

**ADDRESS: 565 N JUDSON ST**

Proposal: Construct three-story building

Review Requested: Review and Comment

Owner: 1601-03 Ridge Avenue LP

Applicant: Gabriel Deck, Gnome Architects, LLC

History: Vacant lot

Individual Designation: None

District Designation: None

Staff Contact: Meredith Keller, meredith.keller@phila.gov, 215-686-7660

**BACKGROUND:**

This application for new construction at 565 N. Judson Street follows two previous applications to the Historical Commission that were reviewed in March 2017 and January 2019. The Historical Commission maintained full jurisdiction over those reviews because each proposed to construct an addition to the adjacent historic structure at 563 N. Judson Street. The current application proposes only to construct a building on the vacant lot and does not include any work to the adjacent property. Consequently, the Historical Commission maintains review and comment authority over the application.

**SCOPE OF WORK:**

- Construct three-story, single-family residential 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 proposed three-story building would be incompatible with the massing, size, and scale of the two-story buildings that comprise the row. The architectural features, including the window configurations, materials, cornice, and projecting bay, are insensitive to the historic context, both of Judson Street and of the Spring Garden Historic District.

**STAFF RECOMMENDATION:** The staff comments that the proposed construction at 565 N. Judson Street is incompatible with the Spring Garden Historic District, pursuant to Standard 9.

## MAPS & IMAGES:

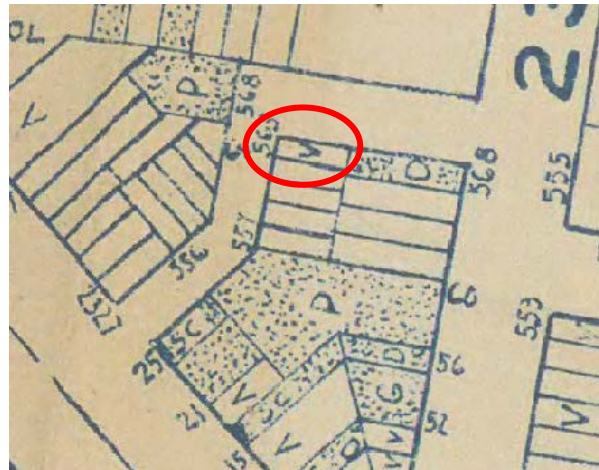


Figure 1: 2018 parcel map. Source: CityAtlas





Figure 2: The vacant lot at 565 N. Judson Street and the adjacent two-story buildings, 2019.



Figures 3 and 4: A building is shown at 565 N. Judson Street in 1895 (left). By 1942, the building was demolished and the property had become a vacant lot (right).

# APPLICATION FOR BUILDING PERMIT

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

## ADDRESS OF PROPOSED CONSTRUCTION:

565 N. JUDSON ST. , PHILADELPHIA, PA 19130

## APPLICANT:

GABRIEL DECK

## COMPANY NAME

GNOME ARCHITECTS, LLC

PHONE # (215) 279-7531

FAX #

## APPLICANT'S ADDRESS:

1901 S. 9TH ST. RM 526

PHILADELPHIA, PA 19148

LICENSE # AC#4078870 E-MAIL: PERMITS@GNOMEARCH.COM

## PROPERTY OWNER'S NAME:

1601-03 RIDGE AVENUE LP

## PROPERTY OWNER'S ADDRESS:

426 S. 44TH STREET, PHILADELPHIA PA 19104

PHONE # (610) 587-6122

FAX #

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

GABRIEL J DECK, RA, LEED AP

## ARCHITECT/ENGINEERING FIRM:

GNOME ARCHITECTS, LLC

PHONE # (215) 279-7531

FAX #

## ARCHITECT/ENGINEERING FIRM ADDRESS:

1901 S. 9TH ST. RM 526

PHILADELPHIA, PA 19148

LICENSE # 606859

E-MAIL: PERMITS@GNOMEARCH.COM

## CONTRACTOR:

## CONTRACTING COMPANY:

PHONE #

FAX #

## CONTRACTING COMPANY ADDRESS:

## USE OF BUILDING/SPACE

R-3 – SINGLE FAMILY DWELLING

## ESTIMATED COST OF WORK

\$ 85,000.00

## BRIEF DESCRIPTION OF WORK:

FOR THE CONSTRUCTION OF (1) NEW 3-STORY + CELLAR SINGLE FAMILY DWELLING WITH REAR DECK AND  
ROOF DECK ACCESSED BY EXTERIOR STAIR. SIZE AND LOCATION PER PLANS.

