

ADDRESS: 2012 SPRUCE ST

Proposal: Construct addition and decks

Review Requested: Review In Concept

Owner: Acacia Holding Partners LLC

Applicant: Michael Phillips, Klehr Harrison

History: 1860

Individual Designation: None

District Designation: Rittenhouse-Fitler Historic District, Contributing, 2/8/1995

Staff Contact: Alex Till, alexander.till@phila.gov

BACKGROUND:

This application proposes to construct an addition on the rear portion of the fourth story of a Second Empire rowhouse at a contributing property in the Rittenhouse-Fitler Historic District. It also proposes to construct a large roof deck along with a pilot house and elevator shaft and a smaller rear first-story deck. The building was constructed c. 1860 and is four stories tall with a prominent mansard roof, brownstone façade, and three-story rear ell that faces Cypress Street. The proposed addition will be located behind the main block of the building on top of the current three-story rear ell and will occupy its entire footprint. The main roof deck will be set eight feet back from the roof edge and extend from in front of the peak of the roof to the rear edge of the new addition. It will feature a pilot house set near the front portion and an elevator shaft in the middle. The smaller rear deck will be set at the rear of the building off of the first floor and will be located behind an existing wall and roll-up gate at the rear of the property. The addition and roof deck will be visible from Cypress Street, but that street serves as an alley for access to the rears of surrounding houses and none of them front on the street.

SCOPE OF WORK:

- Construct a fourth-story rear addition
- Construct a roof deck with pilot house and elevator shaft
- Construct a rear deck

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 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 satisfies Standard 9. It will be differentiated from historic portions of the house and is compatible with the massing, size, scale, and architectural features of the historic property.
 - The proposed rear deck satisfies Standard 9. It will be differentiated from historic portions of the house and is compatible with the massing, size, scale, and architectural features of the historic property.
 - The proposed roof deck does not satisfy Standard 9. It is too extensive and covers part of the roof of the historic main block of the house including its peak.
 - The proposed pilot house does not meet Standard 9. It is set too far forward, is too large, blocky, and undecorated and is not compatible with the size, scale, and architectural features of the property.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that*

they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.

- The proposed roof deck and pilot house are located on the main block of the house and cover the historic peak of the roof, obscuring and potentially damaging character defining features of the building. This work does not satisfy the Roofs Guideline.

STAFF RECOMMENDATION: Approval of the proposed addition and rear deck, pursuant to Standard 9. Denial of the proposed roof deck and pilot house pursuant to Standard 9 and the Roofs Guideline.

IMAGES:

Figure 1: 1895, G. W. Bromley Atlas. Property outlined in red.



Figure 2: View of front façade of 2012 Spruce St from Spruce St:



Figure 3: View looking west down Cypress St, 2012 Spruce indicated with red arrow:



Figure 4: Aerial view of 2012 Spruce St, looking east:



Figure 4: Aerial view of 2012 Spruce St, looking south:





**KLEHR HARRISON
HARVEY BRANZBURG LLP**

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July 9, 2024

VIA EMAIL ONLY

Jonathan E. Farnham, Ph.D.
Executive Director
Philadelphia Historical Commission
Jon.Farnham@phila.gov

Re: 2012 Spruce Street – Application for Review in Concept

Dear Dr. Farnham:

This firm is counsel to Acacia Holding Partners LLC (“AHP”), the owner of 2012 Spruce Street, Philadelphia, PA (the “Property”). The Property is a 3^{1/2}-story Second Empire townhouse, listed as a contributing resource within the Rittenhouse-Fitler Historic District.

In accordance with Article 7 of the Commission’s Rules and Regulations, please accept this letter and the enclosed site plan and renderings as an *Application for Review in Concept* for the construction of a rear addition, roof deck and rear deck at the Property. Specifically, the Application proposes the erection of a 4th floor rear addition to the existing structure, roof deck, pilot house, elevator shaft and rear 1st floor deck. No other changes are proposed to the exterior façade of the existing building. Moreover, as depicted in the attached plan, the addition does not increase the existing building’s overall height and is outside the pedestrian sightline from Spruce Street. In other words, there will be no noticeable change to the Property’s front façade or exterior appearance from Spruce Street. The rear addition will only be visible from Cypress Street. It is our belief that the additions and alterations satisfy the Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines.

The project architect is John Weckerly, RN with Boxwood Architects LLC. We ask that you kindly place the *Application for Review in Concept* on the agenda for the July 23, 2024 meeting of the Architectural Review Committee and the August 9, 2024 Historical Commission meeting. Mr. Weckerly will present the project at the upcoming meetings.

