ADDRESS: 2108 SANSOM ST
Proposal: Construct two-story addition with roof deck and pilot house
Review Requested: Review In Concept
Owner: Matthew Germinaro and Kate Hanlon
Applicant: Luka Lakuriqi, Ochre Designs LLC
History: 1870
Individual Designation: None
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995
Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: This in-concept application proposes constructing a rooftop addition on a two-story former carriage house contributing to the Rittenhouse Fitler Historic District.

The submitted materials show a third floor which essentially matches the footprint of the existing building, a fourth floor set back ten feet from the property line, and a roof deck set back an additional distance, though no dimension has been provided. A small deck would also be included at the fourth-floor level and an elevator would service the top roof deck, necessitating a pilot house and elevator overrun.

The Historical Commission has approved small additions and roof decks on a number of former carriage houses in this historic district. Generally, approved rooftop additions or decks have been set back from the primary façade to mitigate visibility. In one exception at 2110 Chancellor Street, where the size of the lot precluded a setback, the additional third floor was designed in a contemporary style to differentiate it from the historic building.

In 2018, the Historical Commission approved a rooftop addition to this property proposed by a previous owner, which included a third floor set back 11 feet, 3 inches. A roof deck and pilot house on top of the addition were to be set back an additional 12 feet, 6¼ inches. That application went through various iterations with the aim of minimizing the visibility before the Historical Commission approved it.

Earlier this year, the Historical Commission reviewed an in-concept application for this property at 2108 Sansom Street with a slightly smaller footprint than that presently proposed. That application proposed a third floor with a mansard roof and a fourth floor set back from the front elevation. The Architectural Committee was divided on that proposal, with some supporting the massing of the third-floor mansard and others suggesting a setback would be more appropriate. The Architectural Committee members agreed with the staff that the detailing of the mansard would be important to avoid creating a false sense of history.

The present application proposes a similar third-floor massing to the previous in-concept proposal but adds more volume at the fourth floor. This application employs a contemporary look to differentiate the addition from the historic building, where the front walls of the proposed additions curve inward to give a slight recess from the historic façade and feature full-height glazing recessed behind metal fins and an overhang.

SCOPE OF WORK:
- Construct third and fourth floors, with a roof deck, pilot house, and elevator overrun.

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

- ***Roofs Guideline**: Not Recommended: Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse)*
    - As proposed, the additional floors would be highly visible from Sansom Street. A visibility study should be included with a future application for final approval.
- *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 proposed addition is larger in scale than other rooftop additions on carriage houses in this neighborhood and as such the massing may be incompatible. Surrounding historic buildings are two or three stories tall while contemporary buildings tend to be four stories or taller, including the neighboring high-rise building at 2101-07 Walnut Street.
    - The style of the proposed addition helps to differentiate it from the historic building, but a setback would help it read as a separate building.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Roofs Guideline. A version of this application with greater setbacks might meet the Standards.

