

**ADDRESS: 1423 SPRUCE ST**

Proposal: Demolish non-contributing building; construct seven-story building

Review Requested: Final Approval

Owner: K of C Federal Credit Union

Applicant: David Lo

History: 1980; K of C Federal Credit Union; Arthur Basciano, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**BACKGROUND:**

This application seeks final approval for the construction of a seven-story, mixed-use building with ground floor commercial space and apartments on floors two to seven. The existing two-story building was constructed in 1980 and is non-contributing to the Rittenhouse Fidler Historic District. Demolition of the existing building can be approved without a finding of financial hardship or public necessity. The Historical Commission has full jurisdiction over the proposed construction.

The Historical Commission has considered proposals for this project twice. At the January 2024 meeting the Commission concluded that a seven-story height was appropriate with sufficient setbacks, light-colored cladding of upper stories, and compatible design details. The proposed eight-foot setback from the fourth to the seventh stories was deemed insufficient. The Historical Commission denied the most recent proposal at its May 2024 meeting due to incompleteness.

The Architectural Committee recommended denial of proposals at the September, October, and December 2023 meetings. The applicant withdrew the September and October proposals prior to Historical Commission's meeting at which they would have been reviewed.

The newly revised proposal again calls for a 75-foot-tall building and pilot house, in the middle of the 1400 block of Spruce Street, the primary elevation, and the 1400 block of Bach Place, the secondary elevation. The graduated setbacks increase with each story beginning at 10 feet on the fourth story to 25 feet at the seventh story. The ground floor commercial storefront is contemporary in design and is brick, unlike previous versions with a metal system. The second to seventh stories of the Spruce Street façade feature three bays with a contemporary window design. The fourth-story balcony is formed by a sloped roof matching the contributing building to the east. Floors four to seven on the east and west elevations will be clad in metal panels with varying colors while the west elevation has two light wells that reduce the visual impact of the metal panels.

All buildings on the north side of the 1400 block of Spruce Street and the south side of the 1400 block of Bach Place, except for the easternmost parcel, are within the Rittenhouse Fidler Historic District and all but one is contributing. These buildings are three-and-one-half stories tall, except for the western-most structure, which is 19 stories tall. At the east end of the block, the 20-story Atlantic Building is not within the historic district. The contemporary Kimmel Center on the south side of Spruce Street is also not within the district. There is little historically significant context fronting Bach Place; only one building's primary facade fronts this street.

**SCOPE OF WORK:**

- Construct seven-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 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 Historical Commission's guidance is addressed with the significantly increased setbacks of the upper stories.
  - The use of red brick, fenestration pattern and matching cornice on the first three stories creates compatibility with the block's contributing buildings.
  - The contemporary design of windows on the first three stories, storefront design and colorful metal panels on the upper stories of the east and west facades clearly differentiates the building from contributing buildings on the 1400 block of Spruce Street.
  - The application meets Standard 9.
  
- *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.*
  - The proposed building could be removed from the historic site in the future, leaving all surrounding contributing structures intact; therefore, the proposal meets Standard 10.

