

**ADDRESS: 2313 GREEN ST**

Proposal: Demolish garage, construct three-story residential building

Review Requested: Final Approval

Owner: Laura and Anil Nanda

Applicant: Lea Litvin, LO Design

History: 1908; garage built 1954

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

**BACKGROUND:**

This application proposes demolishing a non-historic garage and constructing a three-story residential building at the open rear area of 2313 Green Street. The new construction would face Wallace Street and would not connect to the historic building. In December 2023, the new building was proposed as 5,194 square feet with 5 residential units. The cladding material was a mix of red brick and gray metal standing-seam siding. The most visible area of the building would be the north and west elevations with the north elevation visible from a driveway entry along Wallace Street.

Although the Architectural Committee recommended approval at its 5 December 2023 meeting, neighbors and local community groups communicated their concerns about the project at the Historical Commission meeting of 12 January 2024. The Commission voted to table the application to allow time for the applicant to engage with concerned community members. Between January and June 2024, the applicant worked to incorporate community feedback and revised the proposal, which has been submitted for final review.

The revised proposal is a three-story building with a significantly reduced footprint and massing. The building is now proposed as 2,629 square feet with three residential units. It is limited to the footprint of the existing non-historic garage and preserves the open space of the property's rear yard. The first two floors of the exterior are proposed as red brick, and the third floor is proposed as slate or similar material.

**SCOPE OF WORK:**

- Demolish a non-historic two-story garage.
- Construct a three-story building.

**STANDARDS FOR REVIEW:**

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

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportion to protect the historic integrity of the property and its environment.*
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval, provided additional brick is added to the west elevation, with the staff to review details, pursuant to Standards 9 and 10



# 2313 GREEN STREET

12 JULY 2024

| SUBMISSION TO THE PHILADELPHIA HISTORICAL COMMISSION

## TIMELINE OF HISTORICAL COMMISSION PROCESS

**DEC 5<sup>TH</sup> 2023** - Presented to Architectural Committee

**JAN 12<sup>TH</sup> 2024** – On Historical Commission Agenda  
- Community engagement initiated  
- **REVIEW TABLED**

**FEB 9<sup>TH</sup> 2024** – On Historical Commission Agenda  
- Including project revisions per Architectural Committee feedback  
- Community engagement ongoing  
- **REVIEW TABLED**

**MAR 8<sup>TH</sup> 2024** – On Historical Commission Agenda  
- Community engagement ongoing  
- **CONTINUANCE ISSUED**

**APR 12<sup>TH</sup> 2024** - On Historical Commission Agenda  
- Community engagement ongoing  
- **CONTINUANCE ISSUED**

**MAY 10<sup>TH</sup> 2024** - On Historical Commission Agenda  
- Community engagement ongoing  
- **CONTINUANCE ISSUED**

**JUN 14<sup>TH</sup> 2024** - On Historical Commission Agenda  
- Community engagement ongoing  
- **CONTINUANCE ISSUED**

**JUL 12<sup>TH</sup> 2024** – Scheduled for Historical Commission Review  
- Design revised per Architectural Committee input and community/near neighbor engagement process

# TIMELINE OF HISTORICAL COMMISSION PROCESS

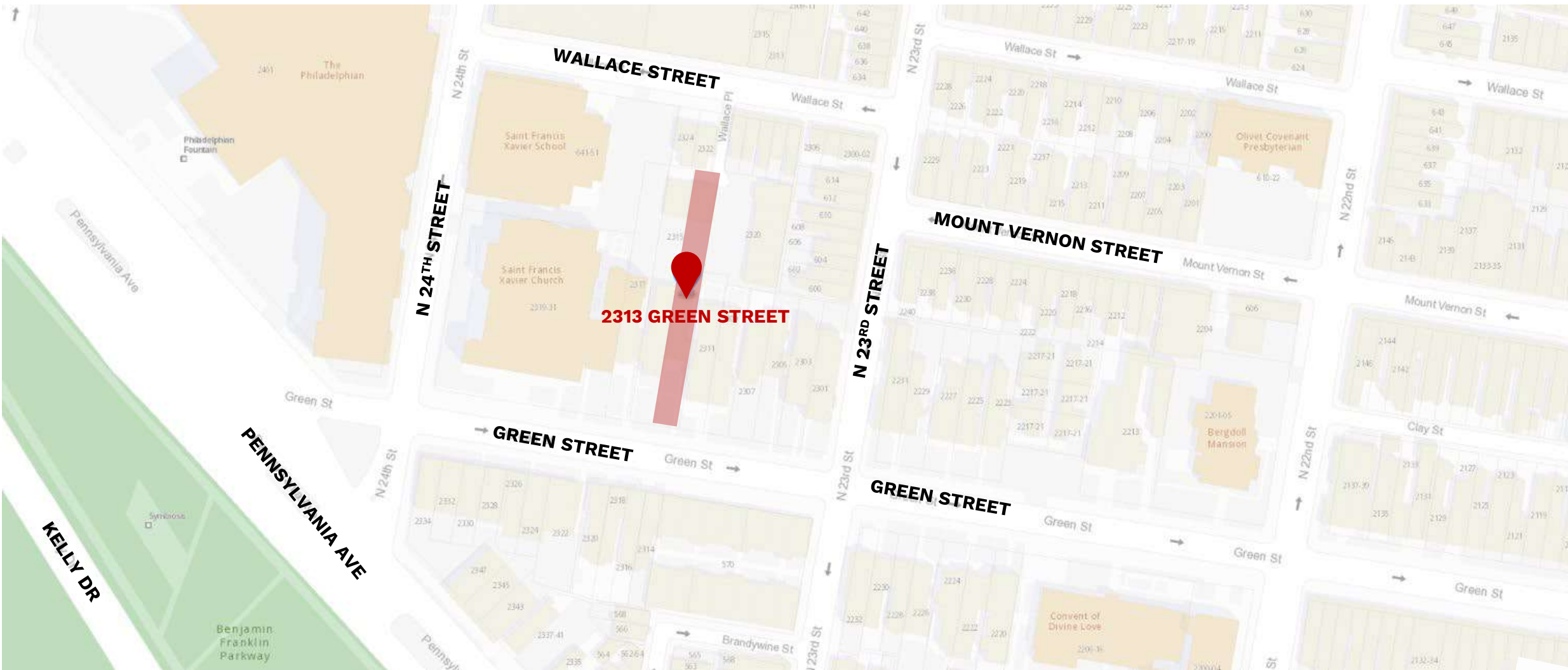
## **REVISIONS IN RESPONSE TO ARCHITECTURAL COMMITTEE FEEDBACK**

- Adjusted window sizes and divisions
- Adjusted massing to eliminate blank wall at eastern property line

## **REVISIONS IN RESPONSE TO COMMUNITY ENGAGEMENT PROCESS WITH NEAR NEIGHBORS AND NEIGHBORHOOD ORGANIZATION**

- Community engagement included direct dialog by way of both a series of Zoom meetings and email correspondence with Spring Garden Civic Association (on behalf of a group of adjacent neighbors) and legal counsel representing the owners of 2315 Green Street
- The community engagement process resulted in the following revisions to the project:
  - Provided 3-story and 2-story alternate versions of the project for neighbors to choose
  - Neighbors opted for 3-story option with smaller footprint, which scaled back the mass of the building by almost 50%
    - **Original Proposal SF:** 5,194 SF with five units (3 x 1BR/ 1BA and 2 x 2BR/ 2BA)
    - **Revised SF:** 2,629 SF with three units (3 x 1BR/ 1BA)
  - Proposed (revised) building footprint limited to existing carriage house footprint
  - Preservation of open courtyard is maintained alongside 2315 Green Street rear yard
  - Incorporated slate (or similar) façade cladding at 3<sup>rd</sup> story per neighbor request
  - Eliminated roof decks and balconies
  - Incorporated 3'-0" setback on third story from 2315 Green Street property line and 2'-0" setback on the north side and 1'-6" setback from the south
  - Excavation to be limited to support slab on grade construction, no basement space
  - Introduced additional façade articulation and alignment to adjacent historic carriage house
  - Communication is ongoing related to the specifics of excavation and construction logistics