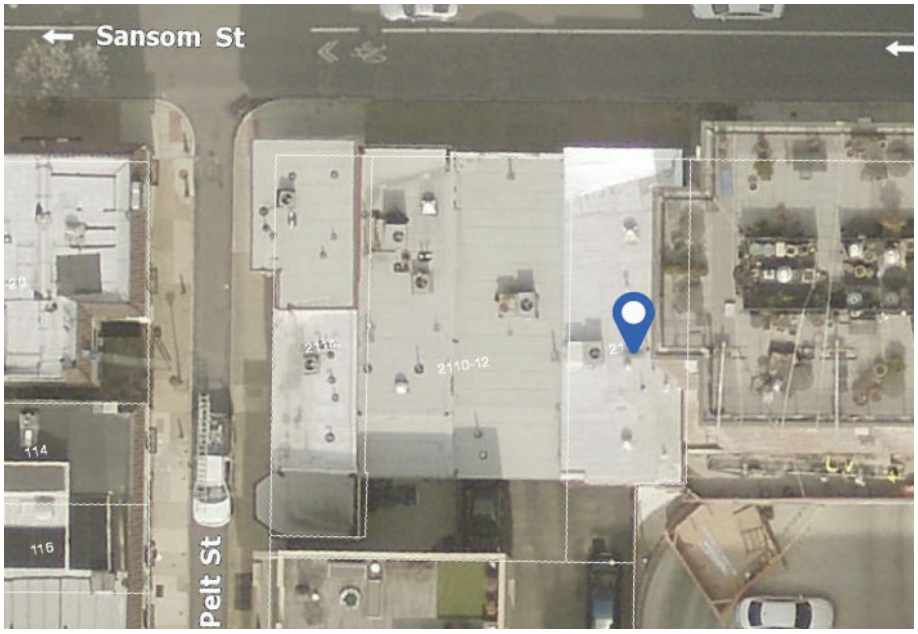


Figure 1: Location of subject property on the south side of Sansom Street near S. Van Pelt Street.



Figure 2: Aerial view of property looking south.

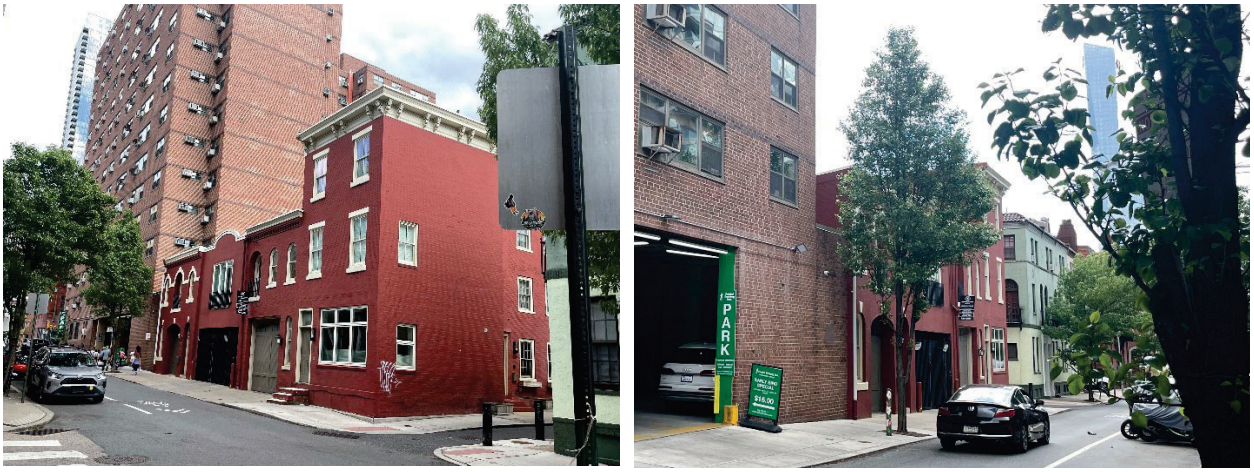


Figure 3: View of subject property looking southwest (left) and southeast (right).



Figure 4: The in-concept application reviewed by the Historical Commission in June 2026 featured a mansard roof and inconsistent AI-generated renderings.



Figure 5: That application proposed a mansard roof and a partial fourth floor.