TOTAL AREA UNDERGOING CONSTRUCTION: 1692 square feet

## COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☐ YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: \_\_\_\_\_

DATE: 10 / 07 / 2019



Gnome Architects LLC.  
1901 S. 9th Street, RM. 526  
Philadelphia, PA 19148  
gabe@gnomearch.com  
215 279 7531

10.04.2019

City of Philadelphia  
Historical Commission  
1515 Arch St  
13th Floor  
Philadelphia, PA 19102

RE: 565 N. Judson Street  
Philadelphia, PA 19130  
Application for Review and Comment (Final)  
Owner: Kieran Smith

To Members of Philadelphia Historical Commission,

Please see the attached application for final approval for a new construction three story plus cellar single family dwelling with rear deck and roof deck accessed by pilot house.

Best Regards,  
Gabriel Deck RA, LEED AP  
Principal Architect



<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER <b>1010128</b>	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE <b>\$150.00</b>	DATE <b>09/26/19</b>
LOCATION OF WORK: <b>00565 JUDSON ST PHILADELPHIA, PA 19130-3122</b>				ZONING CLASSIFICATION <b>RSA-5</b>	
OWNER 1601 03 RIDGE AVENUE LP 426 S 44TH ST PHILADELPHIA PA, 19104		APPLICANT JUSTIN BRIGHT 1901 S 9TH ST PHILADELPHIA, PA 19148		PLAN EXAMINER <b>ANDREW DIDONATO</b>	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
<b>THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED</b>					
<b>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL</b> For the erection of a new three (3) story structure with a full cellar, egress well, a roof deck accessed by recessed stairs, and a deck at the first floor level. Size and locations per approved plans.					
<b>USE REGISTRATION</b> Single Family Household Living					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<b>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</b>					
IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7860.					
FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495					
<b>LIMITATIONS:</b> IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.  IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.					
<b>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</b>					
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					





VIEW OF SITE FROM BRANDYWINE ST



VIEW OF SITE FROM BRANDYWINE ST



Gnome Architects LLC  
1901 S. 9th St. Rm. 526  
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O: 215 279 7531  
[www.gnomearch.com](http://www.gnomearch.com)

565 N. JUDSON STREET  
PHILADELPHIA PA 19103

10.07.2019  
SD.1





CONTEXT: JUDSON ST. LOOKING NORTHEAST

08.01.2019



CONTEXT: JUDSON ST. AND PENNSYLVANIA AVE LOOKING NORTHWEST

08.01.2019



CONTEXT: BRANDYWINE ST. AND N. 23RD ST. LOOKING EAST

08.01.2019



CONTEXT: JUDSON ST. AND PENNSYLVANIA AVE LOOKING SOUTHEAST

08.01.2019



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10.07.2019  
SD.2





1895 PHILADELPHIA ATLAS



1942 LAND USE



1910 PHILADELPHIA ATLAS

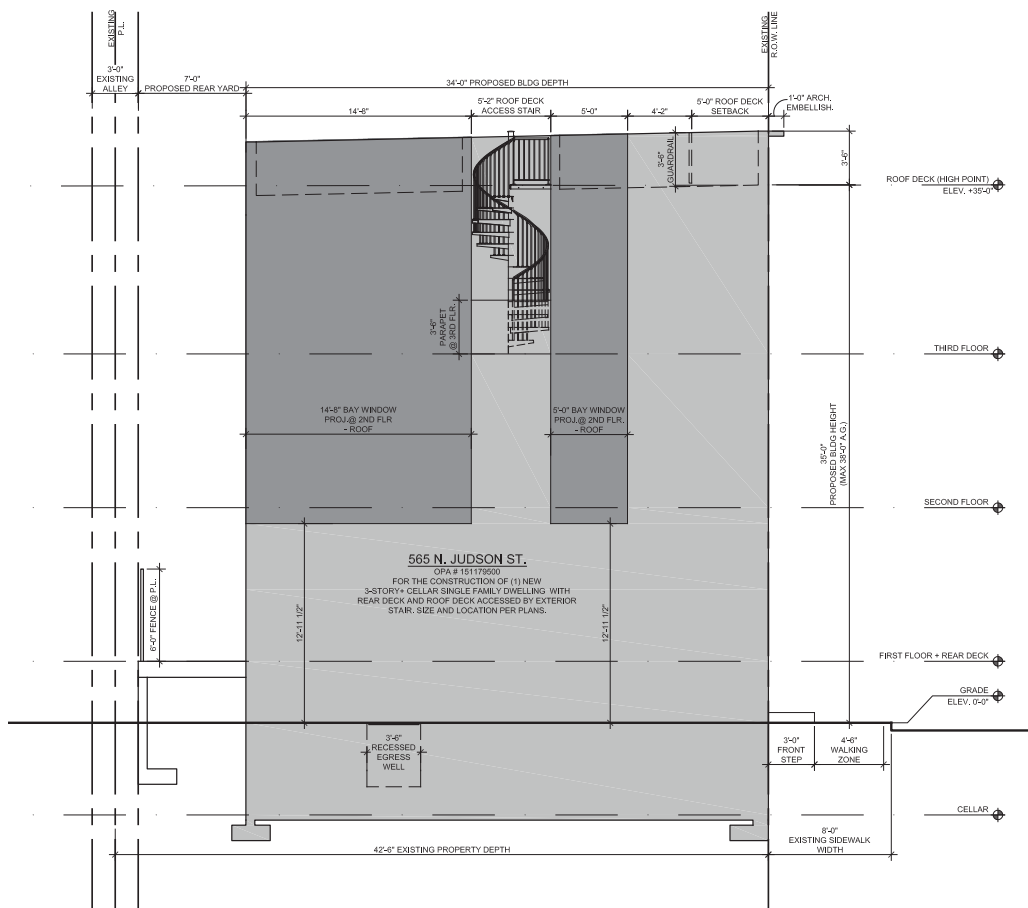
560 BLOCK  
OF N. JUDSON STREET  
(8' - 14' - 8')  
LEGALLY OPEN -  
ON CITY PLAN