**STAFF RECOMMENDATION:** The staff recommends approval, pursuant to Standards 9 and 10.

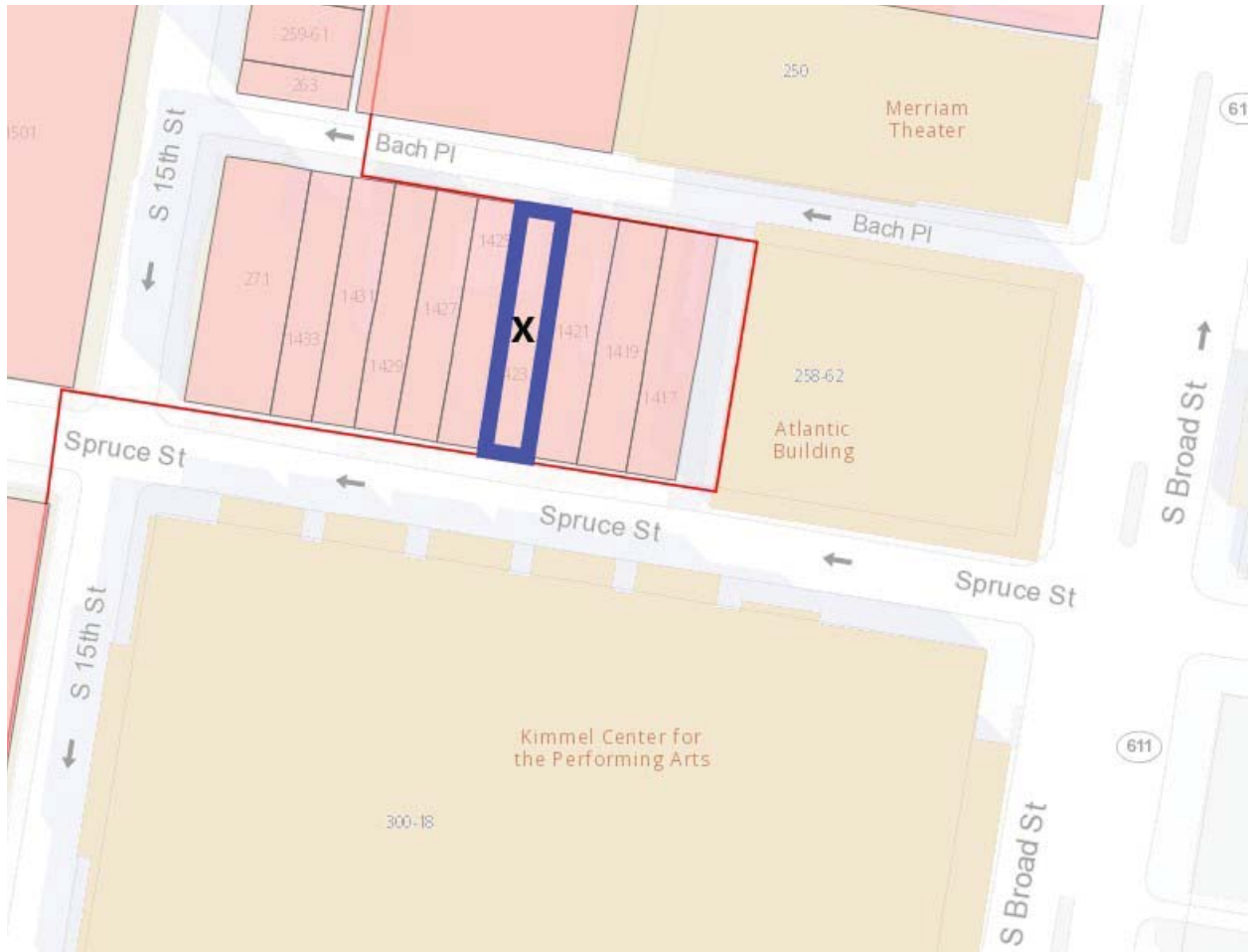


Figure 1. Location of subject property at the east end of Rittenhouse-Fitler Historic District boundary.



Figure 2. Location of proposed building on Spruce Street.



Figure 3. Spruce Street east of proposed building.



Figure 4. Spruce Street west of proposed building



Figure 5. Location of rear of proposed building on Bach Place.