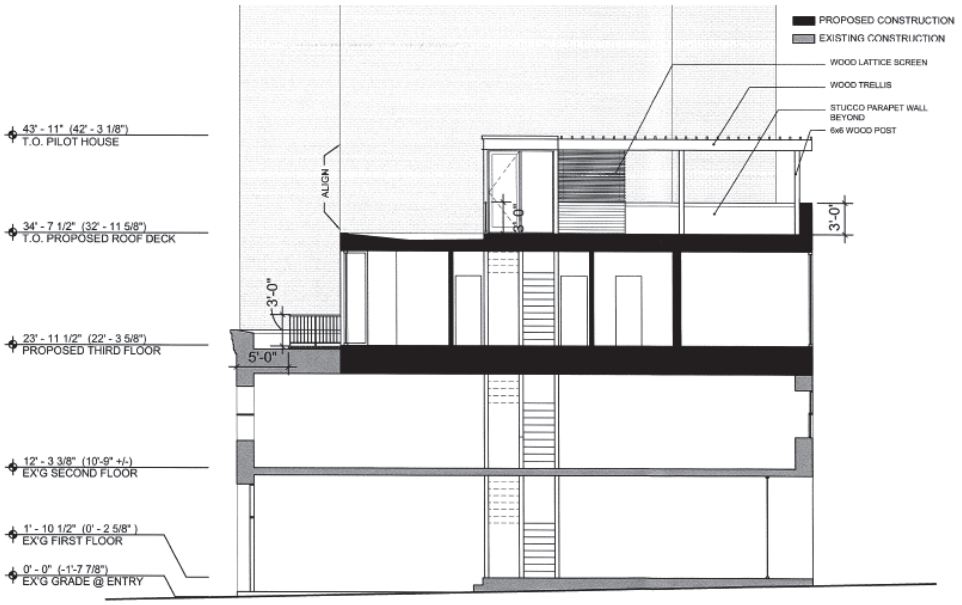


Figure 6: Section drawing showing the proposed addition and roof deck which was approved by the Historical Commission in 2018.



Figure 7: Rendering of the project approved in 2018.



Figure 8: Mock-ups show the visibility of the project proposed in 2018.



Figure 9: Rooftop additions and decks on (from left to right) 2006, 2008, and 2010-12 Chancellor Street were set back to limit visibility from the primary elevation.



Figure 10: This addition to 2110 Chancellor Street, located on a small lot at the dead end of Chancellor Street west of S. 21st Street, features contemporary design to differentiate it from the historic building.

