 2215 Madison Square, the first floor under the frame structure was enclosed prior to the historic designation in 1971. This proposal would extend the original frame structure at the second floor out to the property line in the middle of the light court.

SCOPE OF WORK:

- Construct second-floor rear addition.

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 addition will only be viewed from Kauffman Street, which is a service alley on this block. The design, materials, and massing will be in keeping with the surrounding context.

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

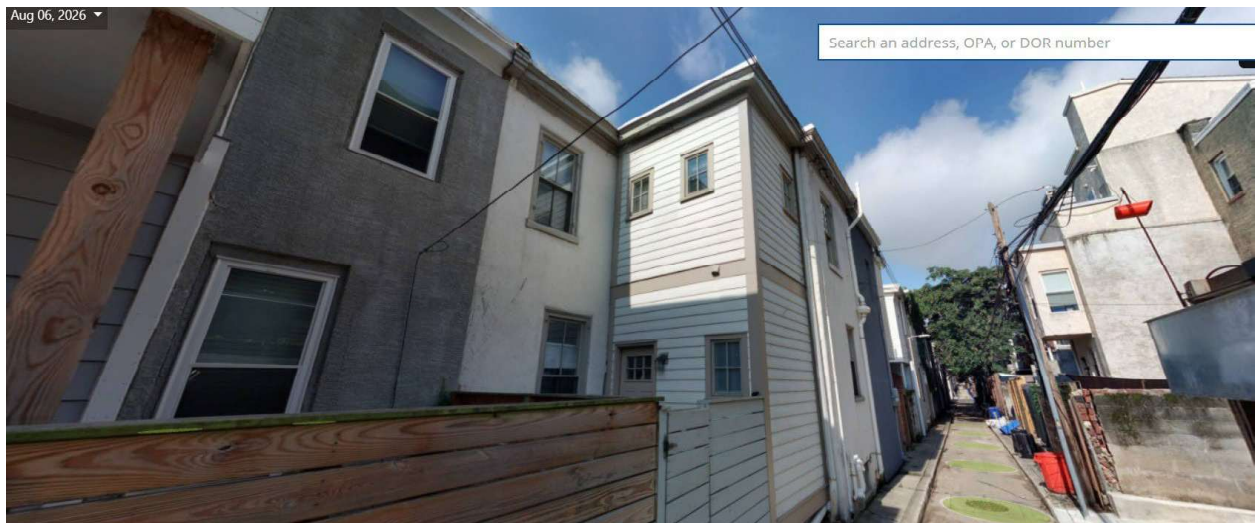


Figure 1. Rear of 2215 Madison Square as seen from Kauffman Street with the original second-floor projection and the infilled first-floor area.

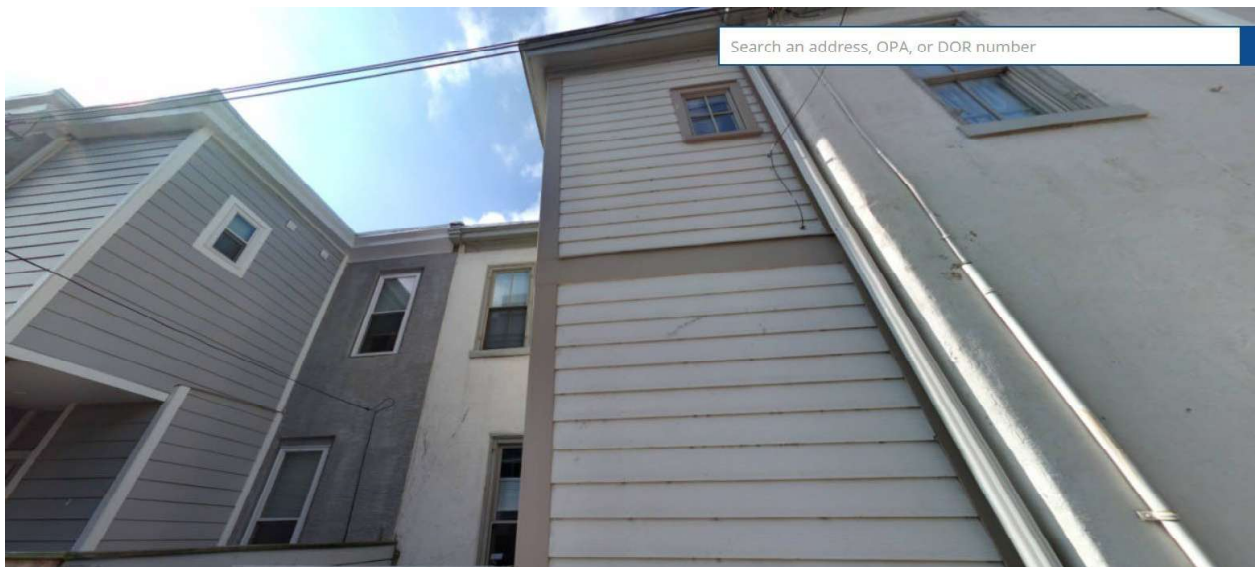


Figure 2. Rear of 2215 Madison Square as seen from Kauffman Street.

