

**ADDRESS: 1505 SPRING GARDEN ST**

Proposal: Construct addition

Review Requested: Final Approval

Owner: Mark Berry and David McDonald

Applicant: Adam Zangrilli, Zangrilli Design

History: 1859; storefront, new brickwork, stucco and cornice, 1923

Individual Designation: None

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

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

**BACKGROUND:**

The building at 1505 Spring Garden Street is a three-story building with a two-story rear ell. At its February 2021 meeting, the Architectural Committee reviewed an application proposing to construct an addition so that the rear ell and most of the main block rose four stories in height. The addition was set back nine feet from the front façade, with a deck in the setback. The Architectural Committee voted to recommend denial as proposed, but approval of a rear addition with no massing or deck on the main block, pursuant to Standard 9. The applicant submitted a revised scope for review by the Historical Commission at its March 2021 meeting, which the Commission voted to remand to the Architectural Committee for review. The Architectural Committee reviewed the revised application at its March 2021 meeting. The revised application removed the roof deck and extended the setback of the rooftop addition from nine feet to eighteen feet. The Architectural Committee found that additional and revised drawings were necessary to be able to review the application sufficiently, concluded that the extent of demolition at the rear was too great, and recommended denial of the revised application. The Historical Commission reviewed the revised application at its April 2021 meeting and voted to deny the application, pursuant to Standard 9 and owing to incompleteness.

The applicant has submitted this third application, which is similar in scope to the last application, but contains side and rear elevation drawings that were not included with the prior application.

The only work to the front façade called out in the application is the replacement of the non-historic storefront windows and a door, for which the staff can work with the applicant on the details.

**SCOPE OF WORK:**

- Construct third and fourth floor 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 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.*
  - The massing will be minimally visible from the public right-of-way and will not detract from the historic character of the row; however, the proposed scope includes substantial demolition of the roof and rear of the property.

**STAFF RECOMMENDATION:** Denial, owing to the Historical Commission's April 2021 denial of the application. The current application is substantially unchanged from the denied application.



Figure 1. Aerial view of the 1500 block (north side) of Spring Garden Street, with subject property starred.



Figure 2. View at corner of N. 15<sup>th</sup> Street and Spring Garden Street, looking west towards building.



Figure 3. View at rear from N. 15<sup>th</sup> Street looking towards Spring Garden Street.



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PRELIM REVIEW

SCALE

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AJ

DATE

1/20/21

PROJECT #

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## PHILADELPHIA HISTORICAL COMMISSION PRELIMINARY REVIEW

### PROPOSED SCOPE:

ADD A REAR 3RD FLOOR ADDITION TO EXISTING 3RD FLOOR TO EXTEND TO THE EXISTING 2ND FLOOR FACADE

ADD A NEW 4TH FLOOR, SET BACK PROPOSED 4TH FLOOR 18FT FROM THE EXISTING FRONT FACADE AS TO NOT DISTURB THE VIEW OF THE HISTORICAL FACADE

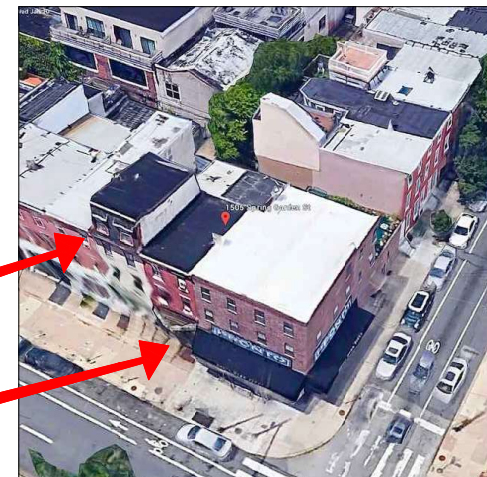
### REASONS FOR ADDITIONAL GROSS AREA:

BY UTILIZING THE 1ST AND 2ND FLOOR FOR RETAIL, THE STAIR COMPONENT(S) AND CIRCULATION (CONNECTING HALLWAYS) COMPROMISE THE USABLE SQUARE FOOT AREA...THE ADDITIONAL SPACE WOULD OPTIMIZE THE SUCCESS OF THE BUSINESS, WHICH IN TURN IS A SUCCESS FOR THE NEIGHBORHOOD.