Please let me know if you or the staff have any questions, comments or require any additional information in connection with the instant Application. Thank you for your attention and consideration of the foregoing.

Respectfully,

Michael V. Phillips

Michael V. Phillips

Enclosures

ZONING ANALYSIS:

RM-1	ALLOWABLE	EXISTING	PROPOSED
USE CATEGORY	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING (NO CHANGE)
MIN. LOT WIDTH	16'-0"	23'-0"	23'-0" (NO CHANGE)
MIN. LOT AREA	1,440 SQ FT	2,760 SQ FT	2,760 SQ FT (NO CHANGE)
MIN. OPEN AREA	25%	25%	20%
MIN. FRONT SETBACK	0'	0'	0' (NO CHANGE)
MIN. SIDE YARD WIDTH	N/A	N/A	N/A
MIN. REAR YARD DEPTH	9'-0"	17'-6"	9'-0"
MIN. REAR YARD AREA	144 SQ FT	690 SQ FT	552 SQ FT
MAX. HEIGHT	38'-0"	55'-0" (+4) STOREYS	55'-0" (+4) STOREYS (NO CHANGE)

SITE MAP:



Z-1 : ISSUE FOR ZONING/HC 6/6/2024



BOXWOOD ARCHITECTS LLC
 THE PHILADELPHIA BUILDING
 1315 WALNUT STREET
 SUITE 1614, PHILADELPHIA, PA
 19107, TEL: 215-545-2215

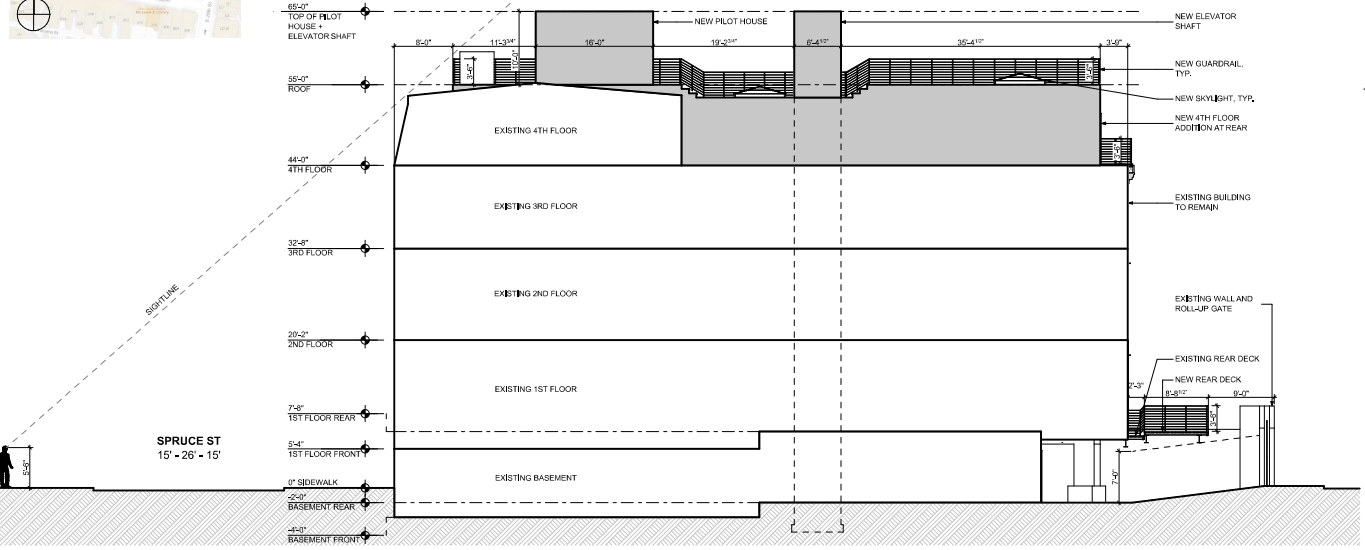
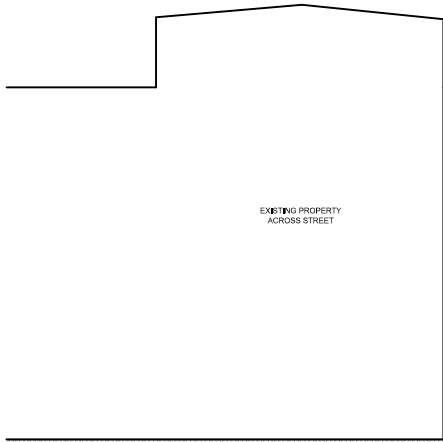