2108 Sansom Street

Philadelphia, PA 19103

Philadelphia Historical Commission Application

Submission Date: *Monday, November 9, 2026*

Meeting Date: *Friday, December 11, 2026*

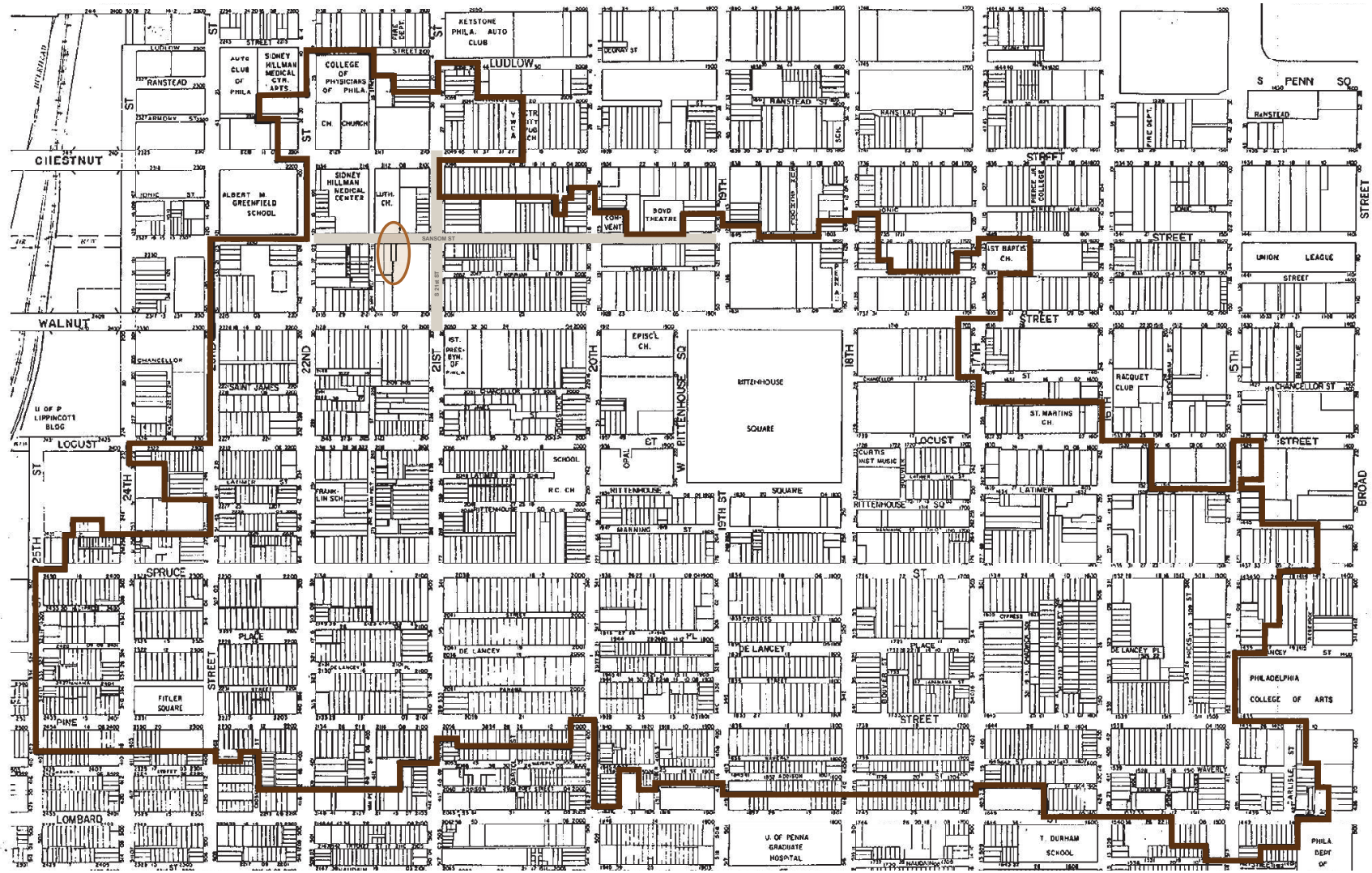
OCHRE DESIGN

PROJECT SYNOPSIS & DESIGN INTENT

2108 Sansom Street is a two-story, three bay, stuccoed Italianate carriage house built in 1870. Three deep bays are the vertical divisions of the facade. Currently as a single-family home, the building has a rich heritage including being used as an office for United Elevator Company. The building is a contributing property in the Rittenhouse-Fitler Historic District, designated February 8, 1995.

The two-story extension is intentionally recessed, gradually stepping back from the main host building in the form of a curve that subtly compliments and contrasts with the order and geometry of the windows below. The full-height glazing of the extensions provides roof terraces with views overlooking the neighborhood, helping activate the street otherwise currently defined by the three large blank garage doors. The new vertical glazing is recessed behind the curved overhangs and fins in proportion to the existing recessed windows within the thick masonry walls below, providing consistency and dimension.

RITTENHOUSE FITLER RESIDENTIAL HISTORIC DISTRICT | *EST 05.20.88*



HISTORIC DISTRIC MAP
N.T.S.



Project Address:
2108 Sansom St, Philadelphia, PA 19103

Zoning:
CMX-4 (no change proposed)

Use:
Single-Family Residential (no change proposed)

Owners:
Matt Germinaro & Kate Hanlon

Applicant:
Luka Lakuriqi

Existing Lot Square Footage:
1,267 SF (no change proposed)