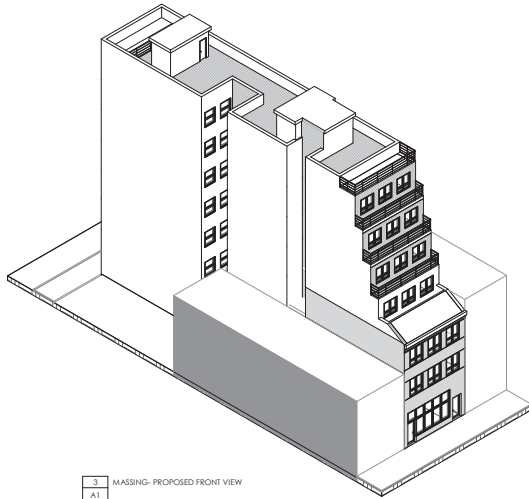


*Figure 6. Bach Place west of proposed building*

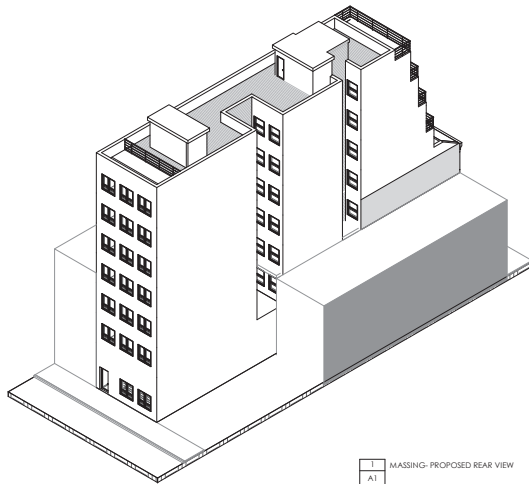


*Figure 7. Bach Place east of proposed building*

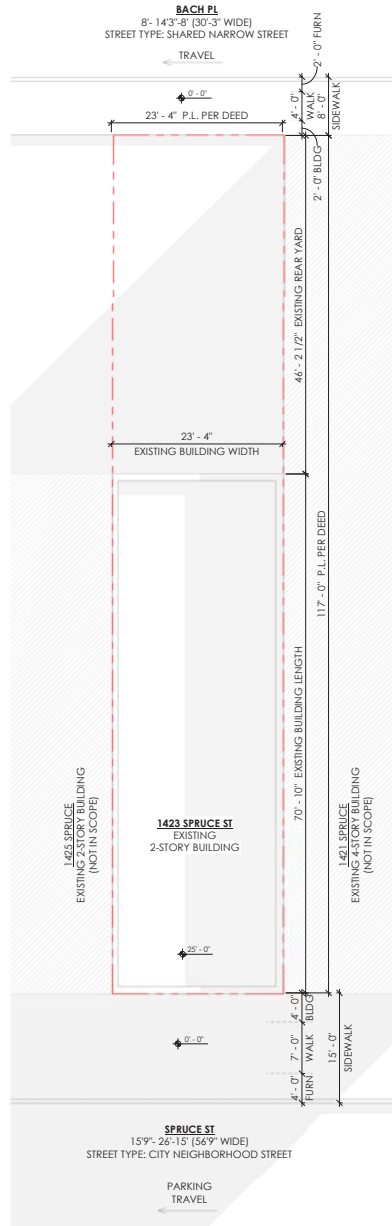




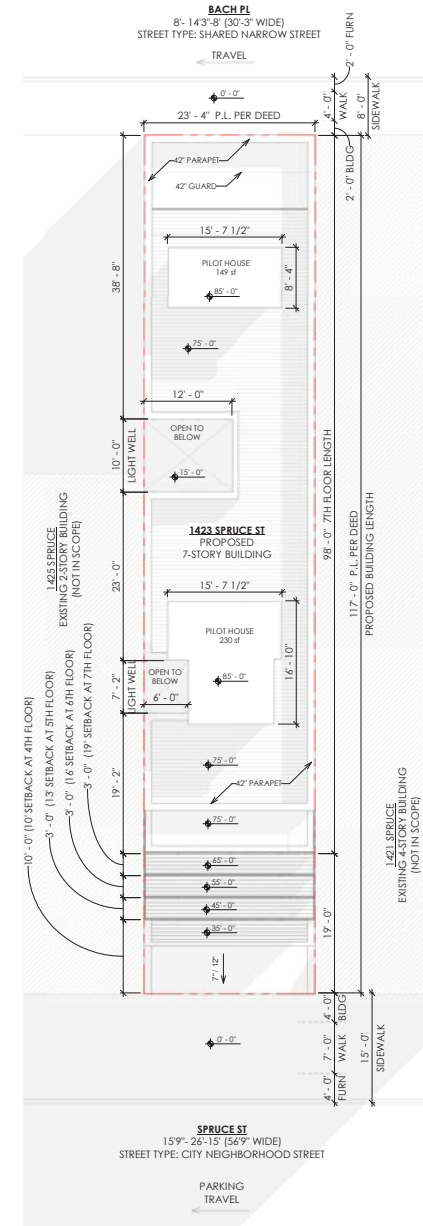
3 MASSING- PROPOSED FRONT VIEW  
A1



1 MASSING- PROPOSED REAR VIEW  
A1



13 SITE PLAN- EXISTING  
A1 1/8" = 1'-0"



2 SITE PLAN- PROPOSED  
A1 1/8" = 1'-0"



## PING DESIGN LLC

510-394-8732  
pingdesignllc@gmail.com



### PROJECT INFO

**ADDRESS:**  
1423 SPRUCE ST  
PHILADELPHIA, PA 19102-4503

**SCOPE OF WORK:**  
NEW CONSTRUCTION OF A 7-STORY BUILDING WITH BASEMENT, ROOF DECK, AND ROOF DECK ACCESS STRUCTURE.

### LOT INFO

**ZONING:**  
CMX-5

**LOT AREA:**  
2,745 sf

**EXISTING USE:**  
COMMERCIAL

**PROPOSED USE:**  
MIXED-USE: 1 COMMERCIAL UNIT + RESIDENTIAL UNITS