NOT TO EXCEED THE HEIGHT OF THE ADJACENT NEIGHBOR....1507 SPRING GARDEN ST

EXISTING  
1507 SPRING GARDEN STREET  
4 STORY BUILDING FACADE

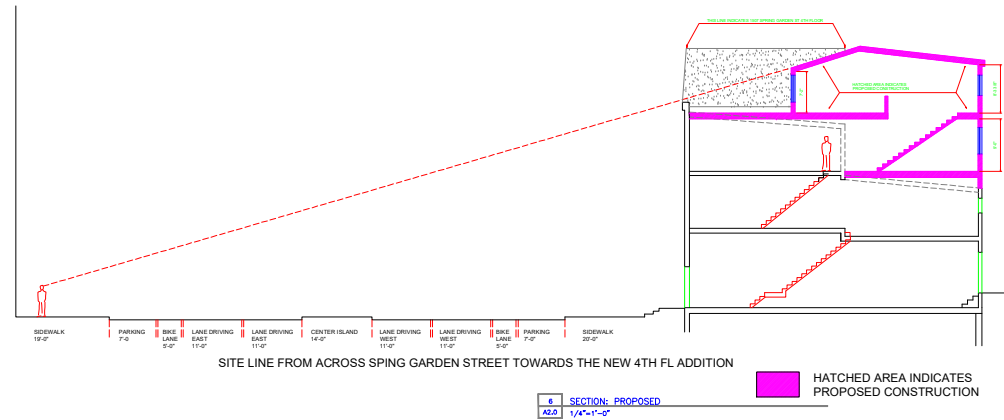
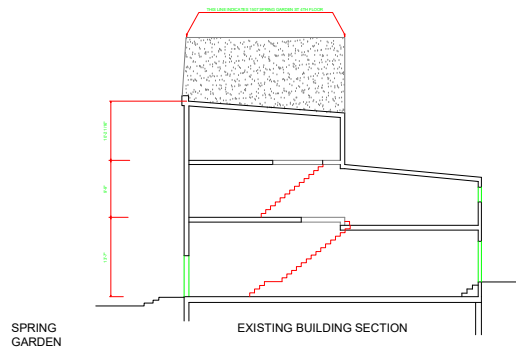
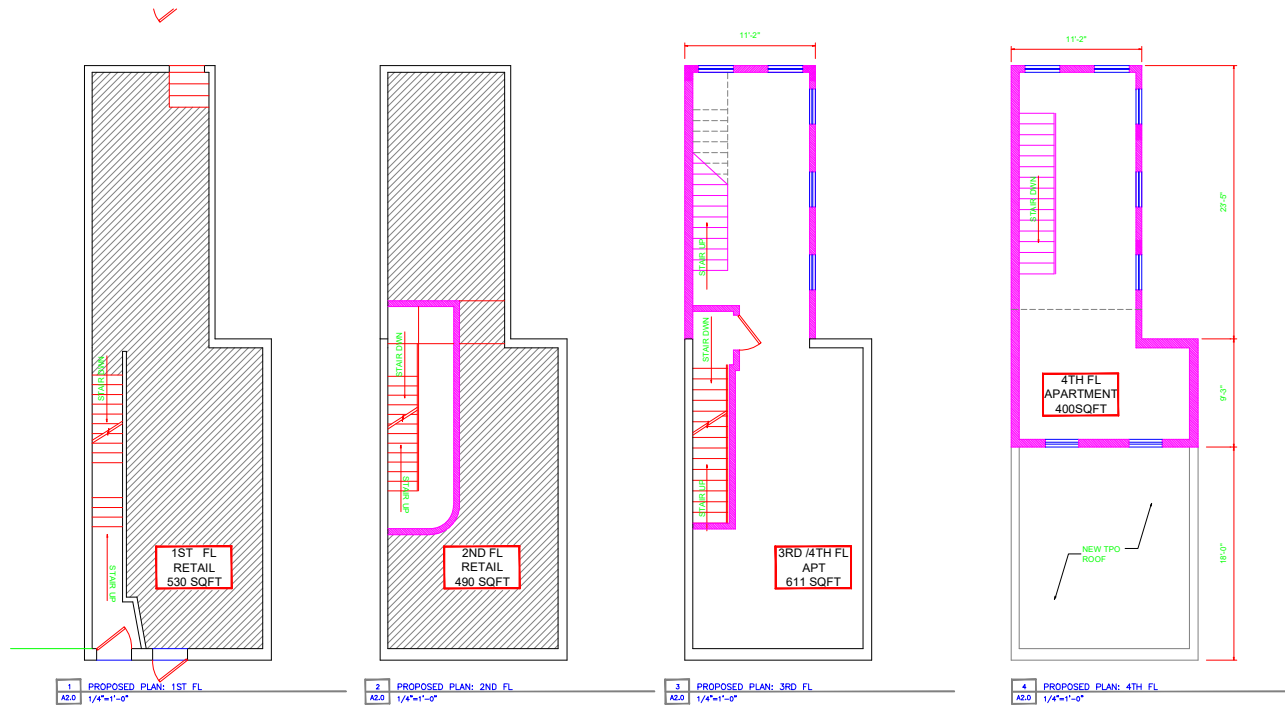
EXISTING  
1505 SPRING GARDEN STREET