GNOME

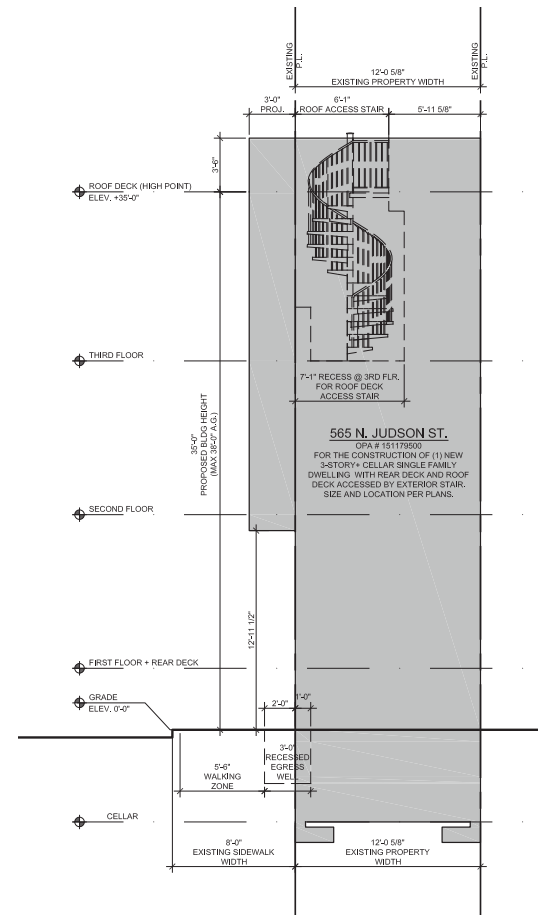
565 N. JUDSON STREET  
PHILADELPHIA PA 19103

10.07.2019  
SD.4

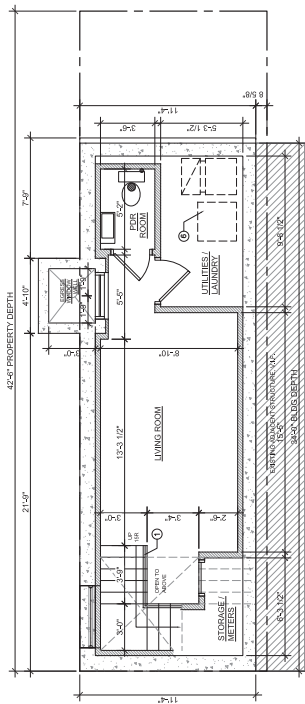




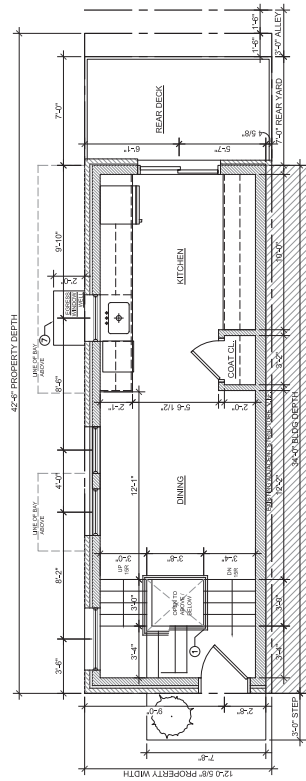
ZONING ELEVATION @ BRANDYWINE ST.  
SCALE: 1/8" = 1'-0"