**ALLOWED DIMENSIONS**  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: 8' IF USED  
MAX FAR: 1,200

**EXISTING DIMENSIONS**  
MAX OCCUPIED AREA: 59.4% (1,631 sf)  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 119

**PROPOSED DIMENSIONS**  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 700

**CMX-5 BULK & MASSING CONTROL:**  
OPTION A- SKY PLANE BLOCKAGE:  
<65' 100%, 65-90' 85%

OPTION B- OPEN AREA, BUILDING WIDTH:  
75% LOT COVERAGE

### FLOOR AREA

BASEMENT	2,153 sf
1ST FLOOR	2,453 sf
2ND FLOOR	2,453 sf
3RD FLOOR	2,453 sf
4TH FLOOR	2,041 sf
5TH FLOOR	1,977 sf
6TH FLOOR	1,913 sf
7TH FLOOR	1,849 sf

**TOTAL** 13,098 sf (ABOVE GRADE)

# A1

HISTORICAL REVIEW:  
SITE PLAN

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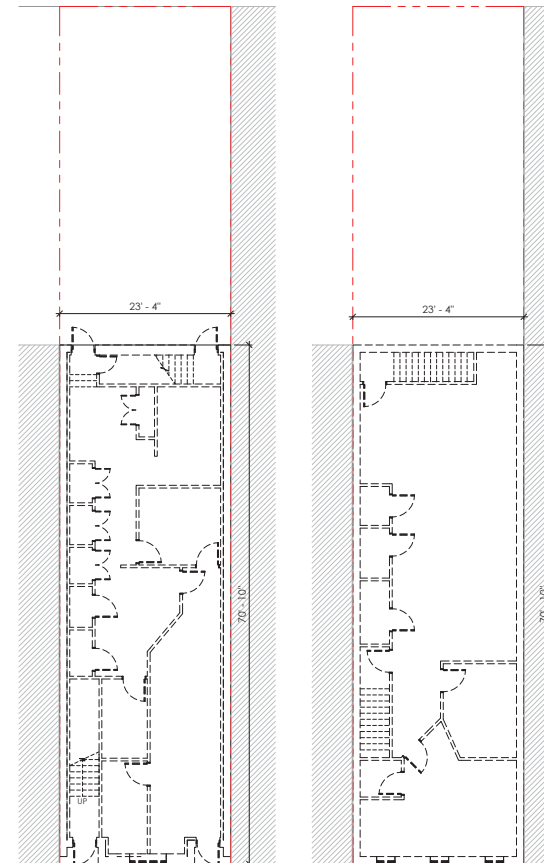
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IMAGE 1:  
CURRENT CONDITION  
LOOKING EAST AT SPRUCE ST