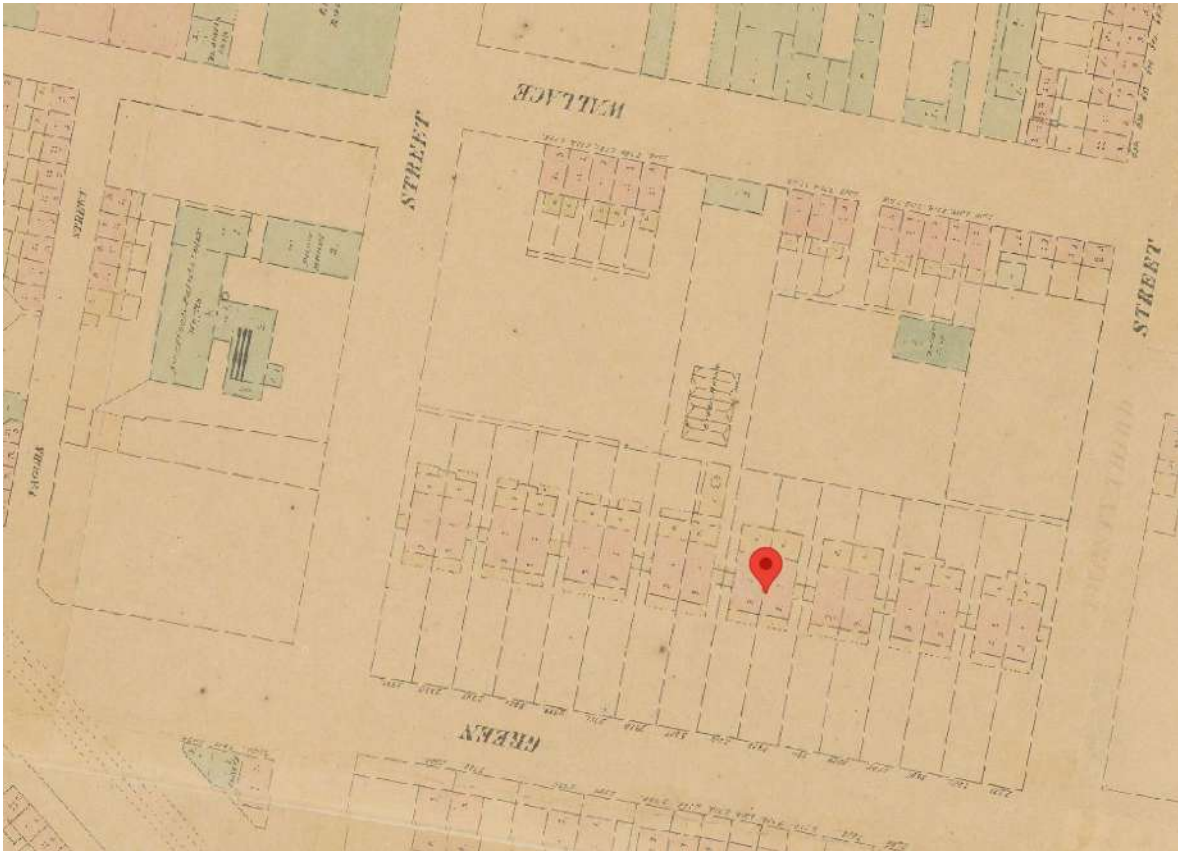
# SITE LOCATION



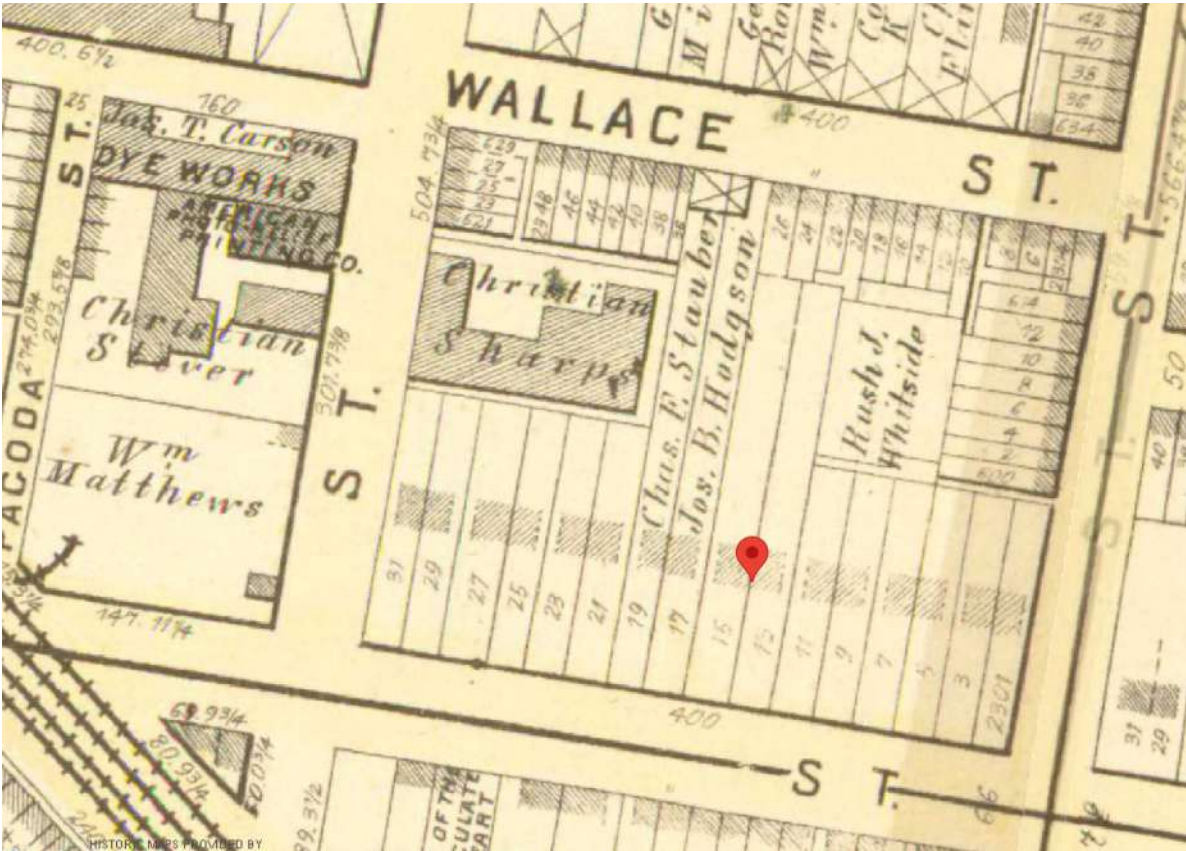
CURRENT STREET MAP, PHILADELPHIA ATLAS



**HISTORIC MAPS**



**1858- 1860 PHILADELPHIA ATLAS**

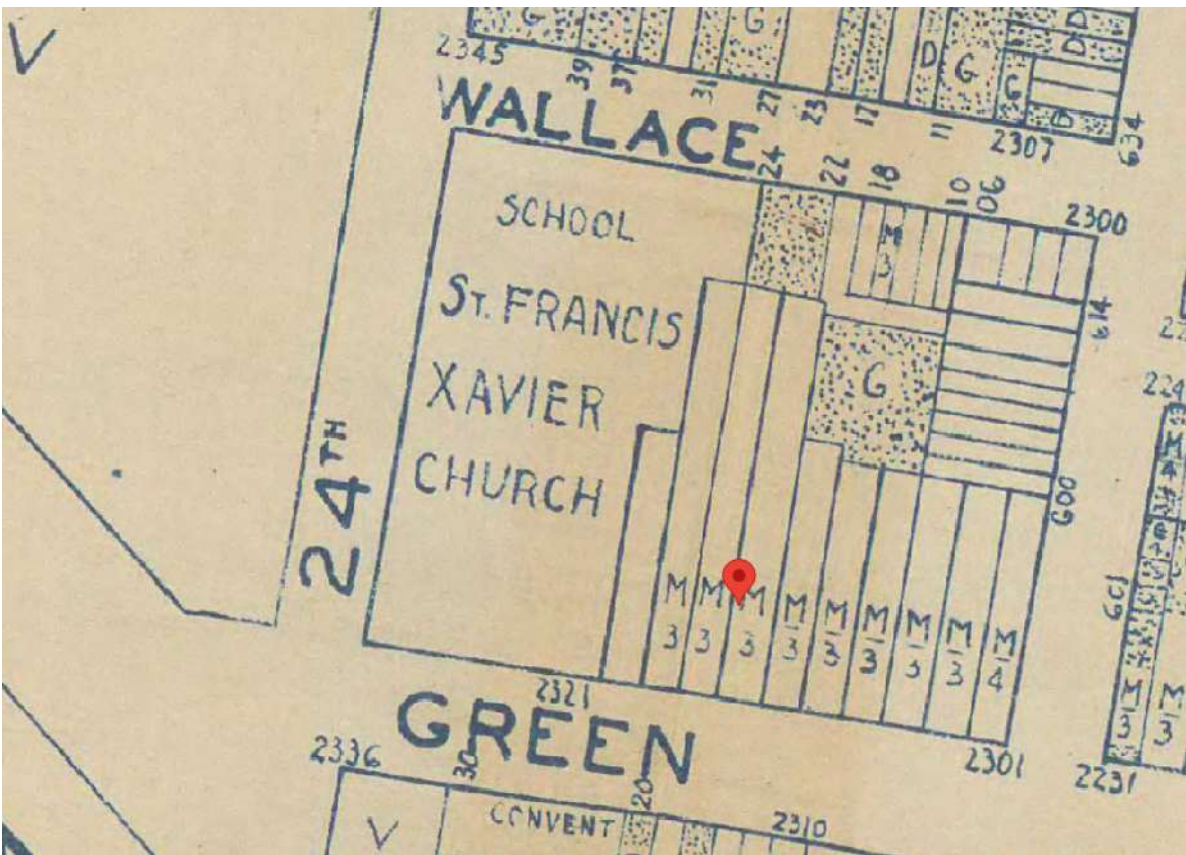


**1875 PHILADELPHIA ATLAS**

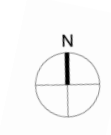
**HISTORIC MAPS**



**1895 PHILADELPHIA ATLAS**



**1942 LAND USE MAP**



# HISTORIC VIEWS

1959



HISTORIC 1959 PHOTOS OF WALLACE PLACE CARRIAGE HOUSES



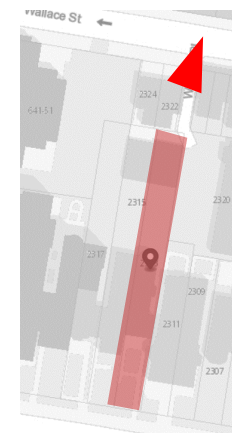
REAR CARRIAGE HOUSE @ 2313 GREEN ST

MAIN HOUSE @ 2313 GREEN ST BEYOND

REAR CARRIAGE HOUSE @ 2313 GREEN ST

2322-24 WALLACE ST

WALLACE PLACE

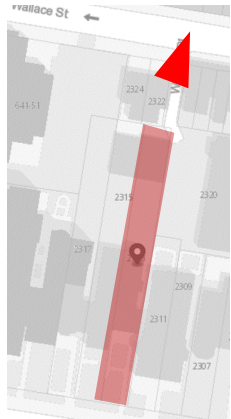




**EXISTING CONDITIONS**

2023

MAIN HOUSE @ 2313 GREEN ST BEYOND  
REAR CARRIAGE HOUSE @ 2313 GREEN ST



**2023 GOOGLE STREET VIEW**

**KEY PLAN**

2322-24 WALLACE ST

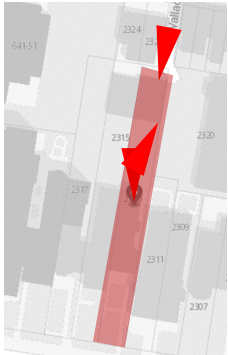
WALLACE PLACE

**EXISTING CONDITIONS**

2023



**SITE PHOTOS, APPROACH TO AND FROM EXISTING CARRIAGE HOUSE**



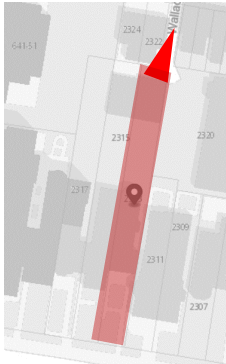
**KEY PLAN**

# EXISTING CONDITIONS

2023



**SITE PHOTOS, EXISTING CARRIAGE HOUSE WITH ADJACENT CONTEXT**



**KEY PLAN**

**EXISTING CONDITIONS**

2024



**SITE PHOTOS, CONTEXT AT WALLACE PL**



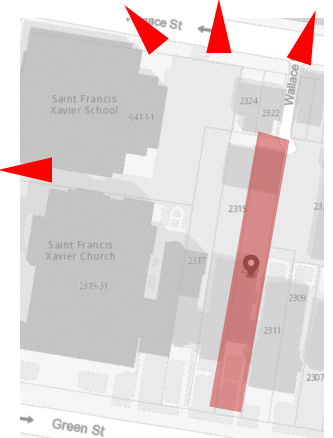
**SITE PHOTOS, ADJACENT CONTEXT FROM WALLACE ST**



**SITE PHOTOS, ADJACENT CONTEXT FROM WALLACE ST**



**SITE PHOTOS, ADJACENT CONTEXT FROM 24TH ST**

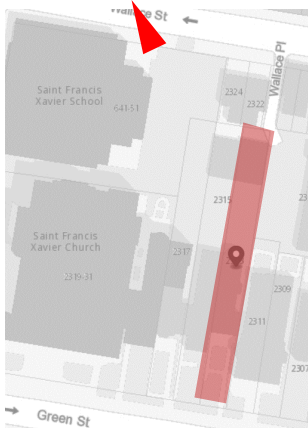


**KEY PLAN**

**EXISTING CONDITIONS**



**AERIAL VIEW FROM NORTHWEST, MARCH 2024**

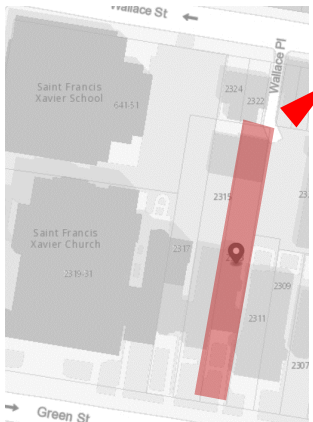


**KEY PLAN**

**EXISTING CONDITIONS**



**AERIAL VIEW FROM SOUTHWEST, MARCH 2024**

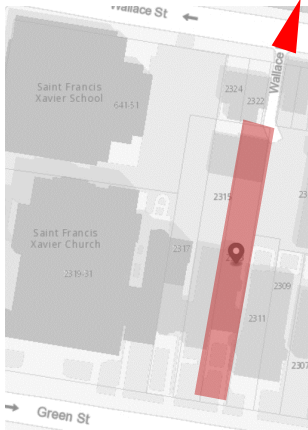


**KEY PLAN**

**VIEW FROM PUBLIC WAY**



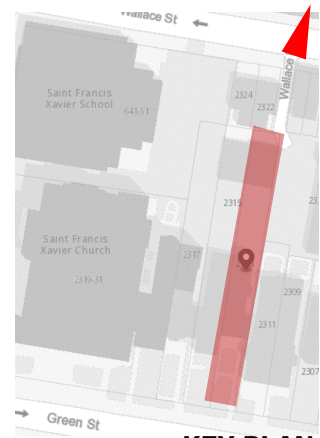
**CONTEXT AT WALLACE PL**



**KEY PLAN**



**CONTEXT AT WALLACE PL**



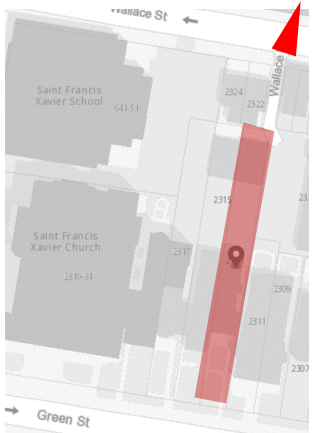
**KEY PLAN**



**VIEW FROM PUBLIC WAY**



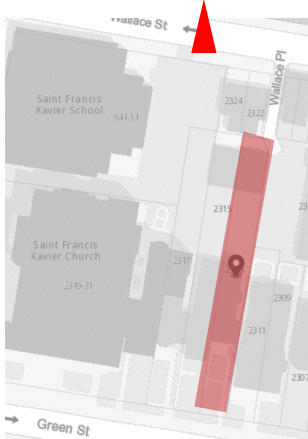
**CONTEXT AT WALLACE PL**



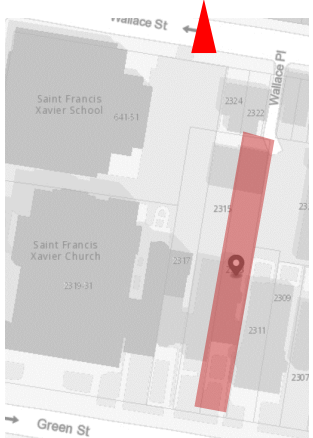
**KEY PLAN**



**ADJACENT CONTEXT FROM WALLACE ST**



**KEY PLAN**



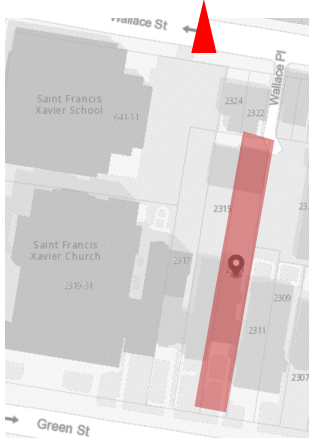
**KEY PLAN**

**ADJACENT CONTEXT FROM WALLACE ST**

**VIEW FROM PUBLIC WAY**



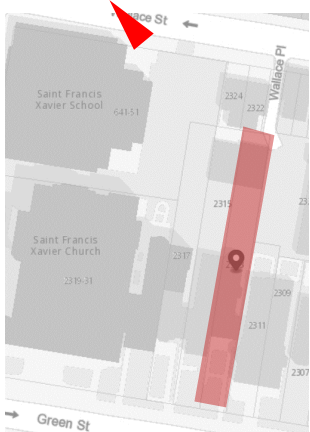
**ADJACENT CONTEXT FROM WALLACE ST**



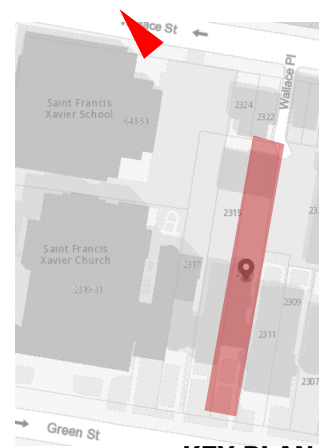
**KEY PLAN**



**ADJACENT CONTEXT FROM WALLACE ST**



**KEY PLAN**



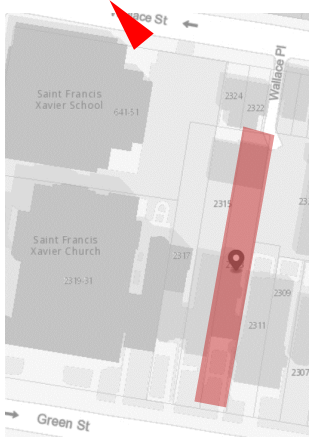
**KEY PLAN**

**ADJACENT CONTEXT FROM WALLACE ST**

**VIEW FROM PUBLIC WAY**



**ADJACENT CONTEXT FROM WALLACE ST**

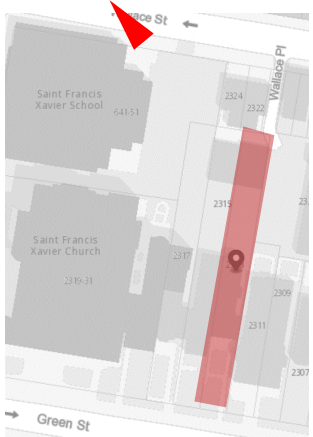


**KEY PLAN**

**VIEW FROM PUBLIC WAY**



**ADJACENT CONTEXT FROM WALLACE ST**



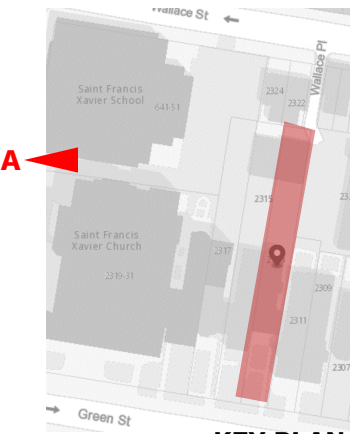
**KEY PLAN**



VIEW FROM PUBLIC WAY

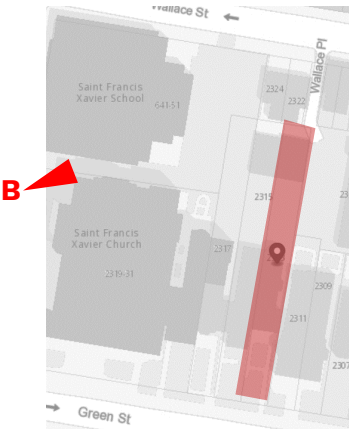
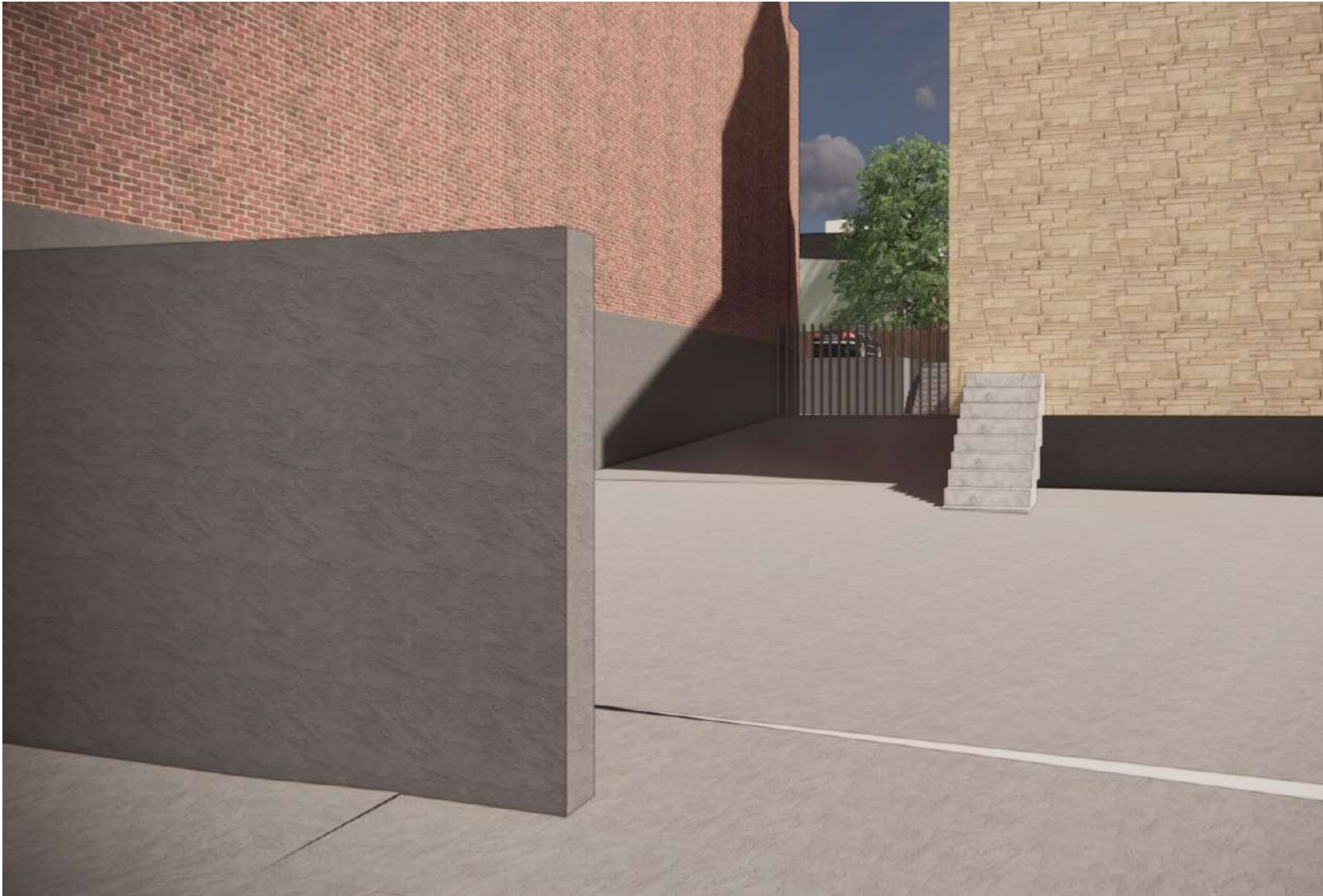