## PROJECT: 1505 SPRING GARDEN STREET, PHILA PA

6 AERIAL VIEW OF NEIGHBORHOOD CONTEXT  
A1.0 NTS





# PROJECT: 1505 SPRING GARDEN STREET, PHILA PA



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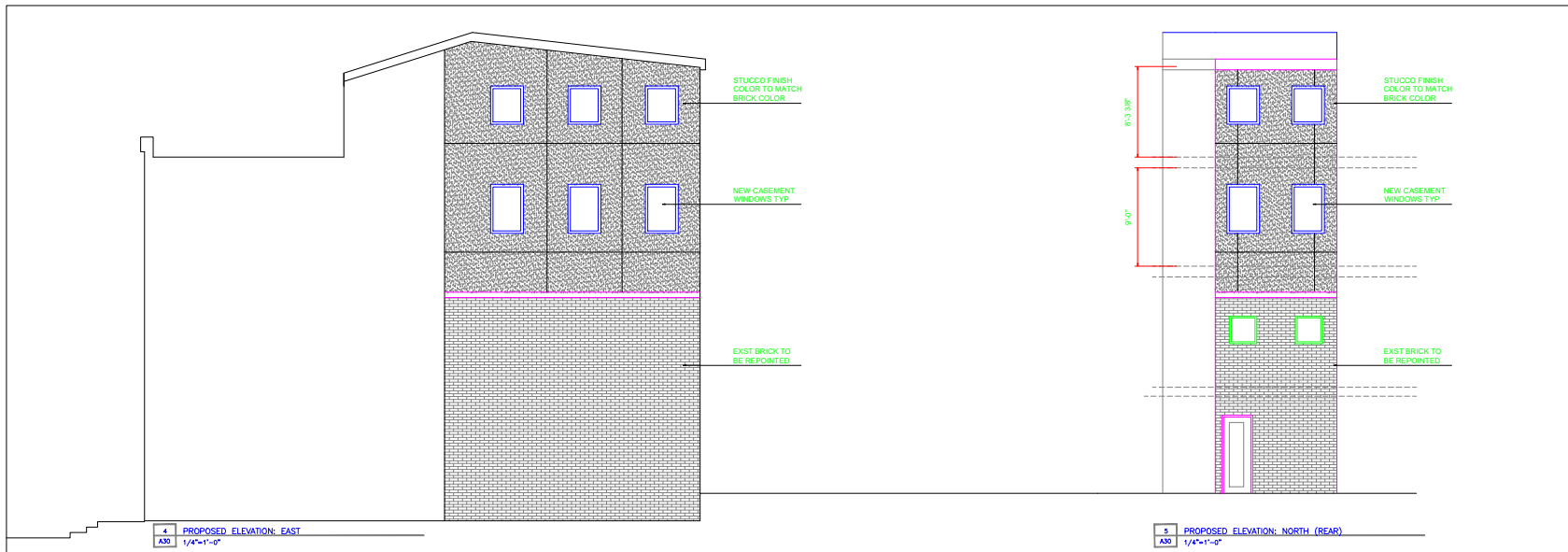
1 EXISTING FACADE : VIEW WALKING EAST  
 A30 NTS



2 EXISTING FACADE : VIEW FROM ACROSS STREET  
 A30 NTS



3 EXISTING FACADE : VIEW WALKING WEST  
 A30 NTS



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