IMAGE 1:  
CURRENT CONDITION  
LOOKING NORTH AT SPRUCE ST



1 1ST FLOOR - EXISTING  
A2 1/8" = 1'-0"

2 2ND FLOOR - EXISTING  
A2 1/8" = 1'-0"

**A2**

**HISTORICAL REVIEW:  
EXISTING FLOOR PLAN**

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**FLOOR AREA**

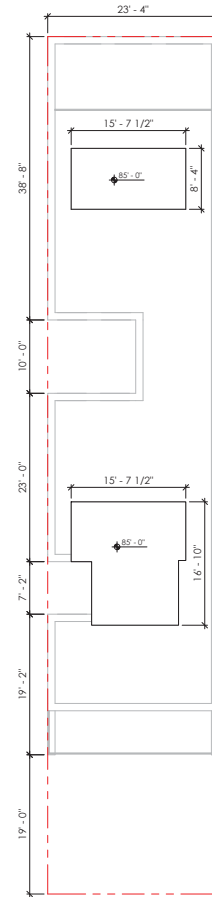
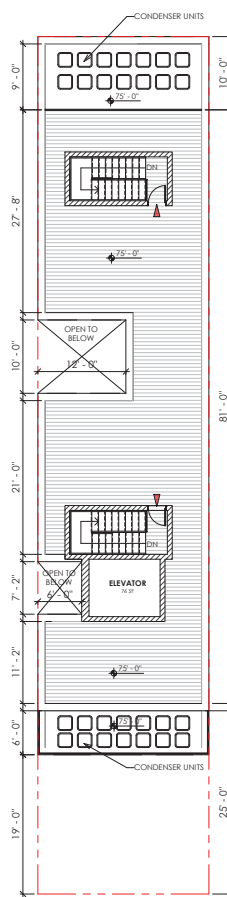
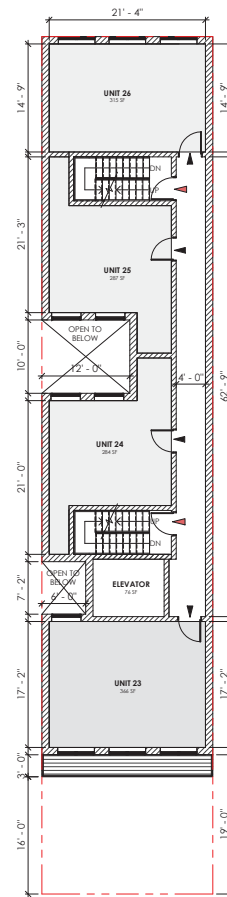
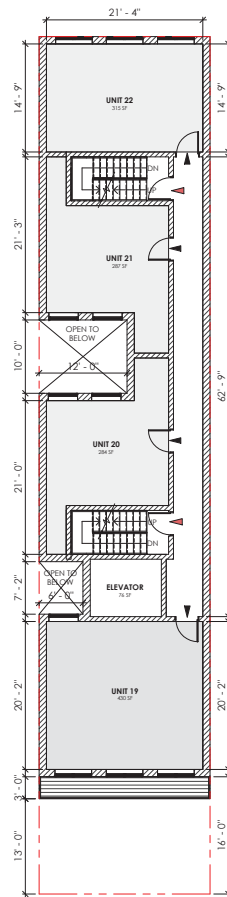
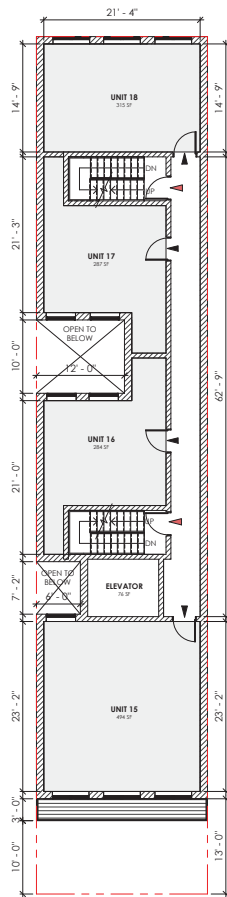
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**A3**