ADJACENT CONTEXT FROM 24TH ST



**ADJACENT CONTEXT FROM 24TH ST**

**VIEW FROM PUBLIC WAY**

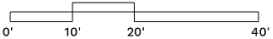
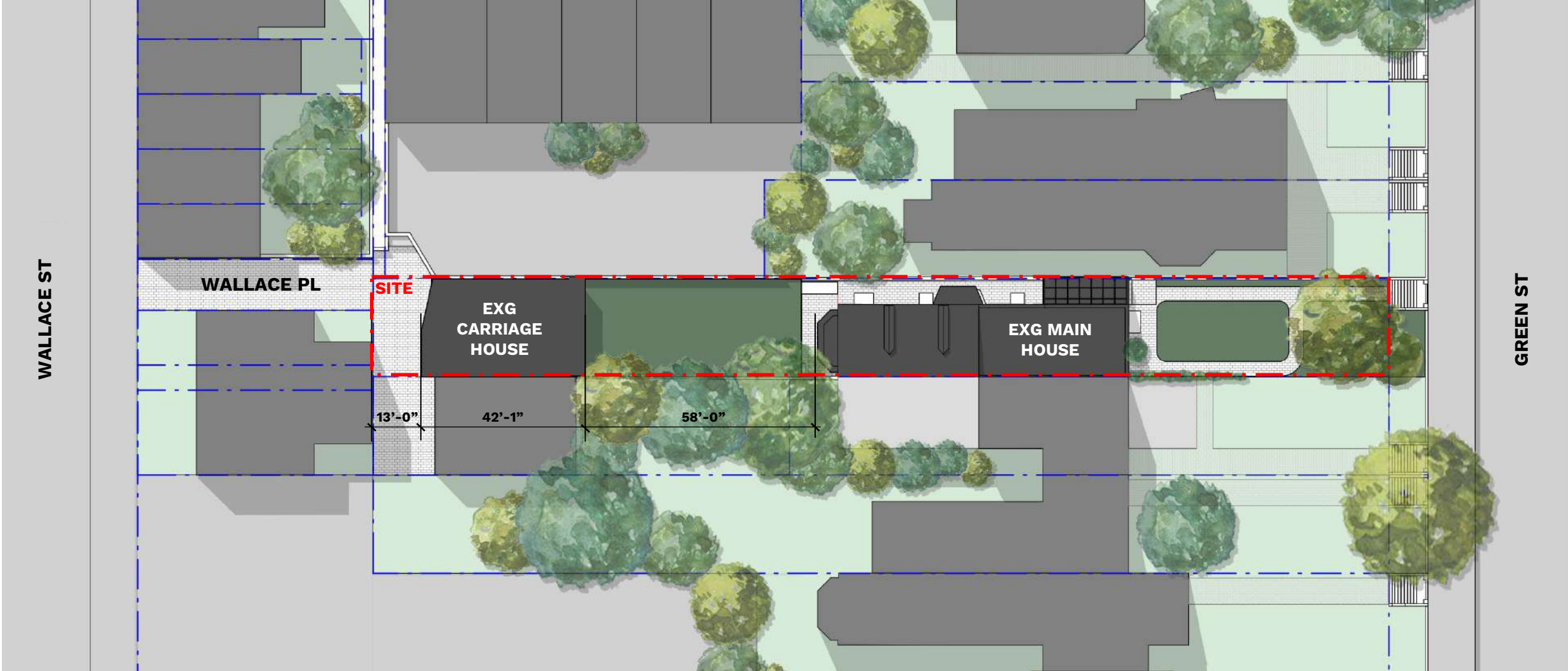


**KEY PLAN**

**ADJACENT CONTEXT FROM 24TH ST**

# SITE PLAN

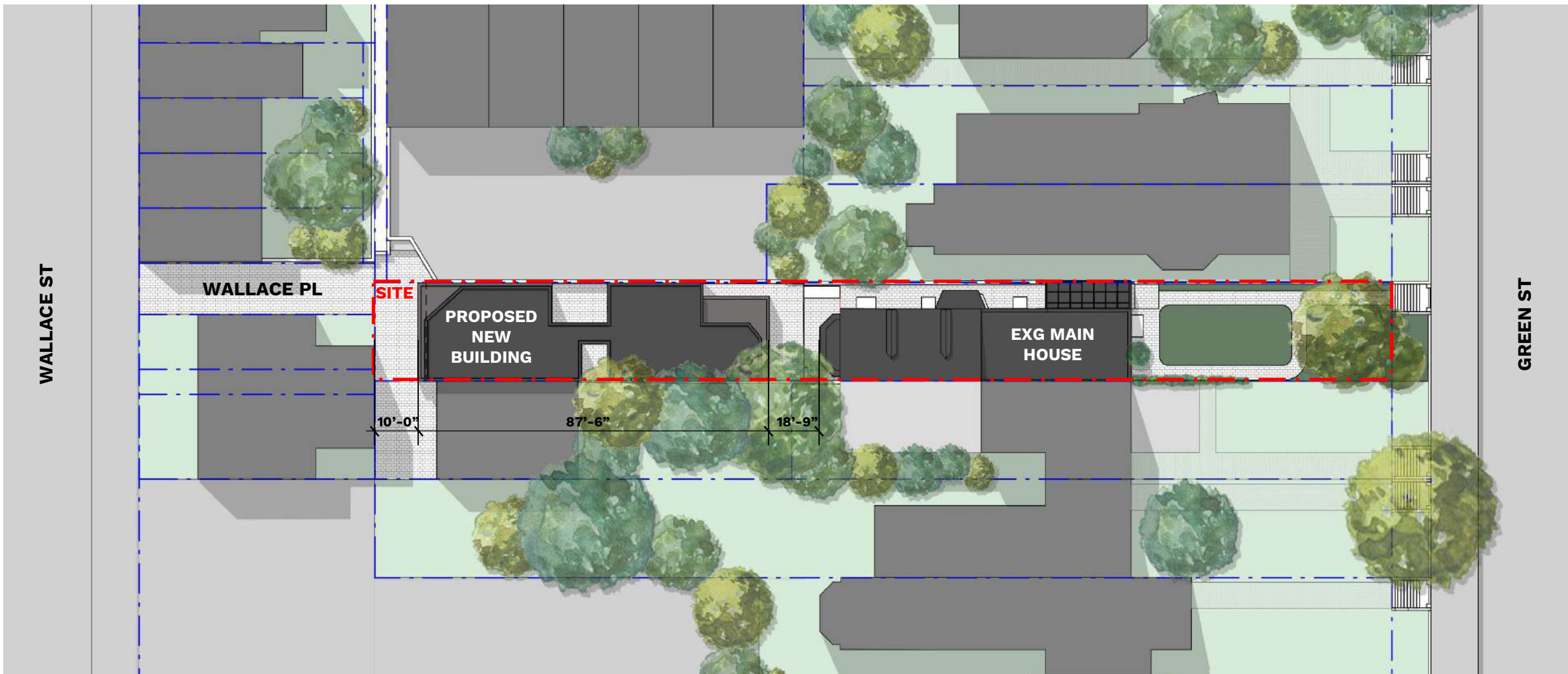
EXISTING



# SITE PLAN

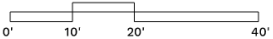
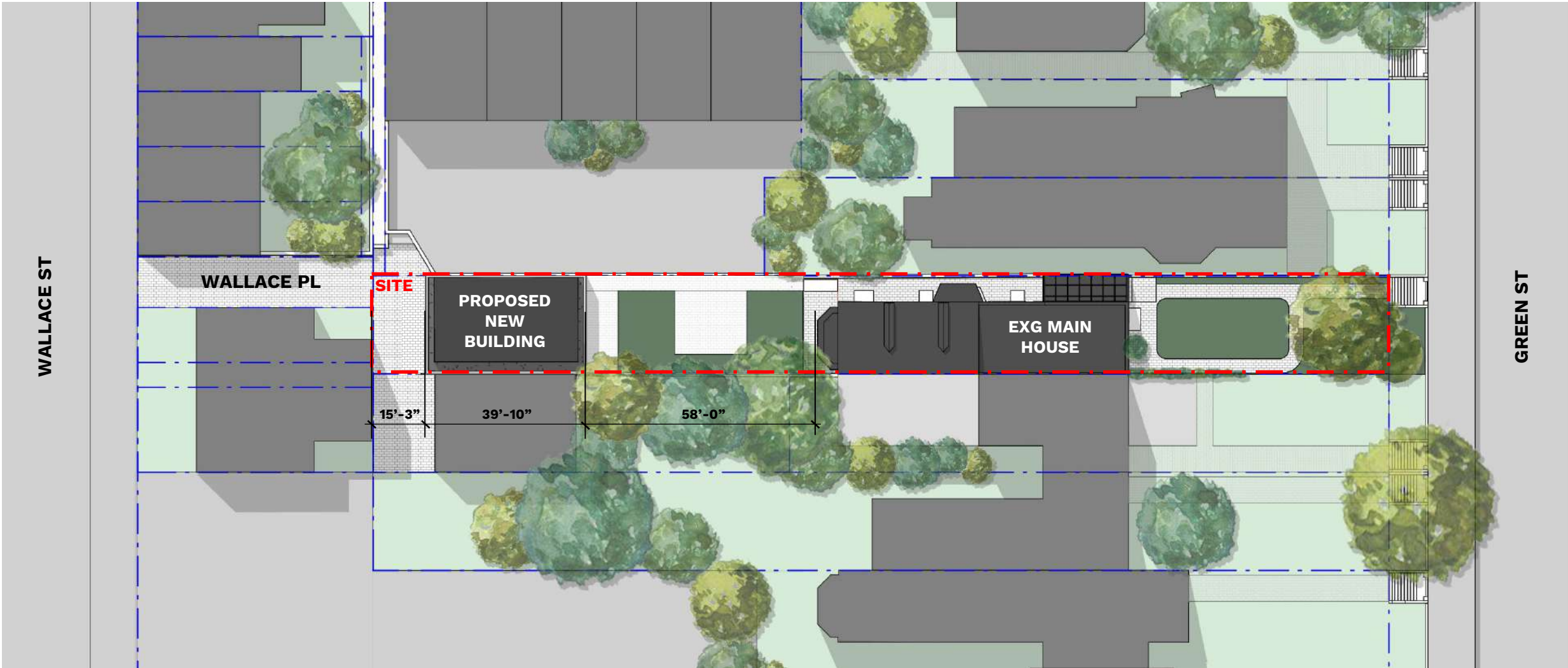
PROPOSED