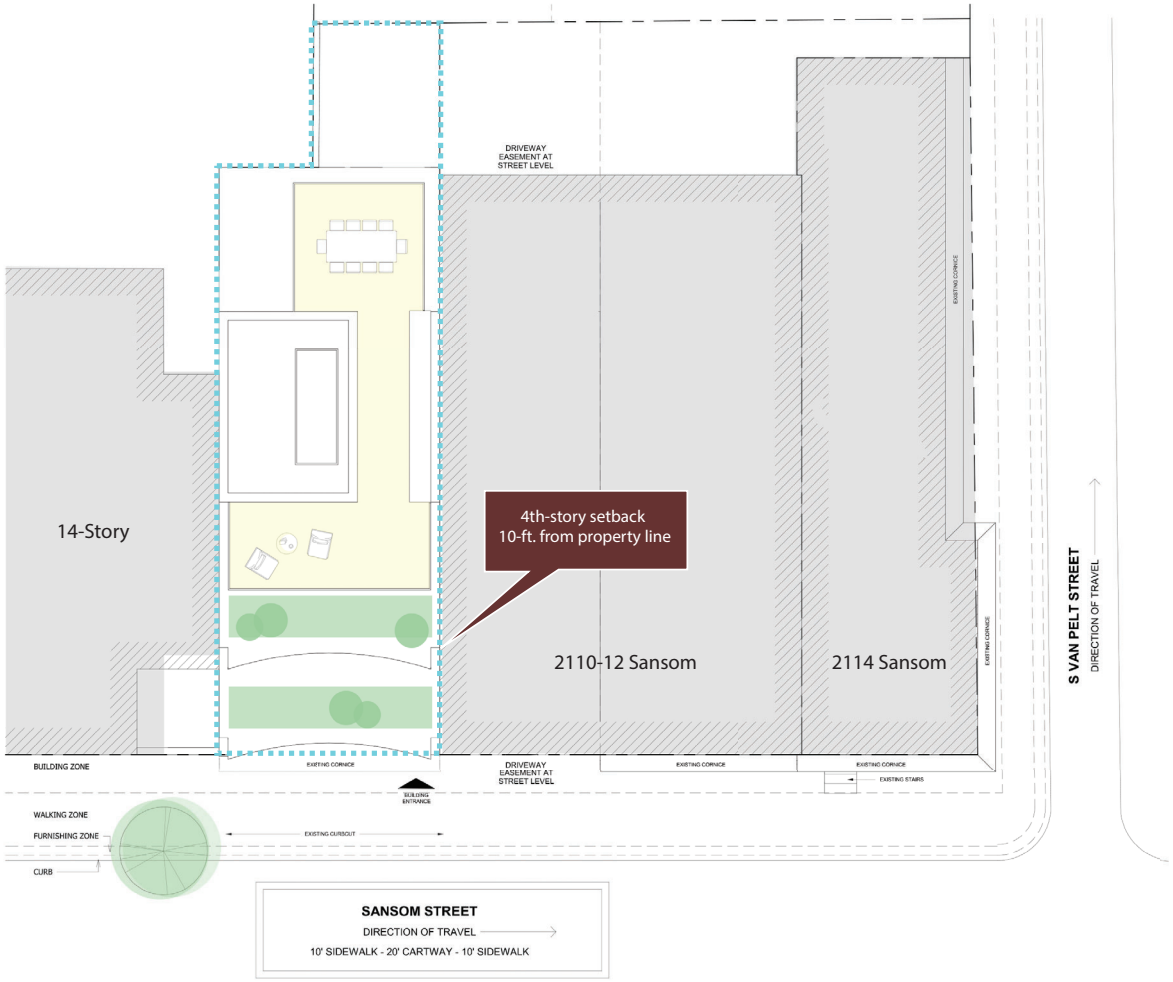
Existing Building Square Footage:
2,169 SF

Existing Level Count:
2 levels

Proposed Building Square Footage:
4,185 SF

Proposed Level Count:
2 level addition above

VICINITY MAP & LOCATION INFORMATION
N.T.S.



ARCHITECTURAL SITE PLAN
Scale: 3/16" = 1'-0"



S 21st ST - STREET CORNER PERSPECTIVE
Photo Date: 09.27.2026



FRONT ELEVATION
Photo Date: 09.27.2026



REAR ELEVATION
Photo Date: 10.12.2026

EXISTING CONDITIONS
N.T.S.