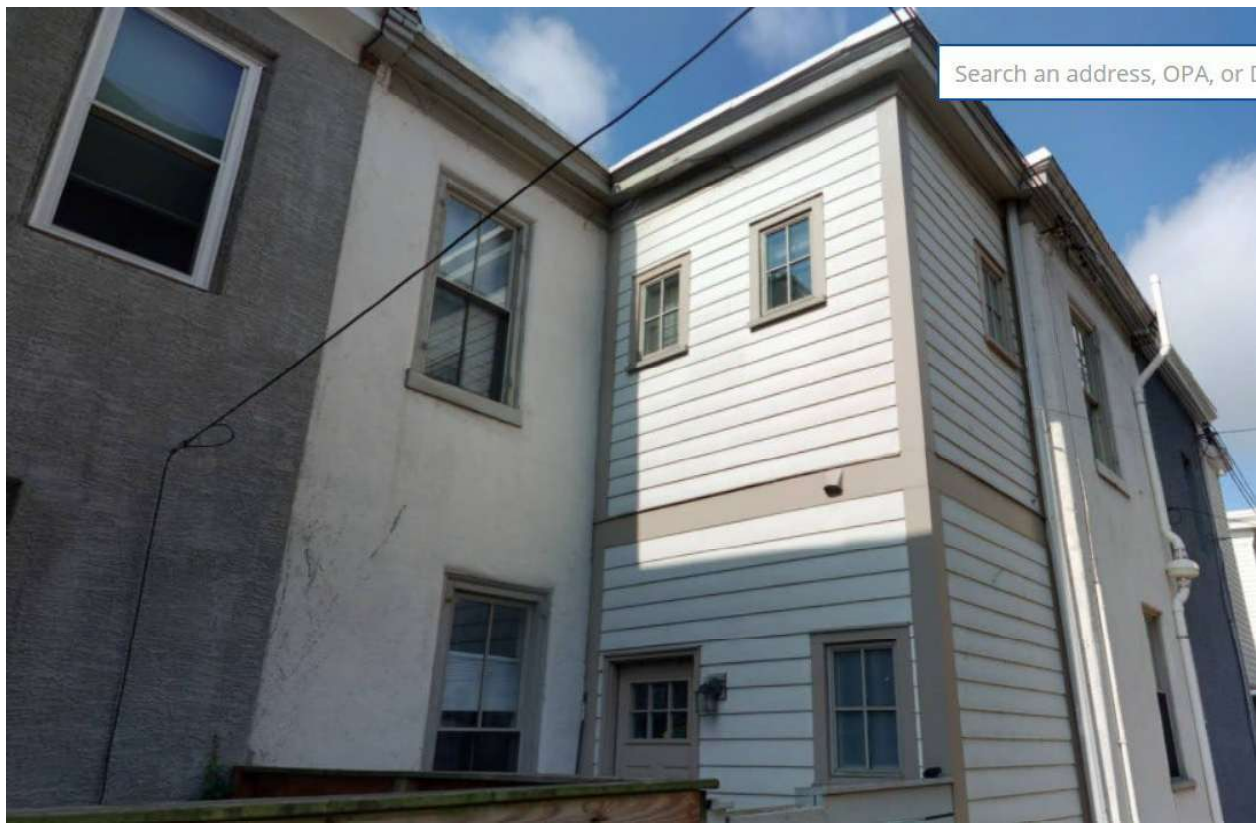


Figure 3. Rear of 2215 Madison Square as seen from Kauffman Street.



blakelock architects

622 S. LECOUNT STREET
PHILADELPHIA, PA 19146
P: 215.266.0537

October 13, 2026

Philadelphia Historic Commission
1515 Arch Street
Philadelphia, PA 19102

RE: 2215 Madison Square Addition – Conceptual Review

Commission Members,

Please accept the attached drawings and perspective views for Conceptual Review of a proposed 2nd-story addition to the rear of the home at 2215 Madison Square. The owners would like to expand the 2nd floor by approximately 80 square feet for use as a third bedroom. The addition is proposed only for the 2nd floor such that the area below the 2nd floor would remain open. The massing would resemble what the neighbors have done to the east. The exterior material for the addition would be fiber-cement lap siding and trim to seamlessly integrate with the existing materials on the rear of the house.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Chris Blakelock', is written over a light blue horizontal line.