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION



# SITE PLAN

PROPOSED

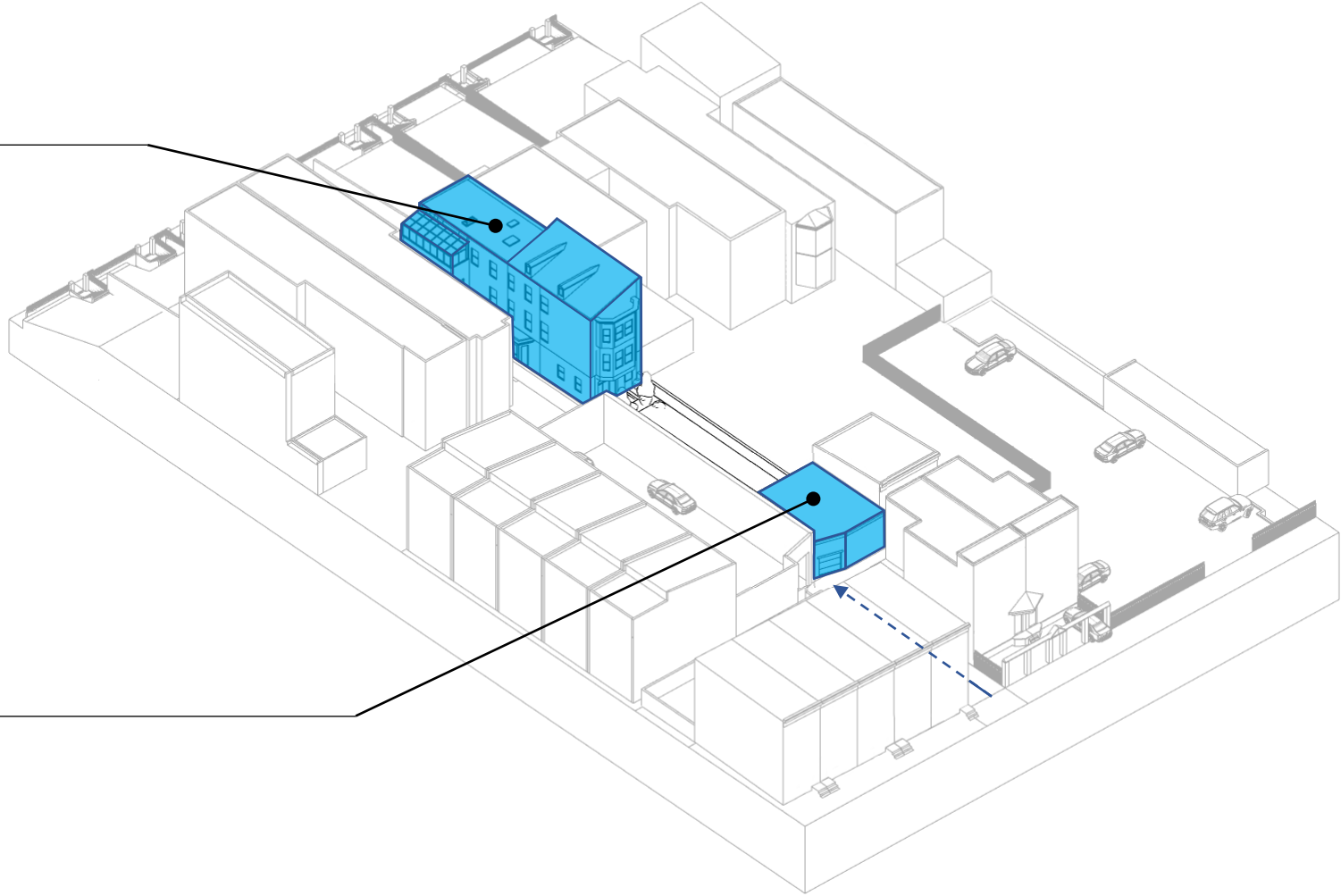


**MASSING**

EXISTING CONDITIONS

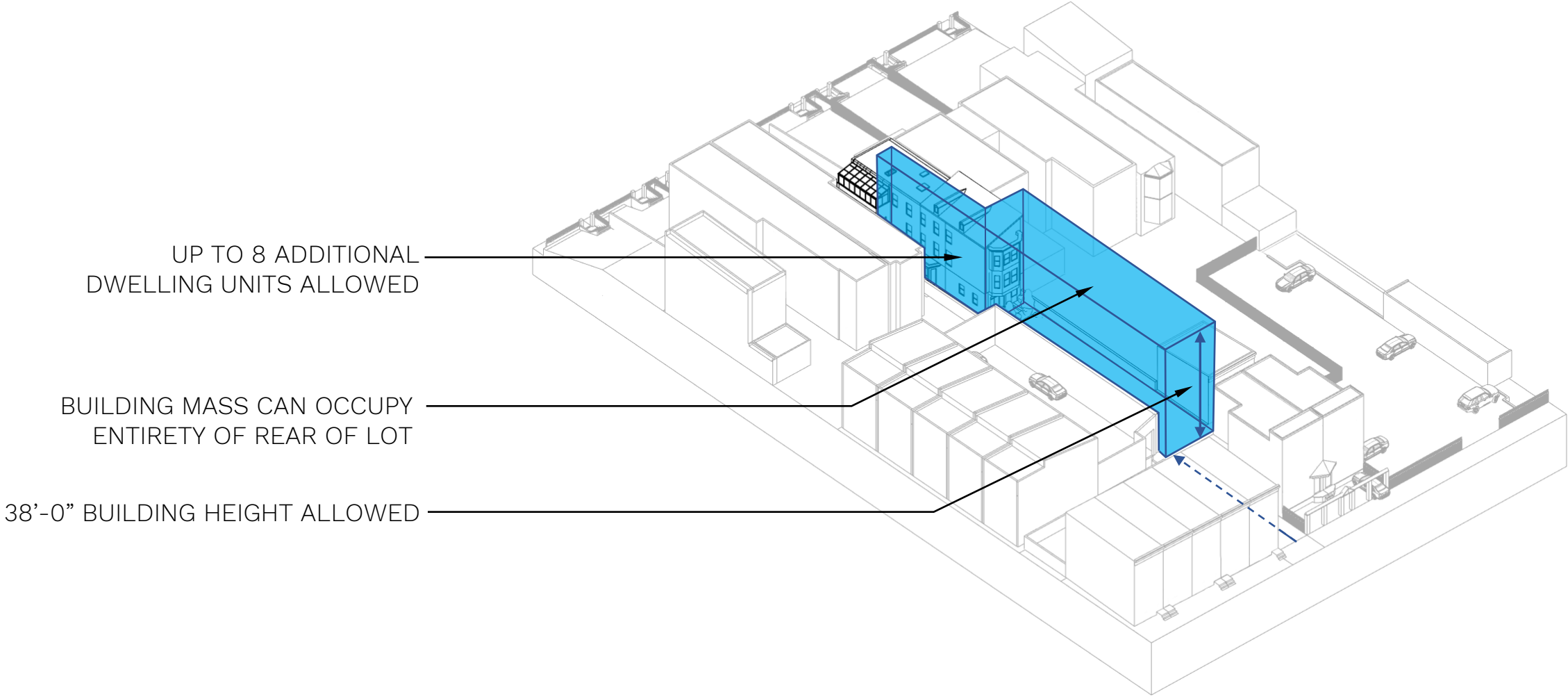
EXISTING MAIN HOUSE  
@ 2313 GREEN

EXISTING REAR CARRIAGE HOUSE,  
ACCESSED @ 2320 WALLACE ST



**MASSING**

“BY RIGHT” ZONING SCENARIO



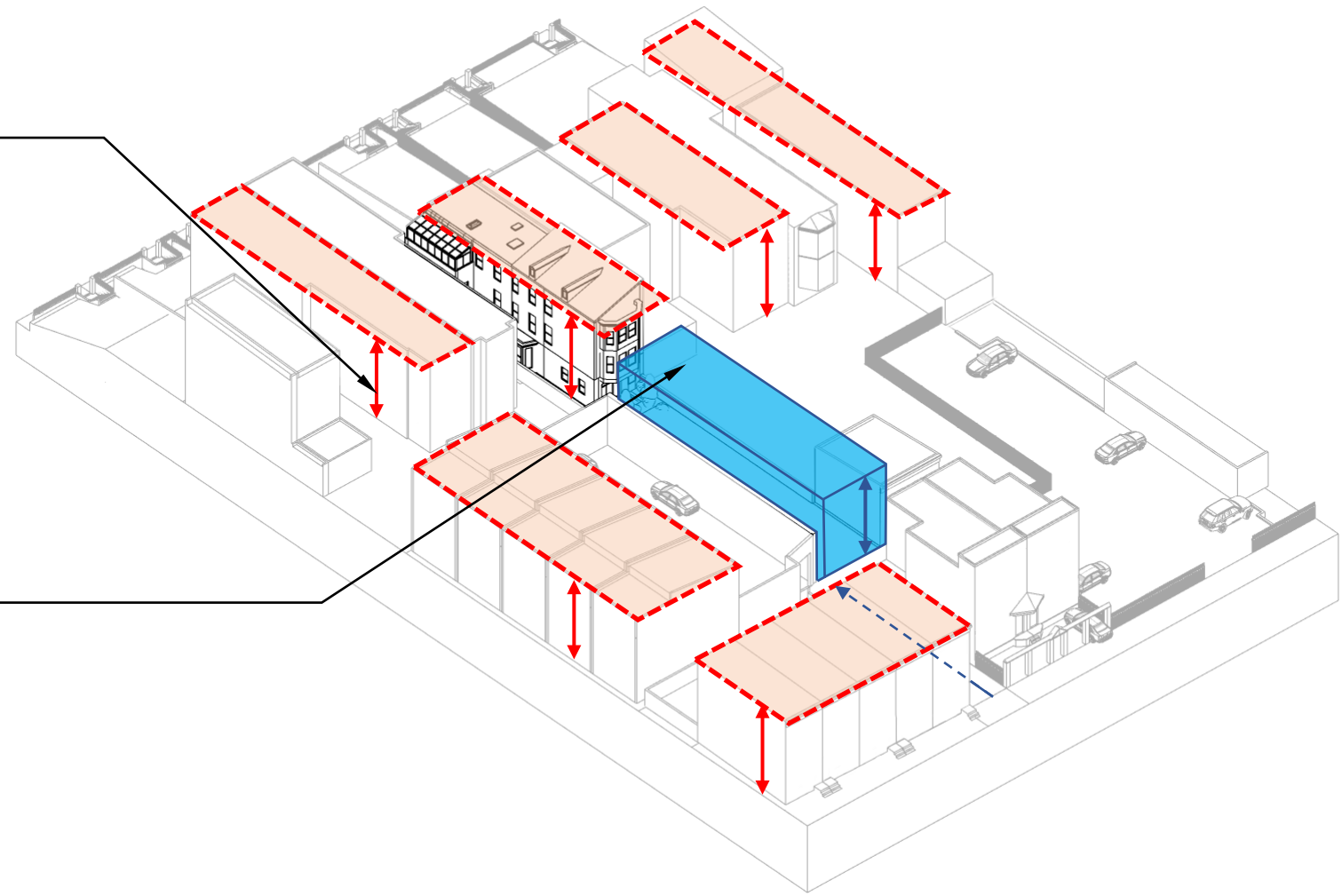


# MASSING

SCALE IN RELATION TO CONTEXT

COMPARABLE FOOTPRINT PROPORTIONS AND HEIGHTS TO SURROUNDING BUILDINGS

COMPARABLE FOOTPRINT PROPORTIONS AND HEIGHTS TO SURROUNDING BUILDINGS



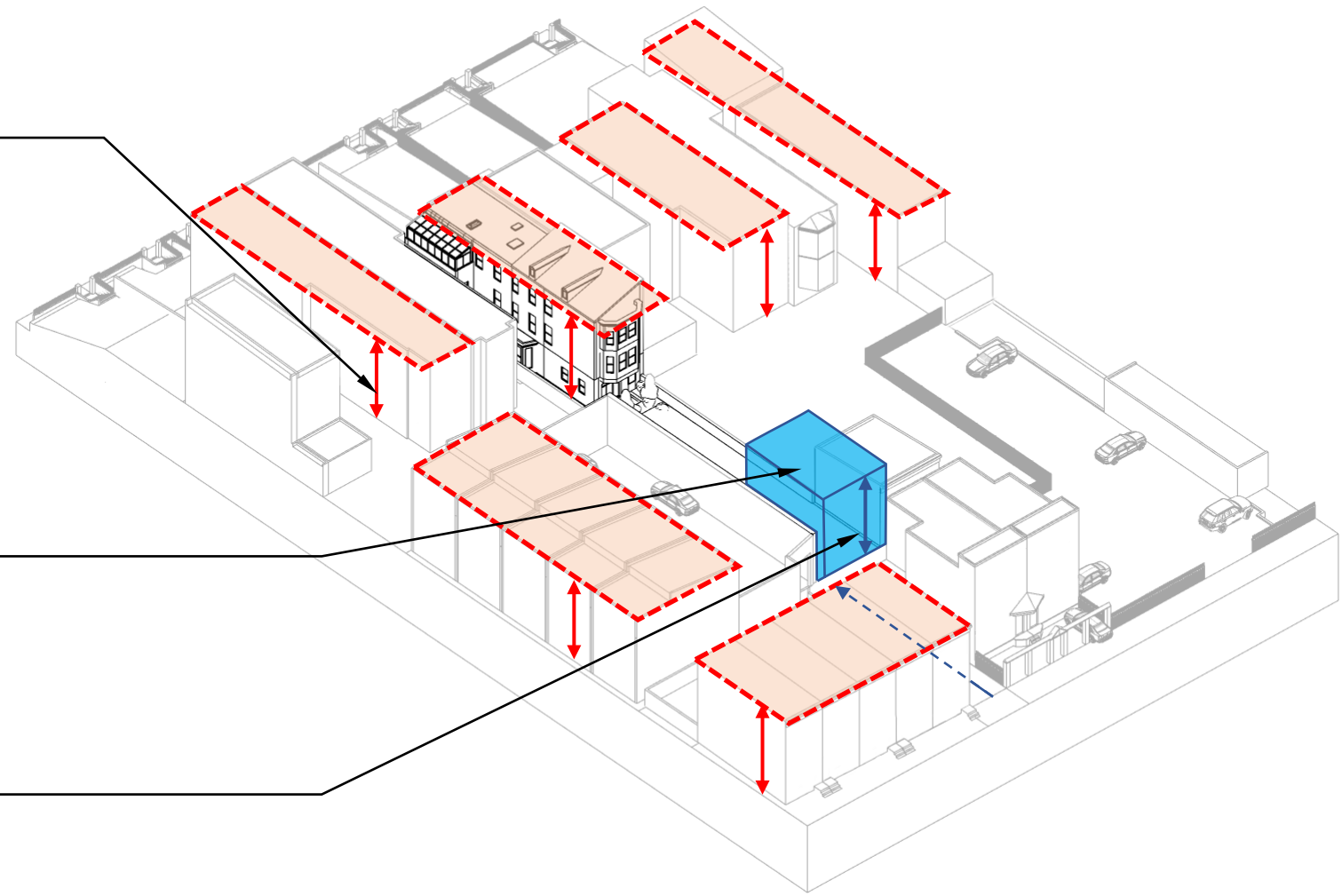
# MASSING

SCALE IN RELATION TO CONTEXT

COMPARABLE FOOTPRINT PROPORTIONS AND HEIGHTS TO SURROUNDING BUILDINGS

COMPARABLE FOOTPRINT PROPORTIONS TO ADJACENT CARRIAGE HOUSE

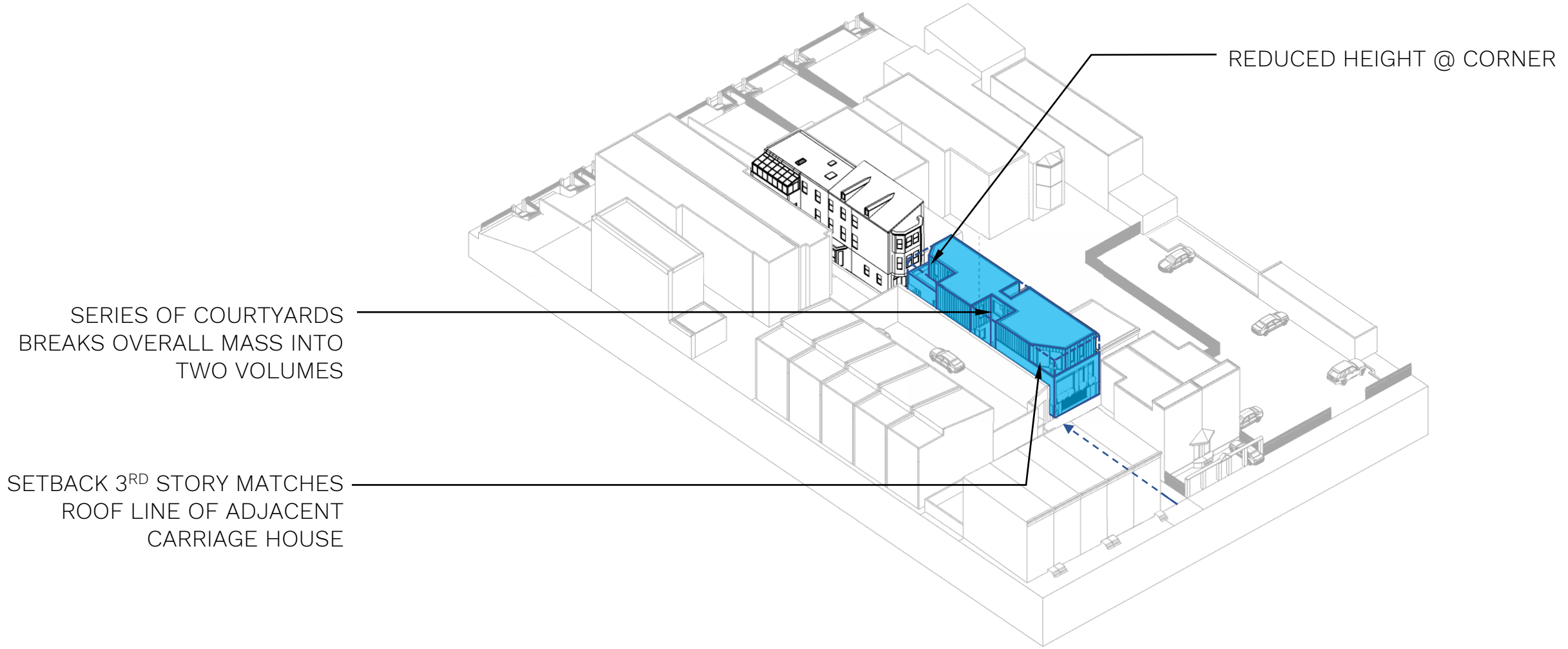
COMPARABLE HEIGHT TO SURROUNDING BUILDINGS

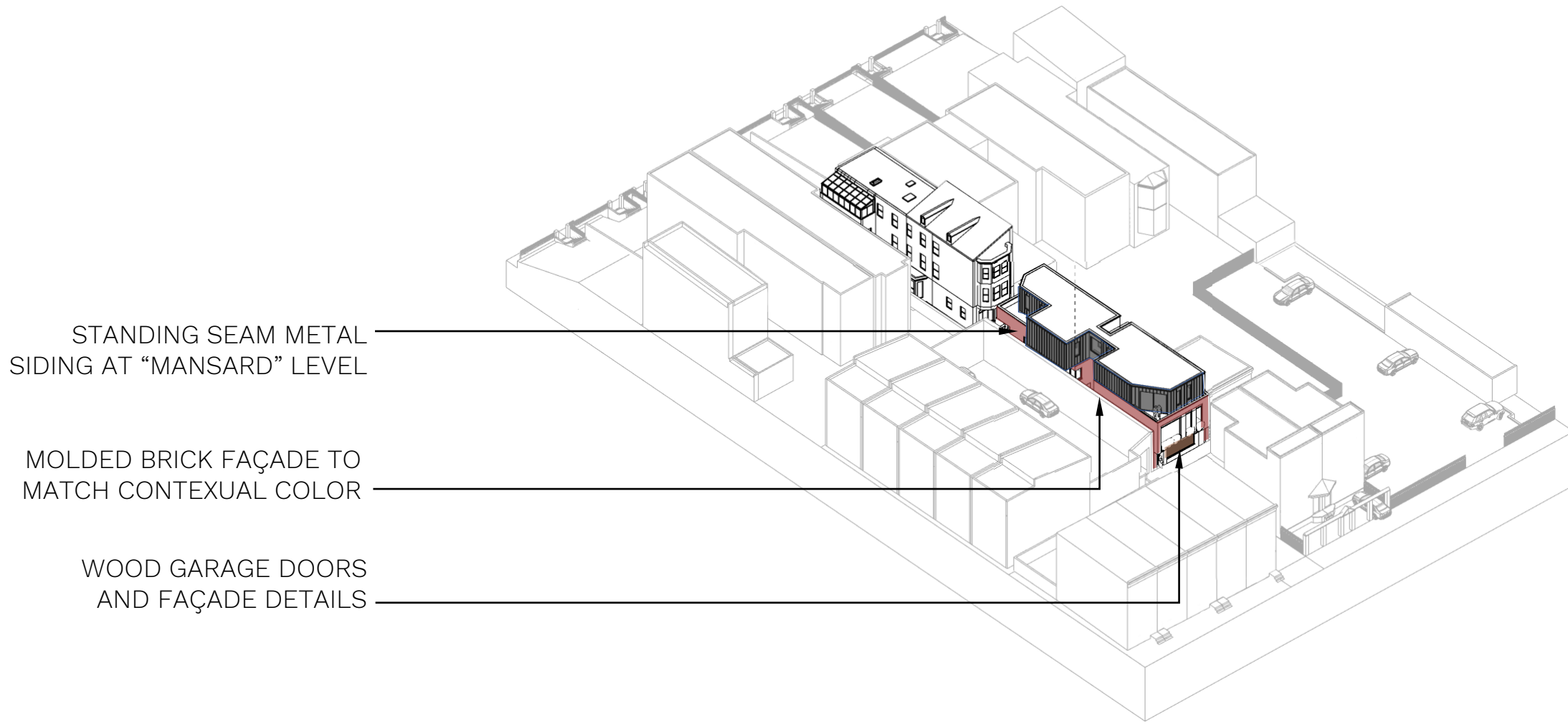


# MASSING

BREAKDOWN OF VOLUME + OPEN SPACE

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION





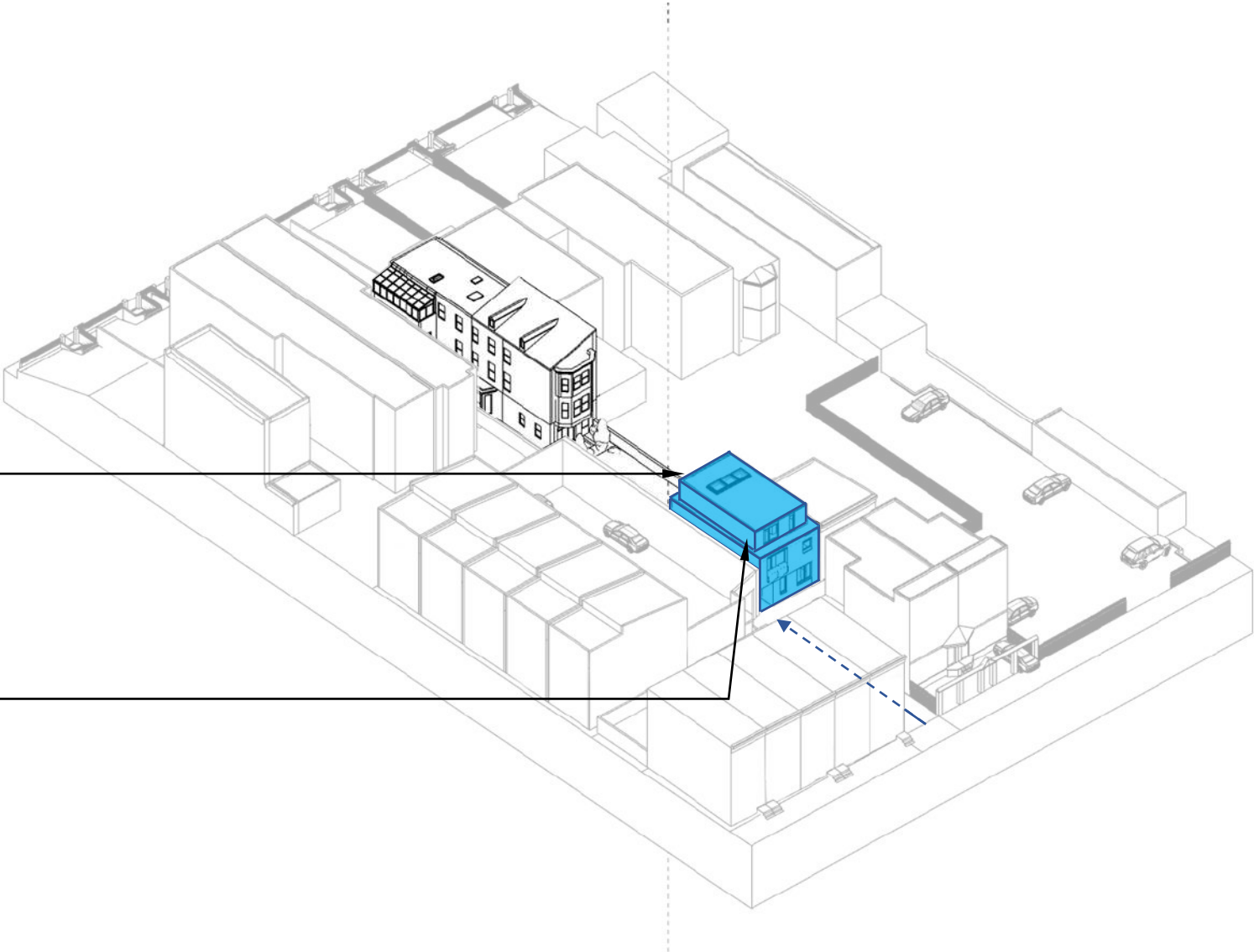
STANDING SEAM METAL SIDING AT "MANSARD" LEVEL