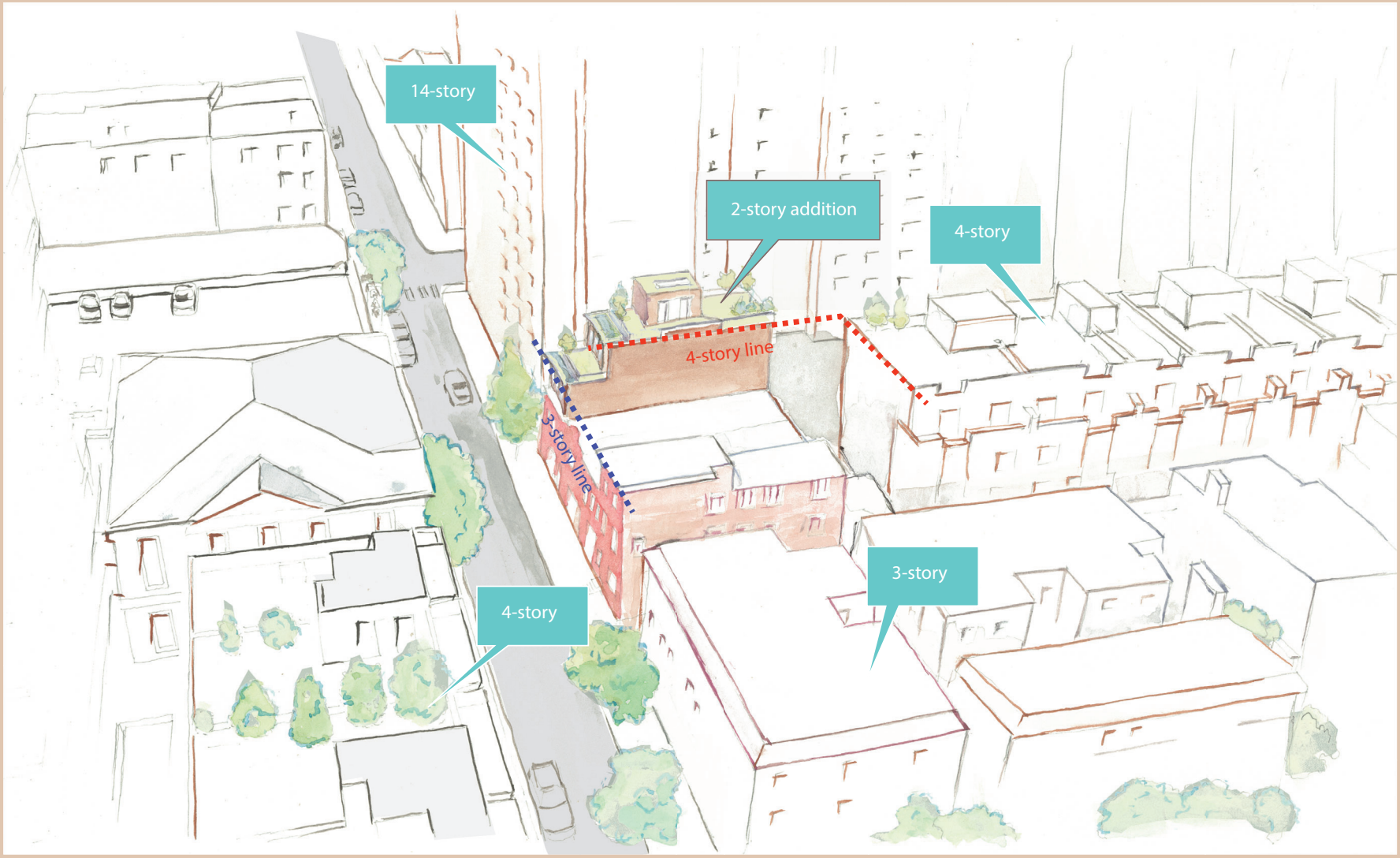


S VAN PELT ST PERSPECTIVE
Photo Date: 10.06.2026



BEHIND BUILDING EXISTING CONDITIONS
Photo Date: 11.06.2026

EXISTING CONDITIONS - CONTEXT
N.T.S.



SKETCH BY LUKA LAKURIQI

PROPOSED DESIGN - BIRD'S EYE STREET VIEW
N.T.S.



WATERCOLOR ON ARCHES PAPER

PROPOSED DESIGN - SANSOM ST PERSPECTIVE
N.T.S.

NEW ELEMENTS

CURVED THIN BRONZE OVERHANG & VERTICAL FINS

BRONZE CLADDING

FULL-HEIGHT GLAZING



WATERCOLOR ON ARCHES PAPER

EXISTING ELEMENTS

THICK WHITE BELT LINES

CURVED WINDOWS AND DOORS

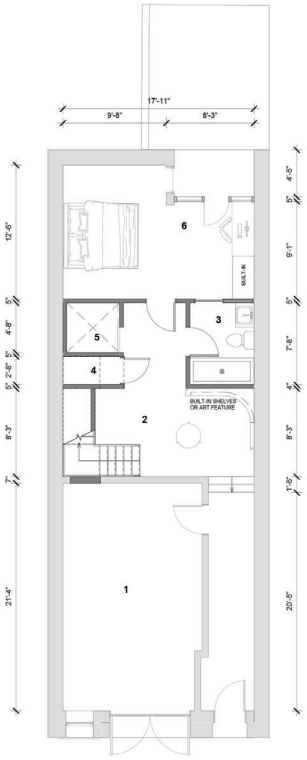
RED PAINTED STUCCO OVER BRICK

DEEP RECESSED WINDOWS AND DOORS

PROPOSED DESIGN - MATERIALITY
N.T.S.