**HISTORICAL REVIEW:  
PROPOSED FLOOR PLAN**



5 5TH FLOOR- PROPOSED  
A4 1/8" = 1'-0"

6 6TH FLOOR- PROPOSED  
A4 1/8" = 1'-0"

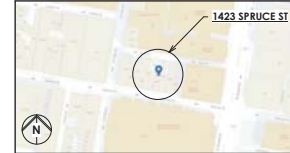
7 7TH FLOOR- PROPOSED  
A4 1/8" = 1'-0"

3 ROOF DECK- PROPOSED  
A4 1/8" = 1'-0"

4 PILOT HOUSE ROOF  
A4 1/8" = 1'-0"

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# A4

**HISTORICAL REVIEW:  
PROPOSED FLOOR PLAN**

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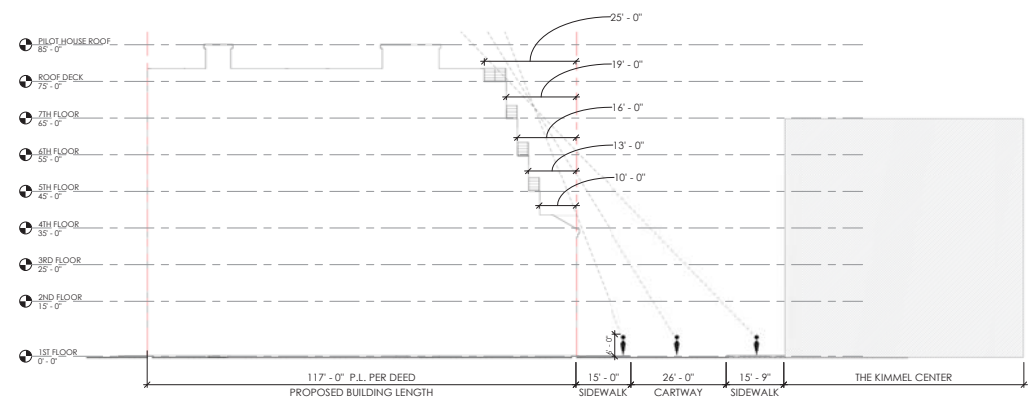
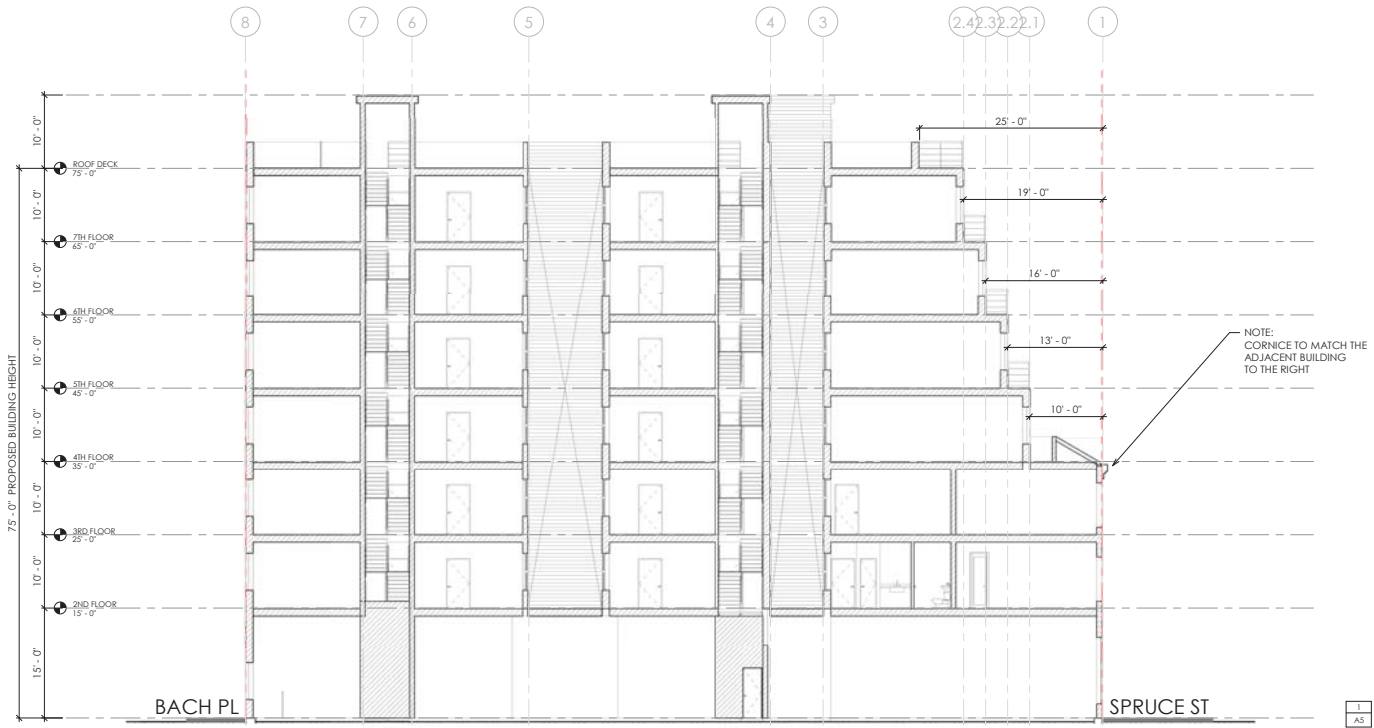
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**A5**