MOLDED BRICK FAÇADE TO MATCH CONTEXTUAL COLOR

WOOD GARAGE DOORS AND FAÇADE DETAILS

**MASSING**

BREAKDOWN OF VOLUME + OPEN SPACE

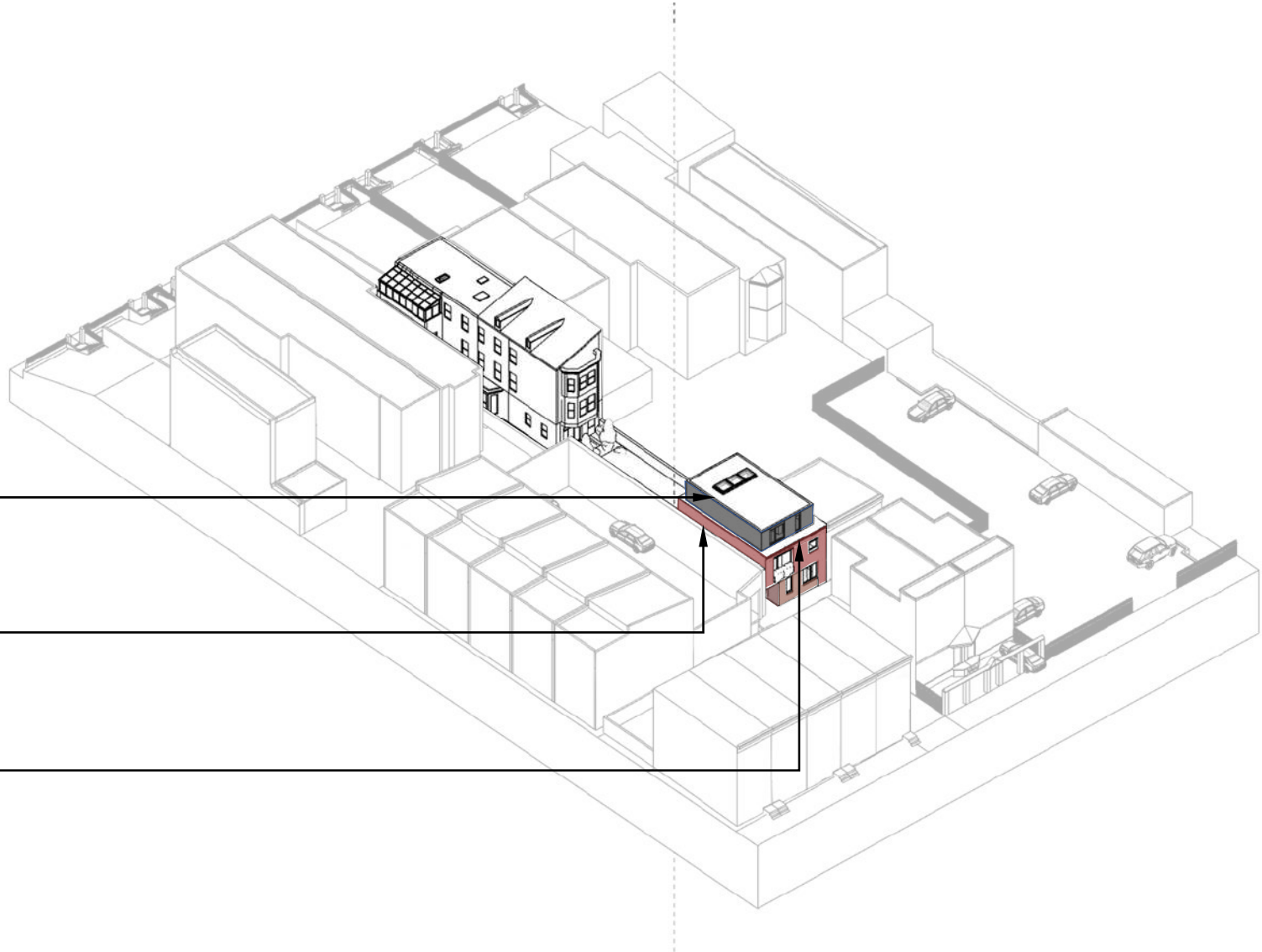


MASS REDUCED TO SINGLE  
VOLUME LIMITED TO  
FOOTPRINT OF EXISTING  
CARRIAGE HOUSE

SETBACK 3<sup>RD</sup> STORY MATCHES  
ROOF LINE OF ADJACENT  
CARRIAGE HOUSE

# MASSING

MATERIALITY



SLATE SHINGLE AT  
"MANSARD" LEVEL

MOLDED BRICK FAÇADE WITH  
RED MORTAR TO MATCH  
CONTEXUAL COLOR

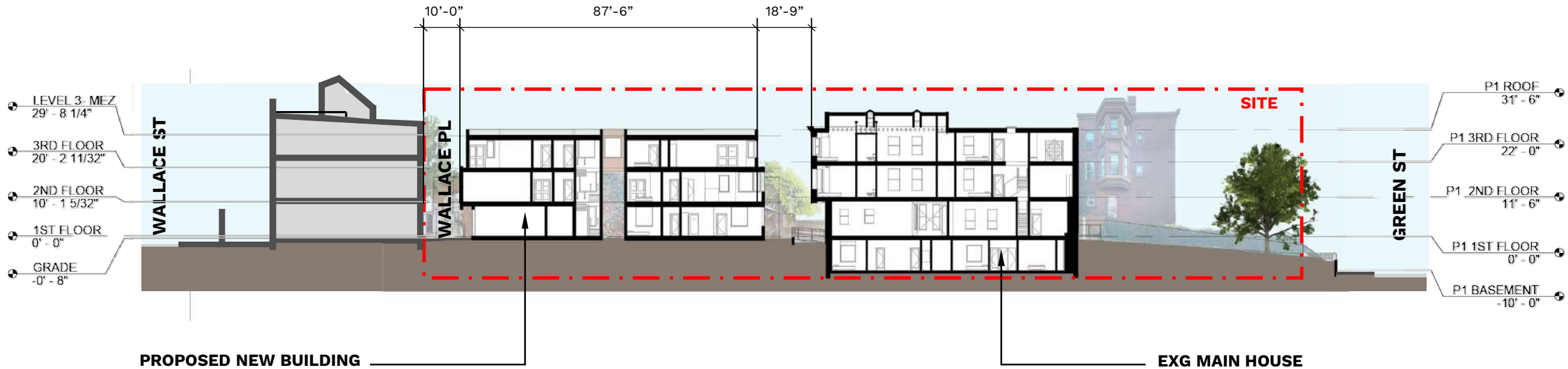
PAINTED STEEL LINTELS  
AND BRICK PATTERNING AT  
TOP OF BRICK CORNICE

# SITE SECTION

PROPOSED

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION

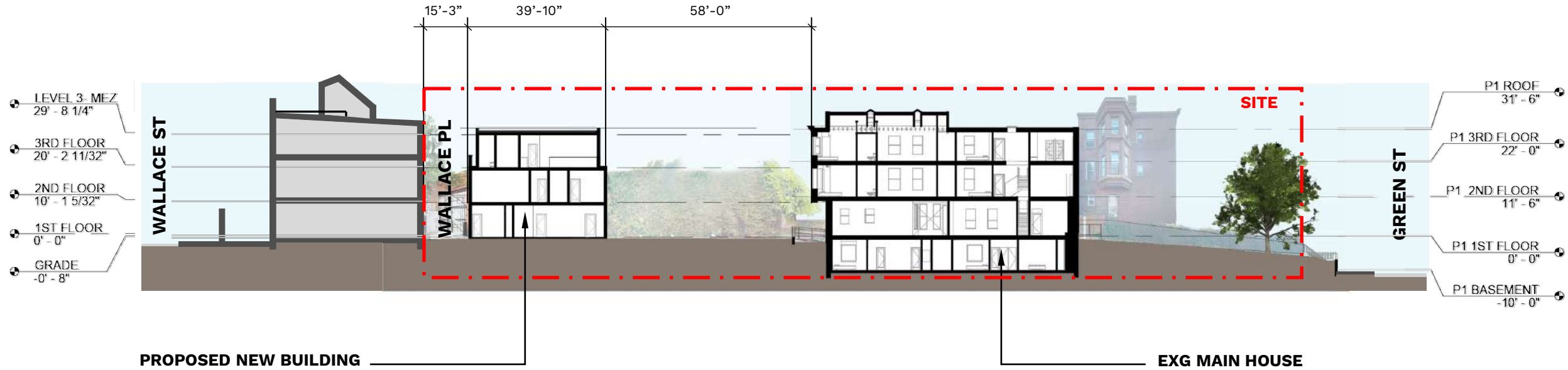
UNIT MIX		
<b>LEVEL 1</b>		
UNIT 1	748 SF	1BR/ 1BA
<b>LEVEL 2</b>		
UNIT 2	850 SF	1BR/ 1BA
UNIT 3	850 SF	2BR/ 1BA
<b>LEVEL 3</b>		
UNIT 4	730 SF	1BR/ 1BA
UNIT 5	860 SF	2BR/ 1BA
<b>TOTAL BUILDING GSF</b>	<b>5,194 SF</b>	



# SITE SECTION

PROPOSED

UNIT MIX			
<b>LEVEL 1</b>			
UNIT 1	706 SF	1BR/ 1BA	
<b>LEVEL 2</b>			
UNIT 2	791 SF	1BR/ 1BA	
<b>LEVEL 3</b>			
UNIT 3	852 SF	1BR/ 1BA	
<b>TOTAL BUILDING GSF</b>			<b>2,629 SF</b>