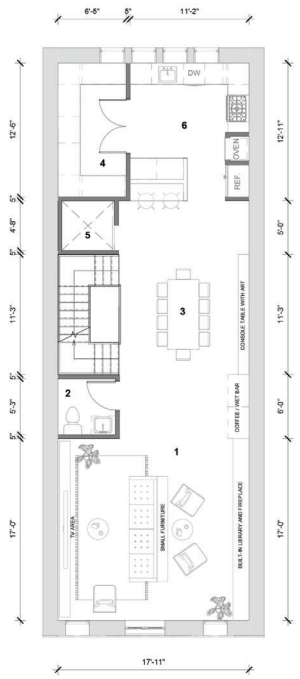


ARCHITECTURAL FRONT ELEVATION
SCALE: N.T.S.



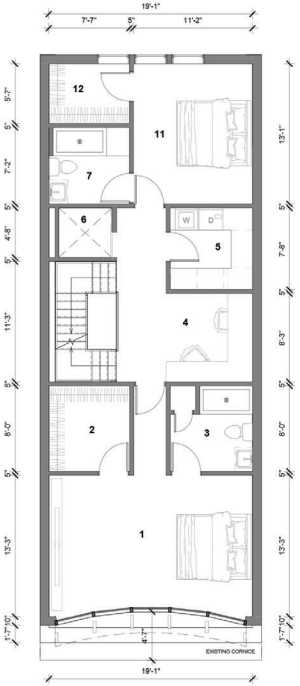
1 GARAGE
2 FOYER
3 BATH
4 CL
5 ELEVATOR
6 BEDROOM

1 FIRST FLOOR PLAN
SC-1.01 SCALE: N.T.S.



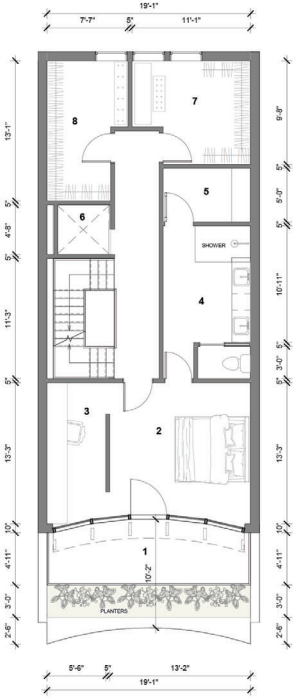
1 LIVING ROOM
2 PDR
3 DINING
4 PANTRY
5 ELEVATOR
6 KITCHEN

2 SECOND FLOOR PLAN
SC-1.01 SCALE: N.T.S.



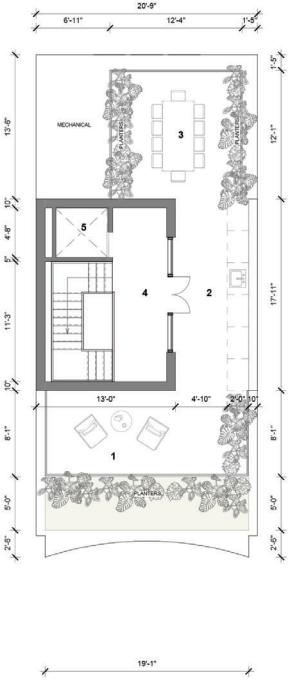
1 BEDROOM
2 W.I.C.
3 BATH
4 PLAY
5 LAUNDRY
6 ELEVATOR
7 BATH
11 BEDROOM
12 W.I.C.

3 THIRD FLOOR PLAN
SC-1.01 SCALE: N.T.S.



1 DECK
2 PRIMARY BEDROOM
3 OFFICE
4 PRIMARY BATH
5 SAUNA
6 ELEVATOR
7 HER DRESSING ROOM
8 HIS DRESSING ROOM

5 FOURTH FLOOR PLAN
SC-1.01 SCALE: N.T.S.



1 LOUNGE
2 KITCHENETTE
3 DINING
4 PILOT HOUSE
5 ELEVATOR

4 ROOF PLAN
SC-1.01 SCALE: N.T.S.

FLOOR PLANS

Scale: As Noted

*Note: Half-tone indicates existing & dark-tone indicates new proposed.