JOHN WECKELNY, RA
 PARTNER

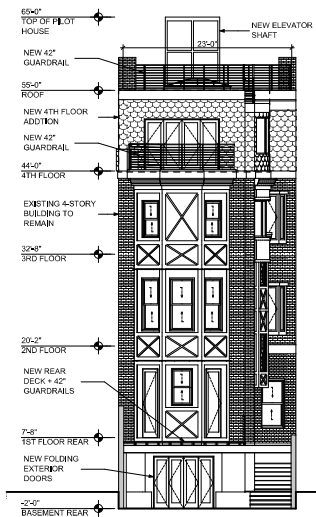
JOB #:
2012 SPRUCE ST
 2012 SPRUCE ST
 PHILADELPHIA, PA 19103

SCALE: AS NOTED
DATE: 24-209
DRAWN BY: JT
APPROVED: JW

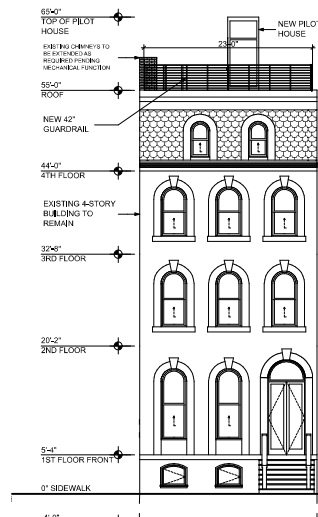
Issue	Description	Date
1	AS NOTED	24-209



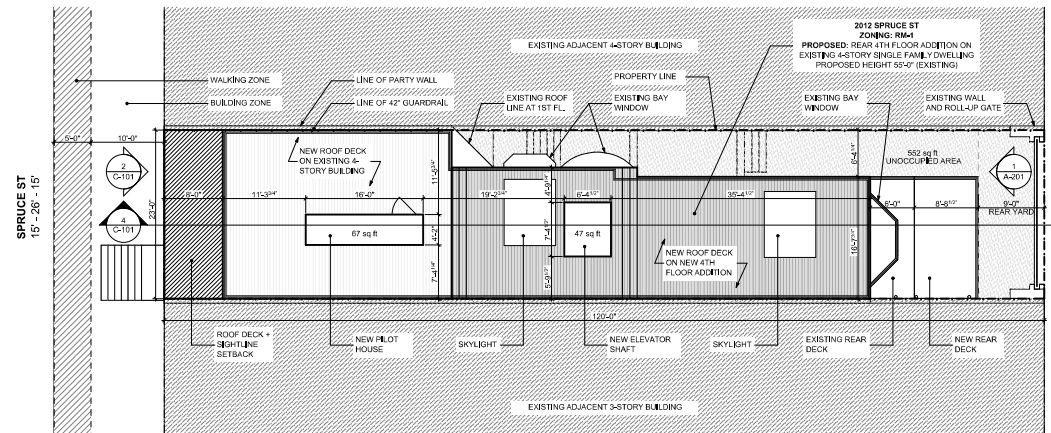
4 SECTION
 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

CYPRESS ST
 6'-9" - 6'-5" - 6'-9"

This drawing, the accompanying information and the construction documents are prepared by the architect for the project described herein. It is not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The architect is not responsible for any construction defects or for any consequences arising therefrom. The architect is not responsible for any construction defects or for any consequences arising therefrom. The architect is not responsible for any construction defects or for any consequences arising therefrom.



TITLE:
 SITE PLAN, SECTION +
 ELEVATIONS

DWG. NO.:

C-101

C:\Dropbox\00 L-DRIVE PROJECTS\24-009-2012 Spruce S10-CAD\PLN\24-009-2012 Spruce S1.dgn



PHOTO: SPRUCE ST - LOOKING WEST



PHOTO: SPRUCE ST - LOOKING EAST



PHOTO: SPRUCE ST - HEAD ON



PHOTO: CYPRESS ST/20TH ST INTERSECTION




PHOTO: CYPRESS ST - LOOKING WEST



PHOTO: CYPRESS ST - LOOKING EAST




PHOTO: CYPRESS ST - HEAD ON



**[B]
W**
ARCHITECTS, L.L.C.

110XWOOD ARCHITECTS LLC
THE PHILADELPHIA BUILDING
1315 WALNUT STREET
SUITE 1014, PHILADELPHIA, PA
19107, TEL: 215.645.2215



JOHN WEECKERLY, PA
PARTNER

JOB #:
2012 SPRUCE ST
PHILADELPHIA PA 19103

SCALE: AS NOTED
DRAWN BY: JT
APPROVED: JW

Date	Description
2/1	REVISED PER COMMENTS
2/6/2009	ISSUED

TITLE:
PHOTOS

DWG. NO.:
C-102