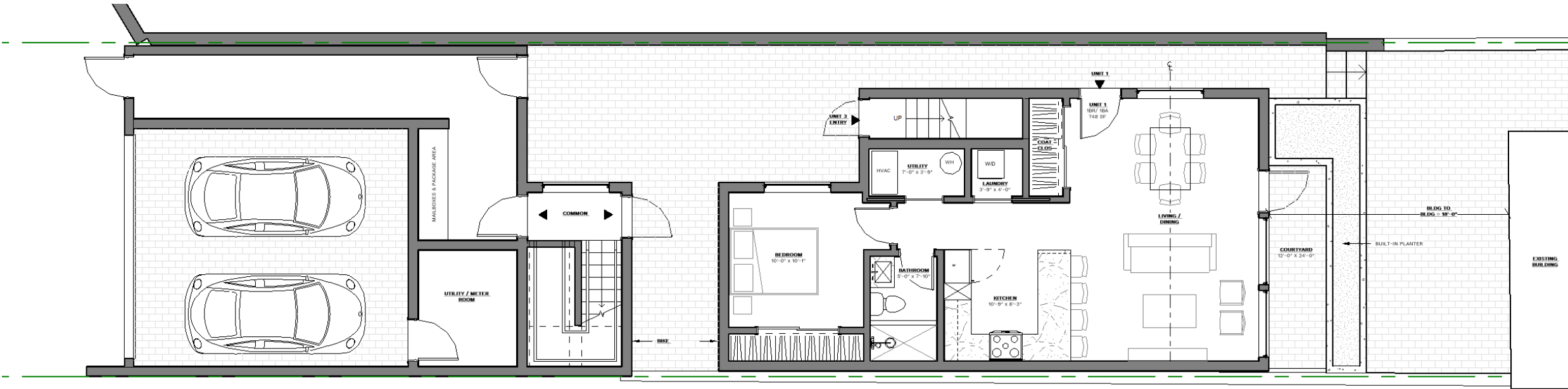


# FLOOR PLAN

GROUND FLOOR / LEVEL 1

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION

UNIT MIX			
<b>LEVEL 1</b>			
UNIT 1	748 SF	1BR/ 1BA	
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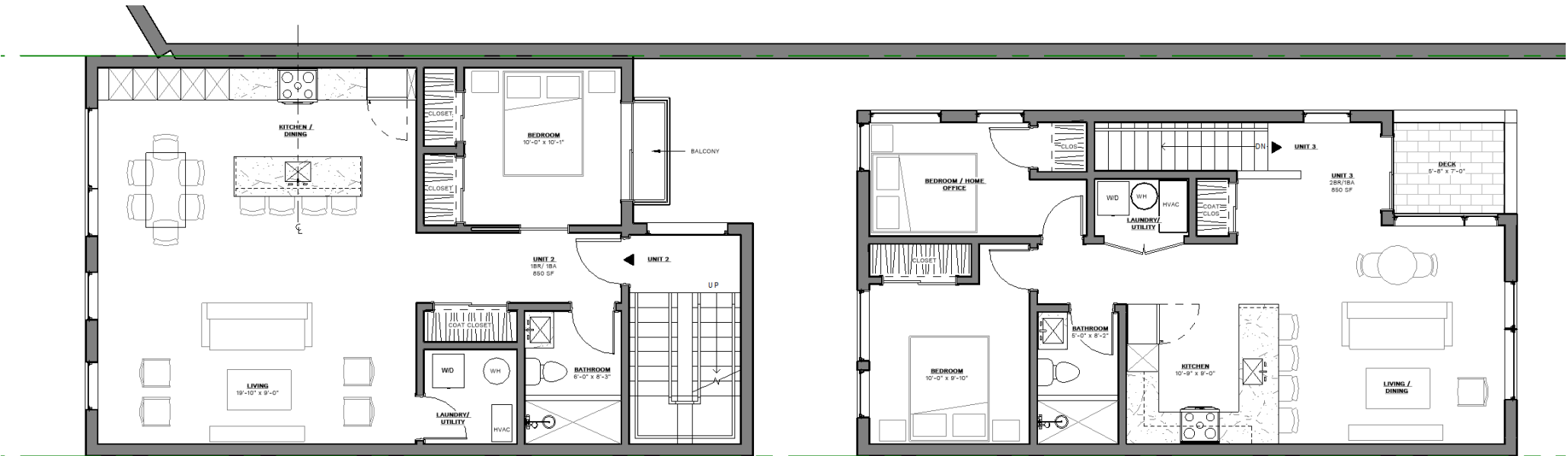


# FLOOR PLAN

GROUND FLOOR / LEVEL 2

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION

UNIT MIX			
<b>LEVEL 1</b>			
UNIT 1	748 SF	1BR/ 1BA	
<b>LEVEL 2</b>			
UNIT 2	850 SF	1BR/ 1BA	
UNIT 3	850 SF	2BR/ 1BA	
<b>LEVEL 3</b>			
UNIT 4	730 SF	1BR/ 1BA	
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<b>TOTAL BUILDING GSF</b>	<b>5,194 SF</b>		

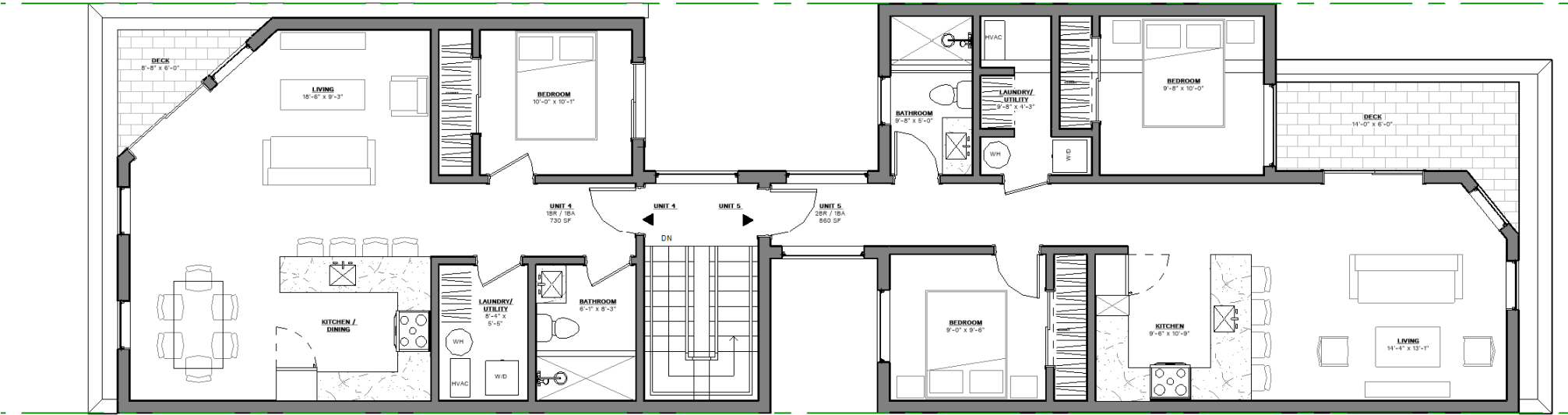


# FLOOR PLAN

GROUND FLOOR / LEVEL 3

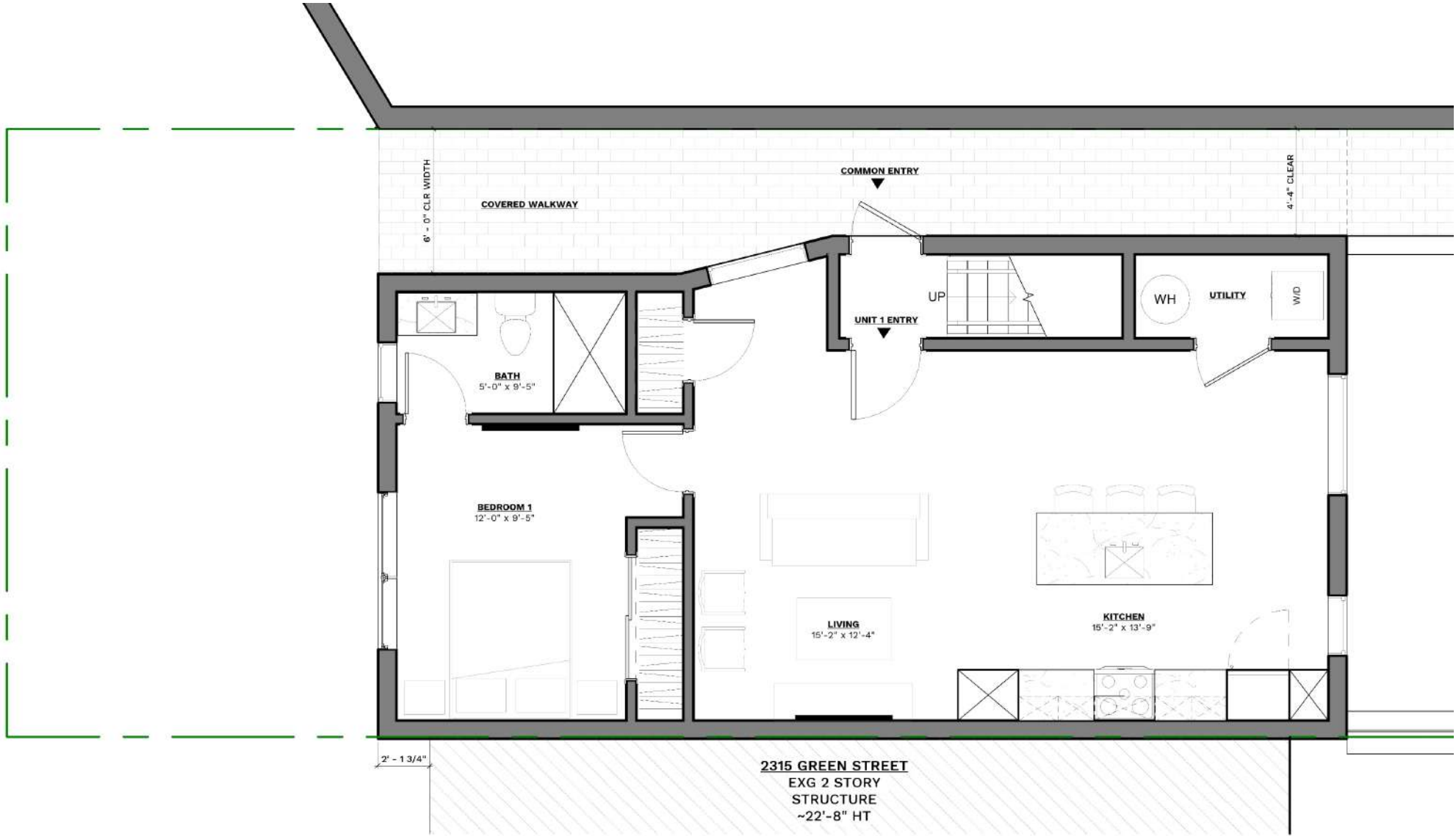
PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION

UNIT MIX			
<b>LEVEL 1</b>			
UNIT 1	748 SF	1BR/ 1BA	
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<b>TOTAL BUILDING GSF</b>	<b>5,194 SF</b>		



# FLOOR PLAN

LEVEL 1



UNIT MIX			
<b>LEVEL 1</b>			
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<b>LEVEL 2</b>			
UNIT 2	791 SF	1BR/ 1BA	
<b>LEVEL 3</b>			
UNIT 3	852 SF	1BR/ 1BA	
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# FLOOR PLAN

LEVEL 2

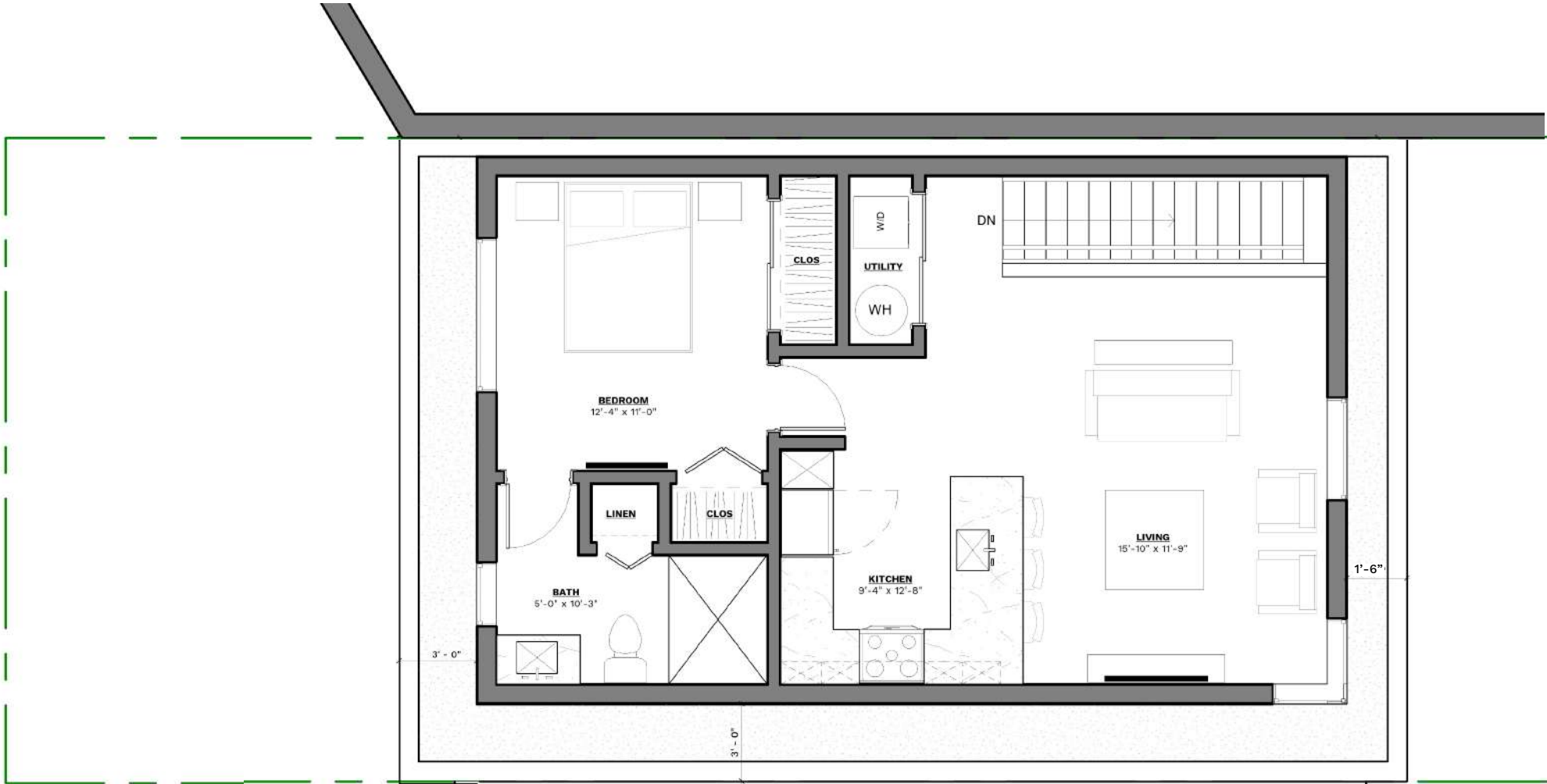


UNIT MIX			
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<b>LEVEL 3</b>			
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<b>TOTAL BUILDING GSF</b>		<b>2,629 SF</b>	



# FLOOR PLAN

LEVEL 3



**2315 GREEN STREET**  
 EXG 2 STORY  
 STRUCTURE  
 ~22'-8" HT

UNIT MIX			
<b>LEVEL 1</b>			
UNIT 1	706 SF	1BR/ 1BA	
<b>LEVEL 2</b>			
UNIT 2	791 SF	1BR/ 1BA	
<b>LEVEL 3</b>			
UNIT 3	852 SF	1BR/ 1BA	
<b>TOTAL BUILDING GSF</b>		<b>2,629 SF</b>	



# ELEVATION

NORTH

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION

STANDING SEAM METAL SIDING AT "MANSARD" LEVEL

EXPOSED PAINTED STEEL LINTEL DETAILS

MOLDED BRICK FAÇADE TO MATCH CONTEXTUAL COLOR

WOOD GARAGE DOORS AND FAÇADE DETAILS



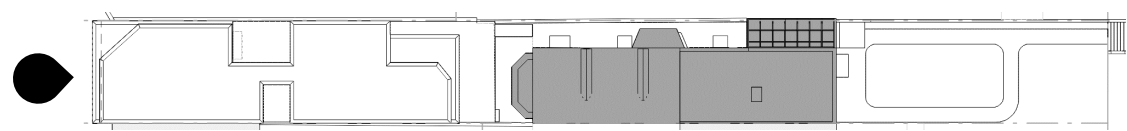
ROOF  
29' - 8 1/4"