Christopher Blakelock
Principal, Blakelock Architects

2215 MADISON SQUARE ADDITION

2215 Madison Square
Philadelphia, PA

Project Description

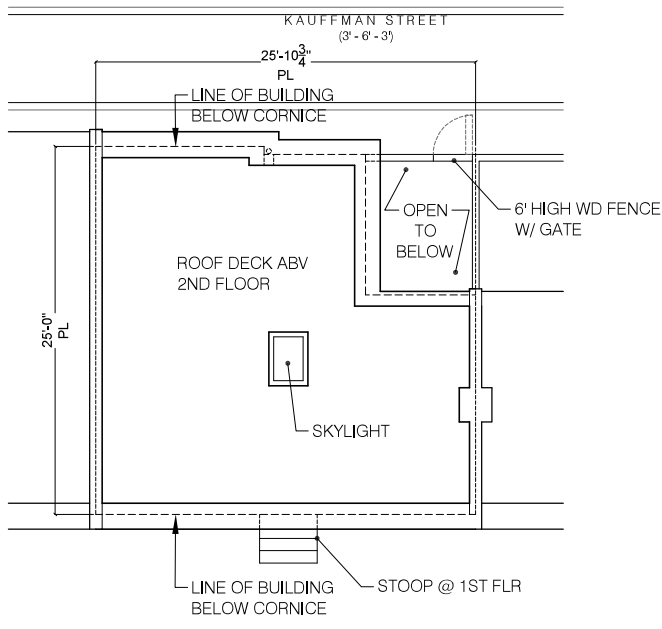
Project consists of a small (80 sf) addition to expand the 2nd floor above the ground level open space at the rear of a two-story + basement attached rowhouse on a historically significant street. The addition will be used as an additional bedroom.

Zoning designation:

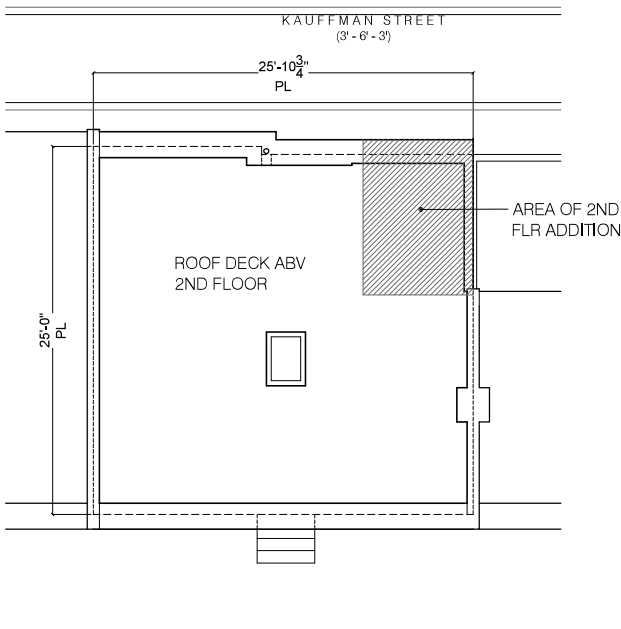
Zoning: RSA-5, Residential Single Family Attached 5



2215 Madison Square
Location Plan
N.T.S.



① EXISTING ROOF PLAN / SITE PLAN
SCALE: 1/4" = 1'-0"



② PROPOSED ROOF PLAN / SITE PLAN
SCALE: 1/4" = 1'-0"

PHILADELPHIA HISTORIC
COMMISSION
CONCEPTUAL REVIEW

REV. DATE DESCRIPTION

blakelock architects
622 s. taney st.,
philadelphia, pa 19146
215.266.0537

2215 MADISON SQUARE ADDITION
2215 Madison Square
Philadelphia, PA

CONCEPTUAL REVIEW

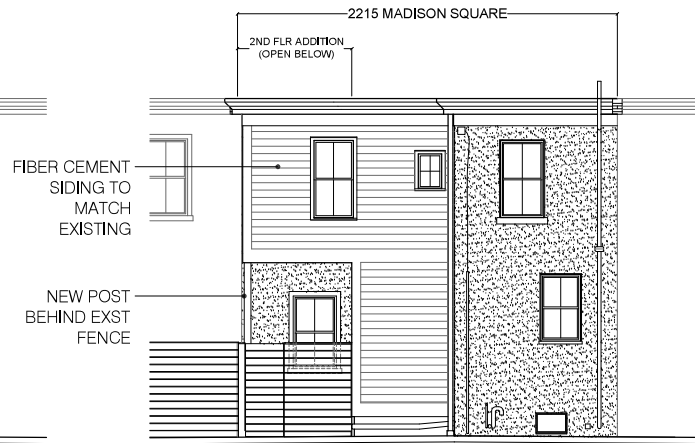
CR.1

AS NOTED

DATE: 10.13.26



1 EXISTING KAUFFMAN STREET (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED KAUFFMAN STREET (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

PHILADELPHIA HISTORIC
COMMISSION
CONCEPTUAL REVIEW

REV.	DATE	DESCRIPTION

blakelock architects, llc
622 s. taney st.
philadelphia, pa 19146
215.266.0537

2215 MADISON SQUARE ADDITION
2215 Madison Square
Philadelphia, PA

CONCEPTUAL REVIEW

CR.2

AS NOTED

DATE: 10.13.26

2215
Madison
Square





Surrounding Context--Rears of Select Properties on the 2200 block of Madison Sq



2213 Madison Sq

Surrounding Context--Rears of Select Properties on the 2200 block of Madison Sq



2201 and 2203 Madison Sq



2201 Madison Sq



2203 Madison Sq

Surrounding Context--Rears of Select Properties on the 2200 block of Madison Sq



2205 and 2207 Madison Sq



2205 Madison Sq



2207 Madison Sq

Surrounding Context--Rears of Select Properties on the 2200 block of Madison Sq



2211 Madison Sq



2202 Madison Sq