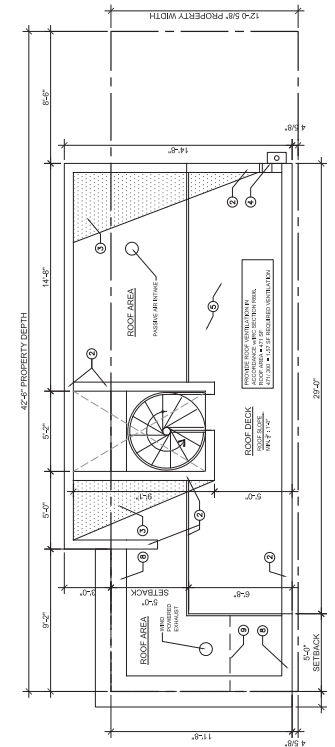
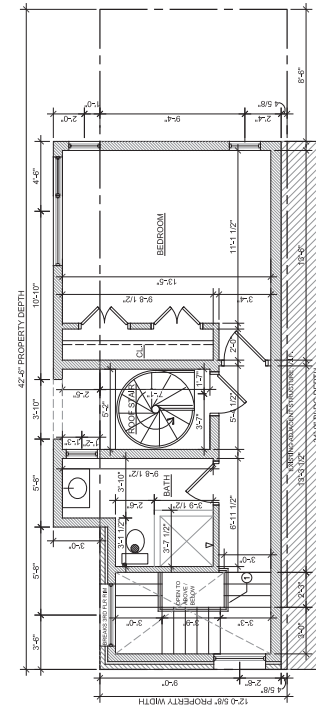
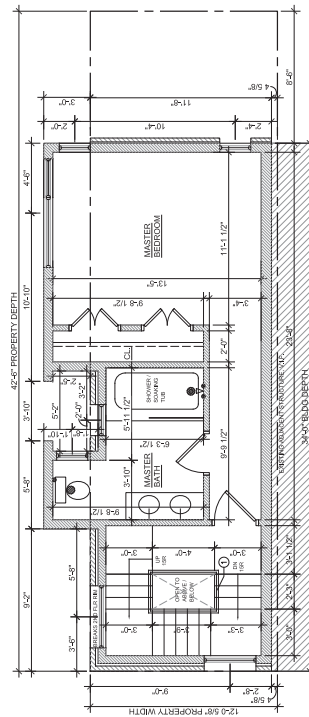
ZONING ELEVATION @ JUDSON ST.  
SCALE: 1/8" = 1'-0"



BRANDYWINE ST.



N. JUDSON ST.



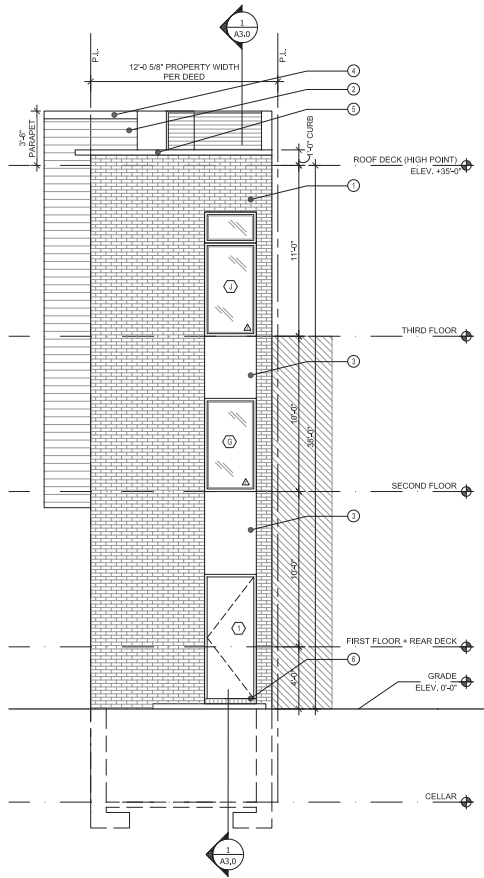
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PHILADELPHIA PA 19103