3RD FLOOR  
20' - 2 11/32"

2ND FLOOR  
10' - 1 5/32"

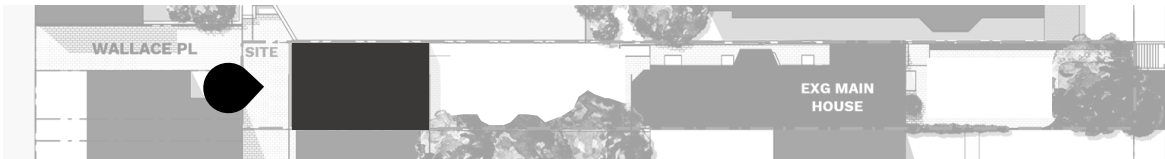
1ST FLOOR  
0' - 0"

GRADE  
-0' - 8"



# ELEVATION

NORTH





# ELEVATION

EAST

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION

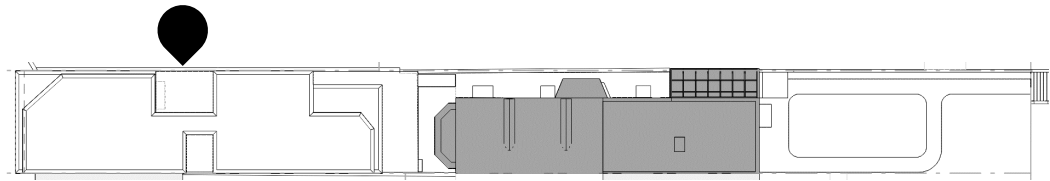


STANDING SEAM METAL SIDING AT "MANSARD" LEVEL

MOLDED BRICK FAÇADE TO MATCH CONTEXTUAL COLOR

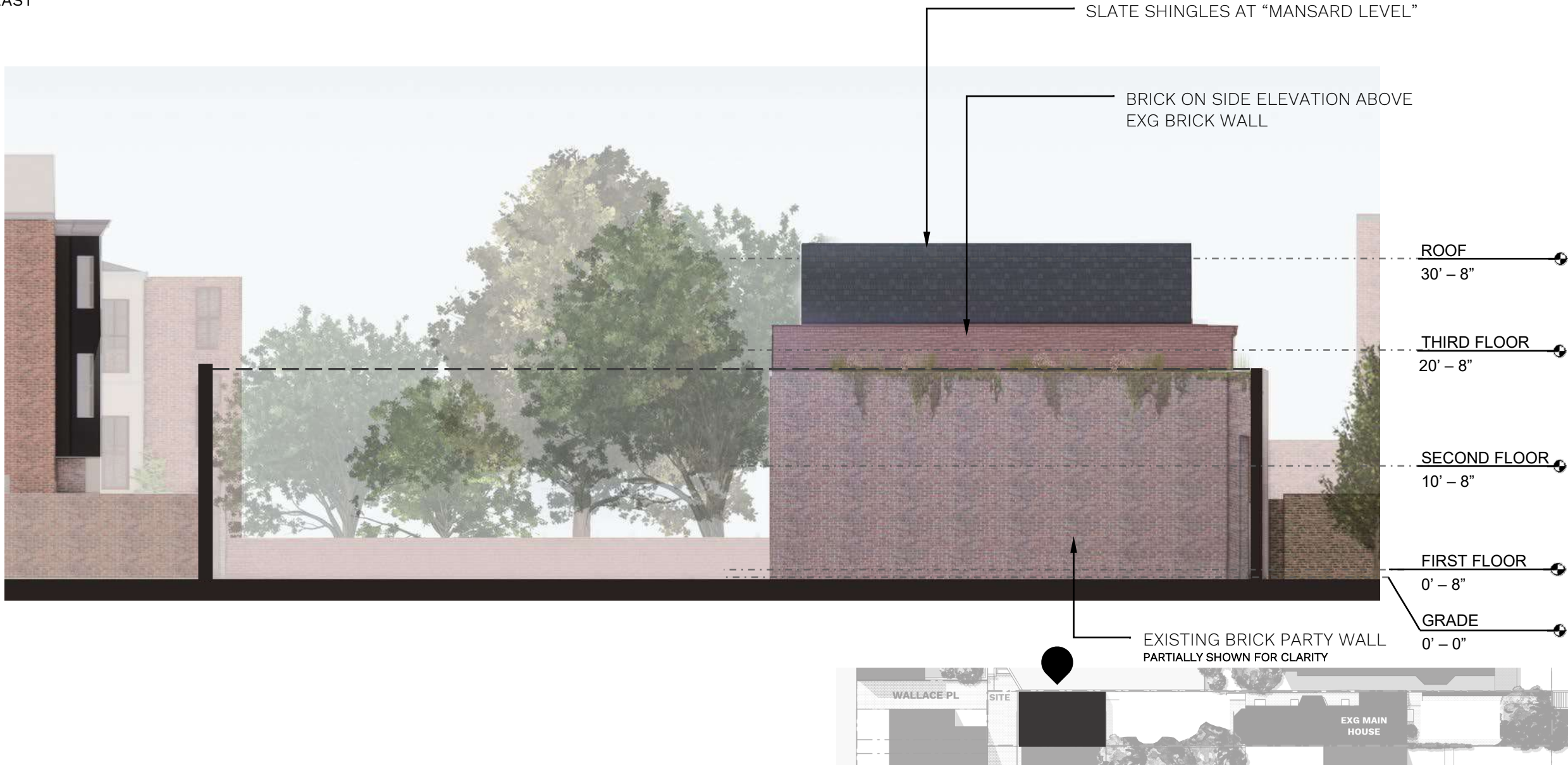
WOOD GARAGE DOORS AND FAÇADE DETAILS

EXISTING BRICK PARTY WALL



# ELEVATION

EAST



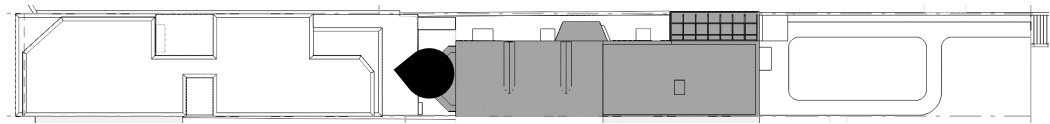
# ELEVATION

SOUTH

STANDING SEAM METAL SIDING AT "MANSARD" LEVEL

MOLDED BRICK FAÇADE TO MATCH CONTEXTUAL COLOR

WOOD GARAGE DOORS AND FAÇADE DETAILS



# ELEVATION

SOUTH



# ELEVATION

WEST

PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION



ROOF  
29' - 8 1/4"

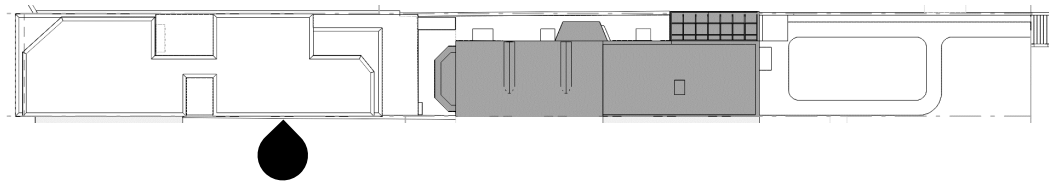
3RD FLOOR  
20' - 2 11/32"

2ND FLOOR  
10' - 1 5/32"

1ST FLOOR  
0' - 0"

GRADE  
-0' - 8"

STANDING SEAM METAL SIDING AT WEST PARTY WALL



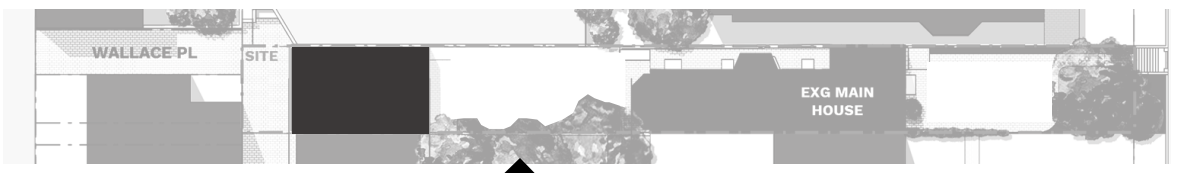
# ELEVATION

WEST

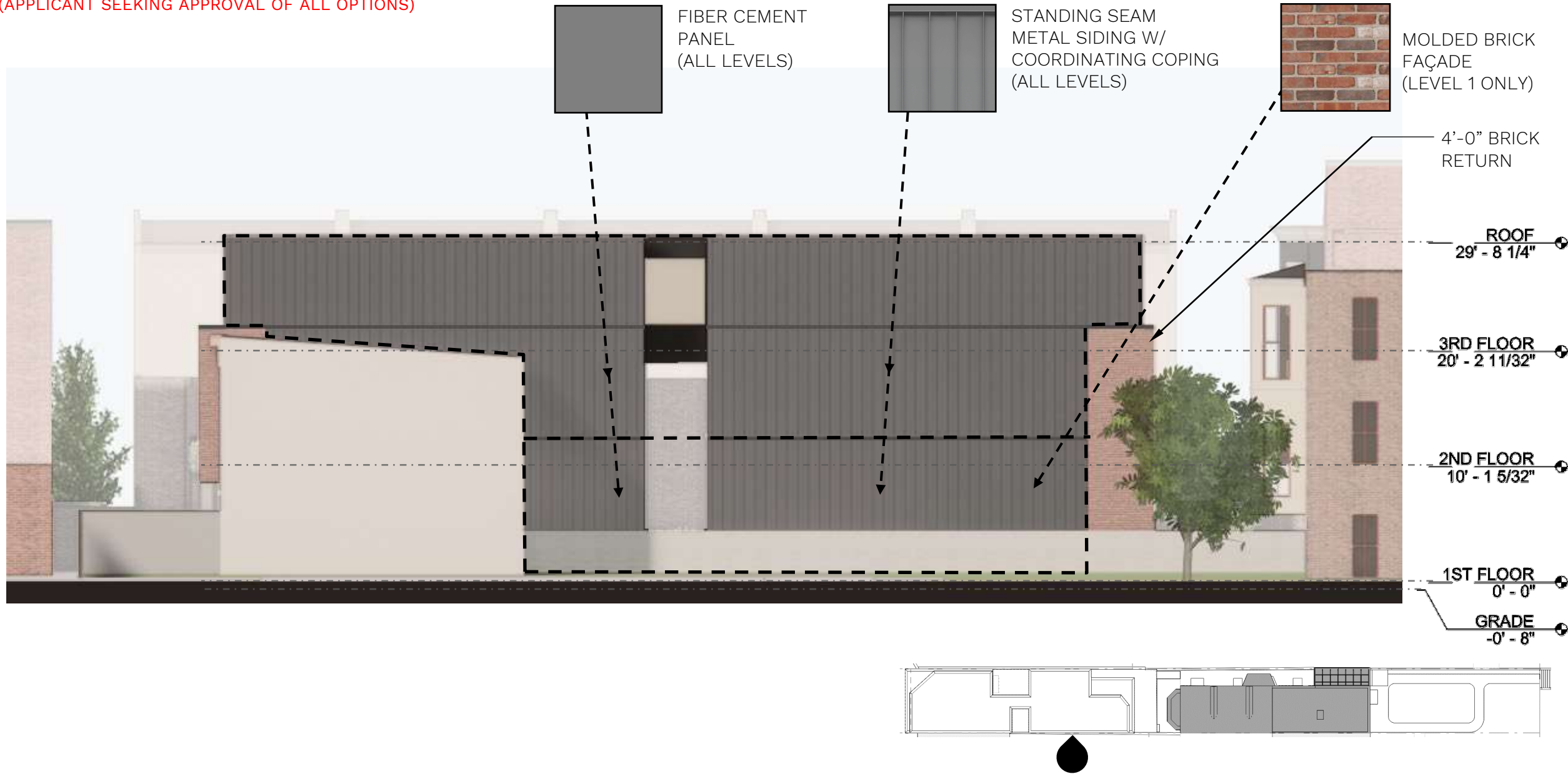


SLATE SHINGLES ALONG SET BACK  
THIRD FLOOR ON WEST  
ELEVATION

BRICK AT EXPOSED WEST  
PARTY WALL



**ELEVATION** (TREES REMOVED FOR CLARITY)  
WEST - 1ST FLOOR MATERIAL ALTERNATES  
(APPLICANT SEEKING APPROVAL OF ALL OPTIONS)



**ELEVATION** (TREES REMOVED FOR CLARITY)

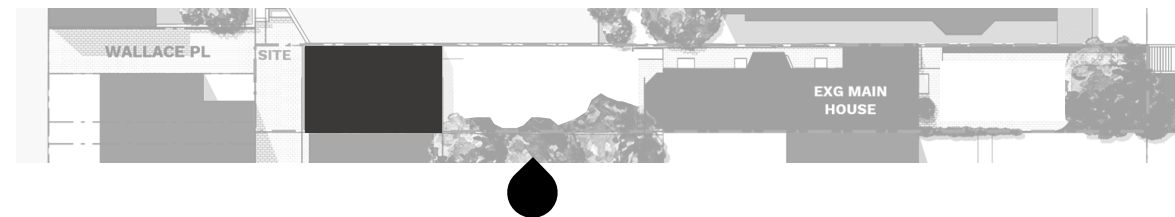
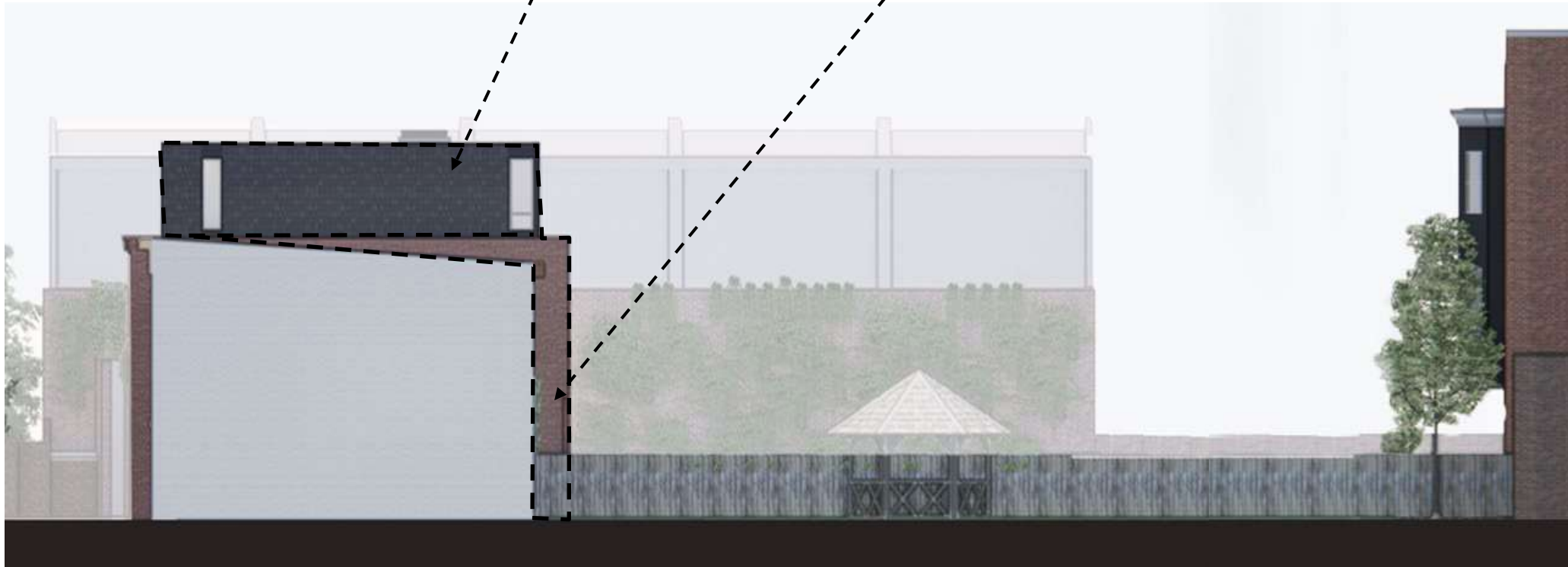
**WEST - 1ST FLOOR MATERIAL ALTERNATES**  
(APPLICANT SEEKING APPROVAL OF ALL OPTIONS)