**HISTORICAL REVIEW:  
SECTION & DIAGRAM**

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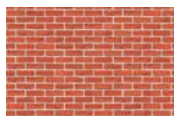
NOTE:  
CORNICE TO MATCH THE ADJACENT BUILDING TO THE RIGHT



**METAL PANELS**  
USED AT FRONT FACADE FROM 4TH FLOOR UP  
USED AT REAR FACADE  
USED AT SIDE FACADE WITH DIFFERENT HUE



**GREY SHINGLED ROOF**  
TO MATCH ADJACENT AND EXISTING HUE



**BRICK STANDARD**  
TO MATCH ADJACENT AND EXISTING HUE

3 MATERIAL PALETTE-3  
A6 1" = 1'-0"

1 FRONT ELEVATION  
A6 3/16" = 1'-0"

2 REAR ELEVATION  
A6 3/16" = 1'-0"



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1 WEST ELEVATION  
3/16" = 1'-0"



**2 COLOR PALETTE**  
1" = 1'-0"

<p><b>HUE 1</b> RGB: 128-064-000 BRIGHTNESS: 40%</p>	<p><b>HUE 2</b> RGB: 128-064-000 BRIGHTNESS: 60%</p>	<p><b>HUE 3</b> RGB: 179-067-000 BRIGHTNESS: 40%</p>
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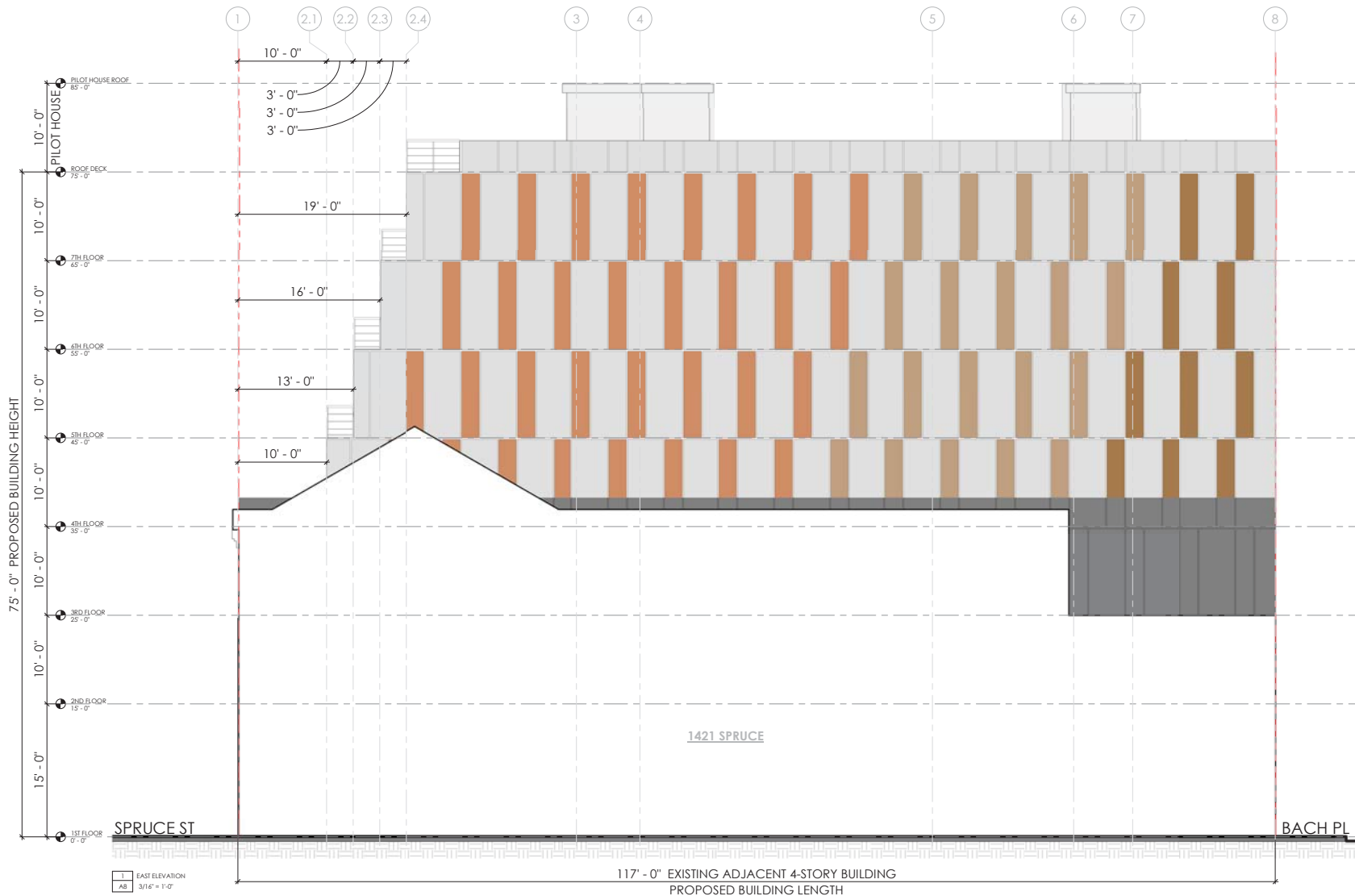
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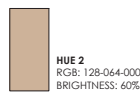
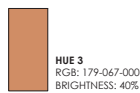
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1 EAST ELEVATION  
A8 3/16" = 1'-0"

2 COLOR PALETTE-2  
A8 1" = 1'-0"



**A8**

**HISTORICAL REVIEW:  
ELEVATION**





IMAGE 1:  
LOOKING NORTH ON SPRUCE ST



IMAGE 2:  
LOOKING EAST ON SPRUCE ST

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MAX FLOOR AREA: 119

**PROPOSED DIMENSIONS**  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 700

**CMX-5 BULK & MASSING CONTROL:**  
OPTION A- SKY PLANE BLOCKAGE:  
<65' 100%, 65-90' 85%

OPTION B- OPEN AREA, BUILDING WIDTH:  
75% LOT COVERAGE

**FLOOR AREA**

BASEMENT	2,153 sf
1ST FLOOR	2,453 sf
2ND FLOOR	2,453 sf
3RD FLOOR	2,453 sf
4TH FLOOR	2,041 sf
5TH FLOOR	1,977 sf
6TH FLOOR	1,913 sf
7TH FLOOR	1,849 sf

**TOTAL** 13,098 sf (ABOVE GRADE)