SLATE SHINGLE  
OR SIMILAR  
(THIRD LEVEL)



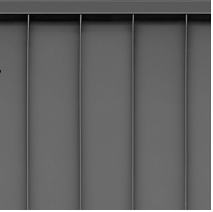
MOLDED BRICK RETURN  
(LEVELS 1-2)





**PROPOSED MATERIAL PALETTE**

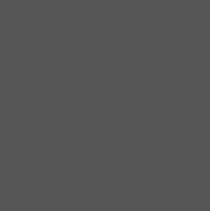
**PREVIOUSLY PREPARED FOR FEBRUARY 2024 PHILADELPHIA HISTORICAL COMMISSION PRESENTATION**



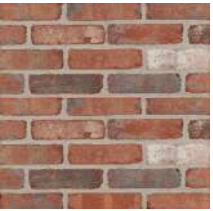
STANDING SEAM METAL SIDING W/ COORDINATING COPING



EXPOSED PAINTED STEEL DETAILS



PAINTED METAL PLANTER BOXES



MOLDED BRICK FAÇADE



# PROPOSED MATERIAL PALETTE



SLATE SHINGLE [OR SIMILAR] W/ COORDINATING METAL COPING & WINDOW HEAD DETAIL



CAST STONE COPING AND WINDOW SILLS COLOR MATCHED TO BRICK



BRICK CORBELLING ARTICULATION AT CORNICE



EXPOSED PAINTED STEEL DETAILS



PAINTED METAL PLANTER BOX COLOR MATCHED TO BRICK



MOLDED BRICK FAÇADE W/ RED MORTAR AND FAÇADE ARTICULATION



**CONTEXTUAL DESIGN REFERENCES**

- PROMINENT 2-STORY MASSING
- WINDOW PATTERNING (ONE LARGE, TWO SMALL)
- MIRROR OF DOOR CONFIGURATION @ GRADE
- EXPOSED & PAINTED STEEL HEADERS
- WOOD DOORS OF HISTORIC CARRIAGE HOUSE
- AGED BRICK TEXTURES

## REFERENCES TO ADJACENT CONTEXT



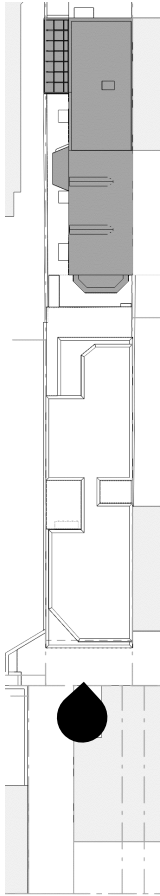
### CONTEXTUAL DESIGN REFERENCES

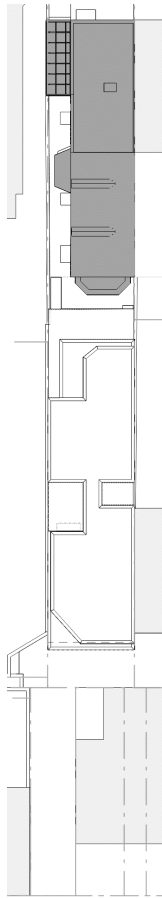
- PROMINENT 2-STORY MASSING
- WINDOW PATTERNING (ONE LARGE, TWO SMALL)
- MIRROR OF DOOR CONFIGURATION @ GRADE
- EXPOSED & PAINTED STEEL HEADERS
- WOOD DOORS OF HISTORIC CARRIAGE HOUSE
- MOLDED BRICK TEXTURES

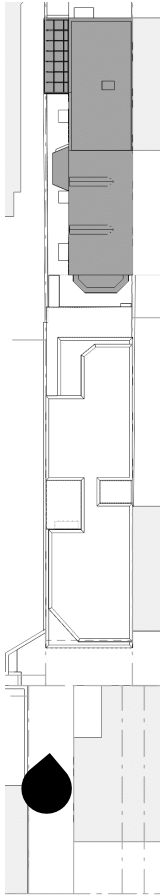
# RENDERINGS

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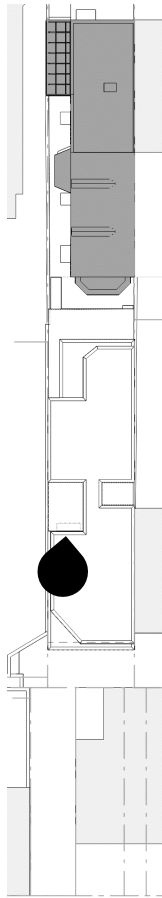
PRESENTED TO THE PHILADELPHIA HISTORICAL COMMISSION ON **5 DECEMBER 2023**

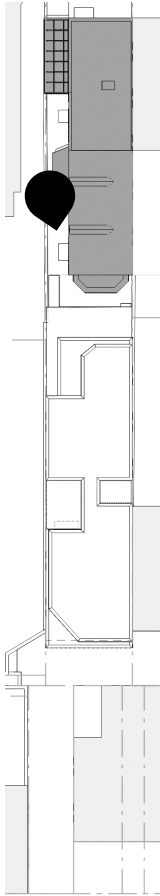


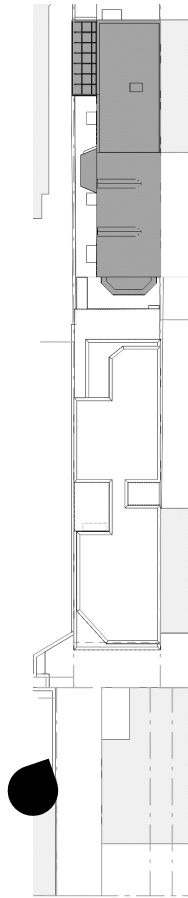
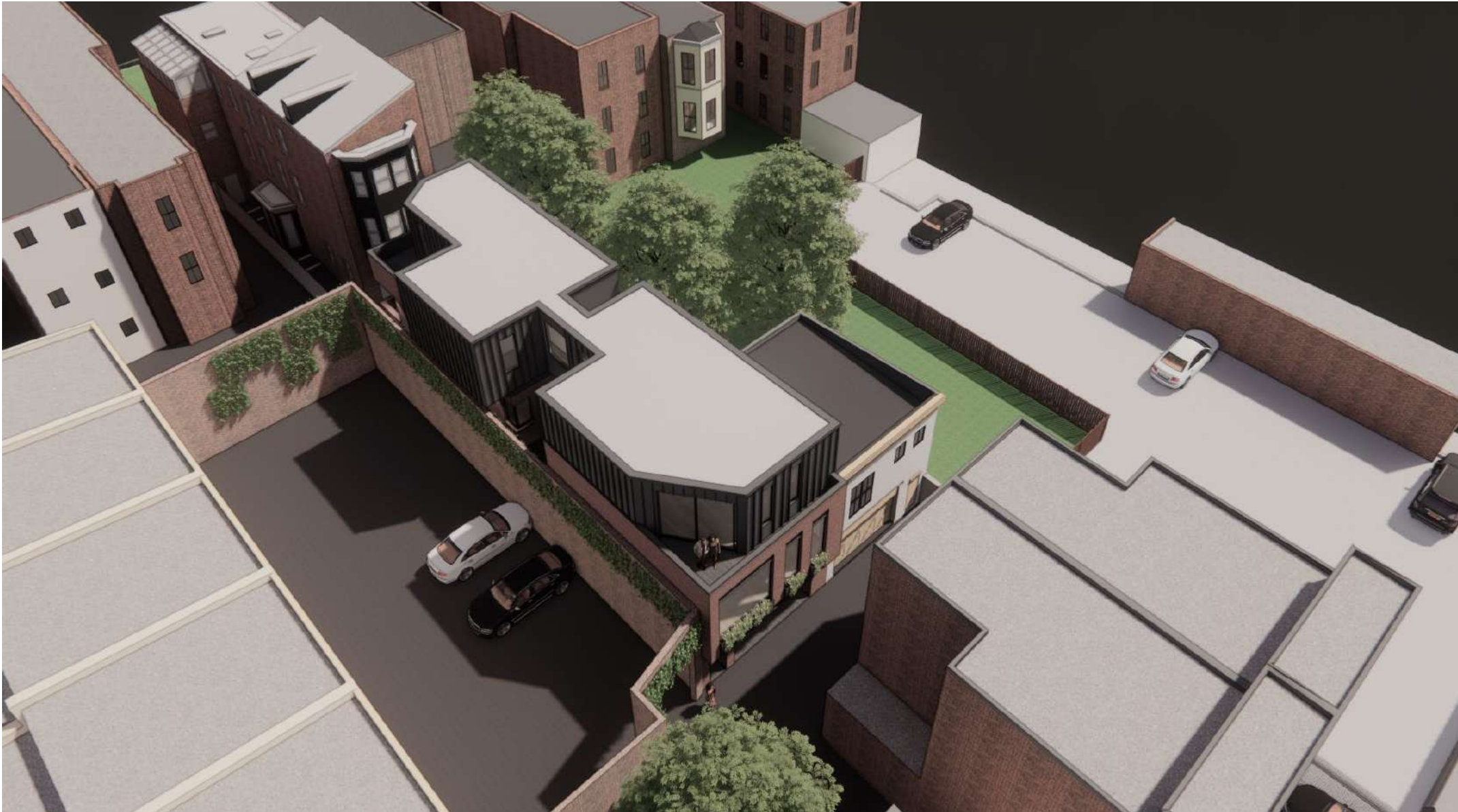


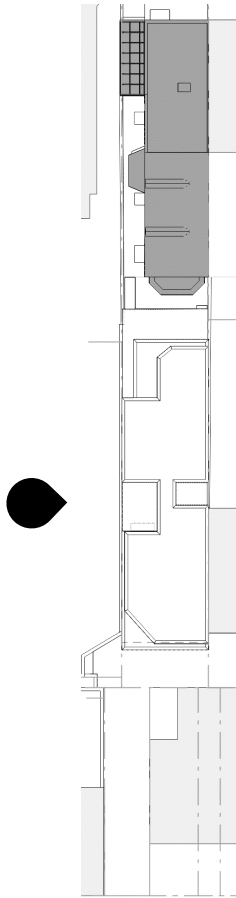


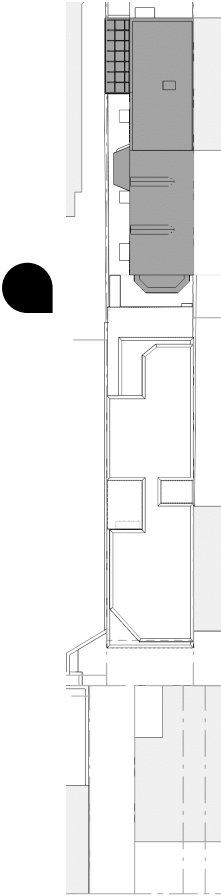


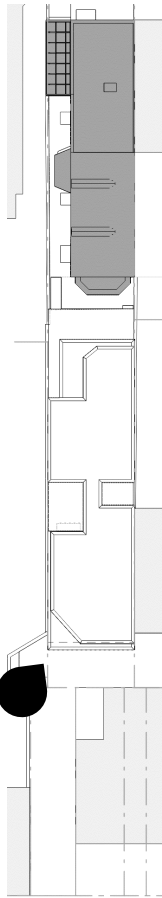
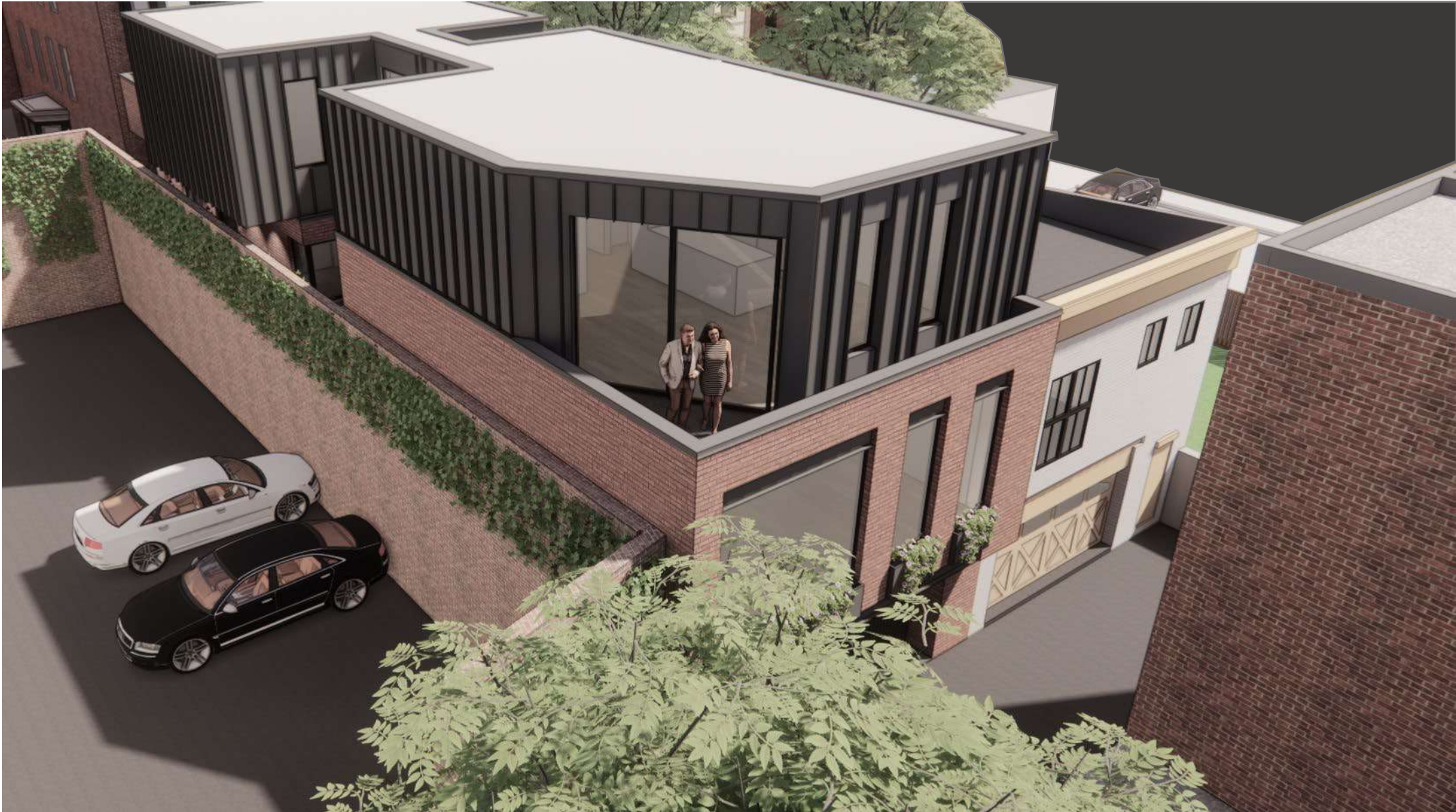


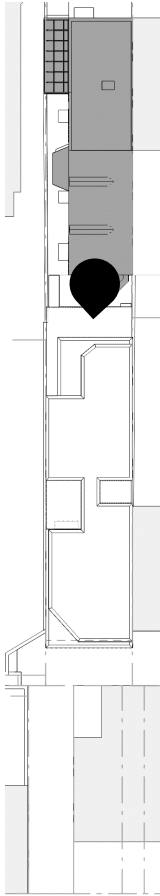












# RENDERINGS

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UPDATED FOR 12 JULY 2024 HISTORICAL COMMISSION MEETING



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**





**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**



**RENDERING**