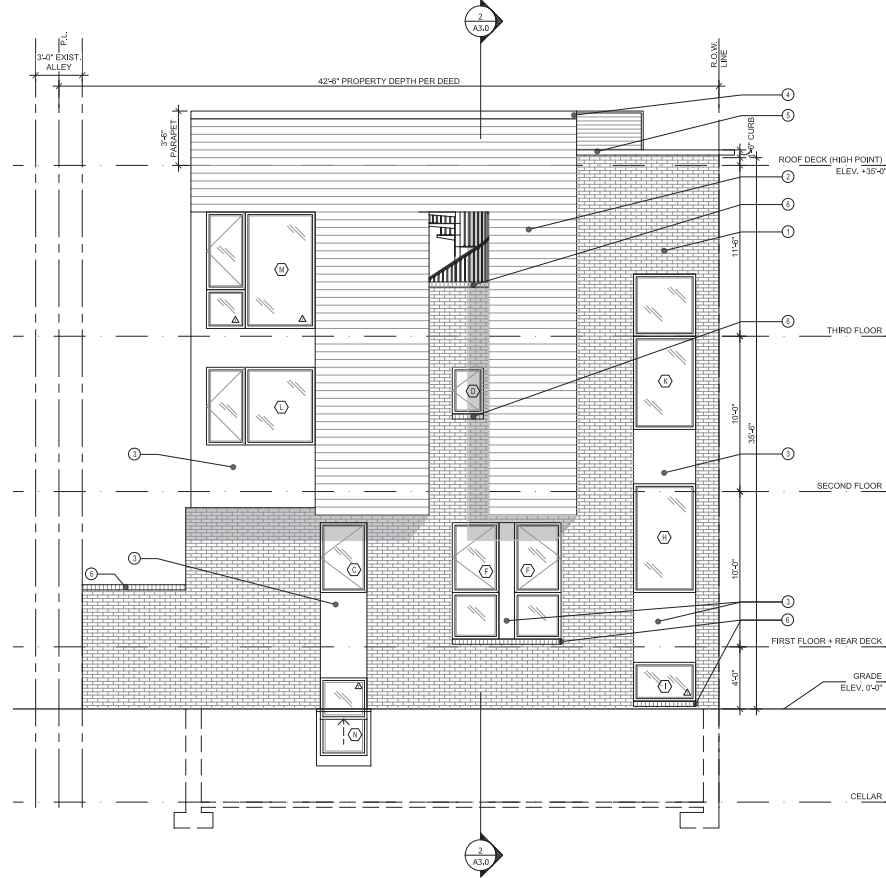
10.07.2019  
SD.6



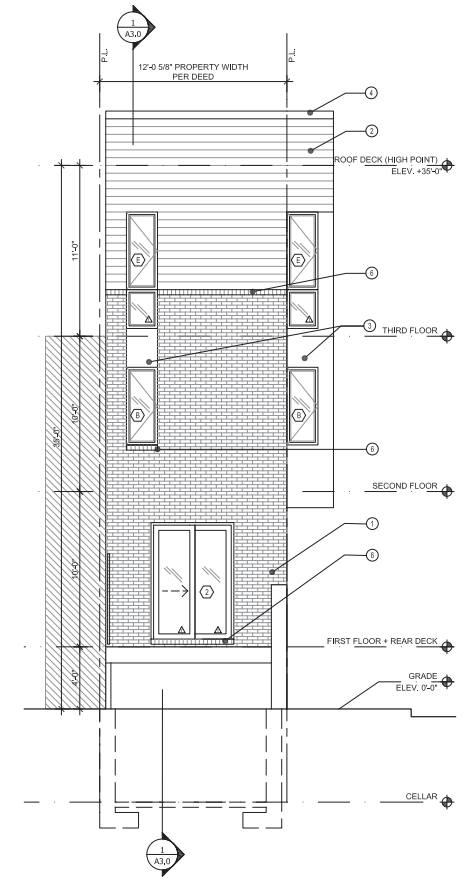
ELEVATION KEYNOTE LEGEND (CONFIRM W/ OWNER)		
① MATERIAL	MANUFACTURER	COLOR
① STANDARD BRICK	GLEN-GERY	ASPEN WHITE, MORTAR G-402
② 6" NICKEL GAP SIDING	BORAL - TRUEXTERIOR	IRON GRAY OR EQ.
③ METAL PANEL	TBD	MATTE BLACK
④ ALUM. COPING	TBD	TO MATCH [3]
⑤ METAL ARCHITECTURAL EMBELLISHMENT	TBD	TO MATCH [3]
⑥ BRICK ROWLOCK SILL	GLEN-GERY	TO MATCH [1]



JUDSON ST. ELEVATION  
SCALE: 1/8" = 1'-0"



BRANDYWINE ST. ELEVATION  
SCALE: 1/8" = 1'-0"



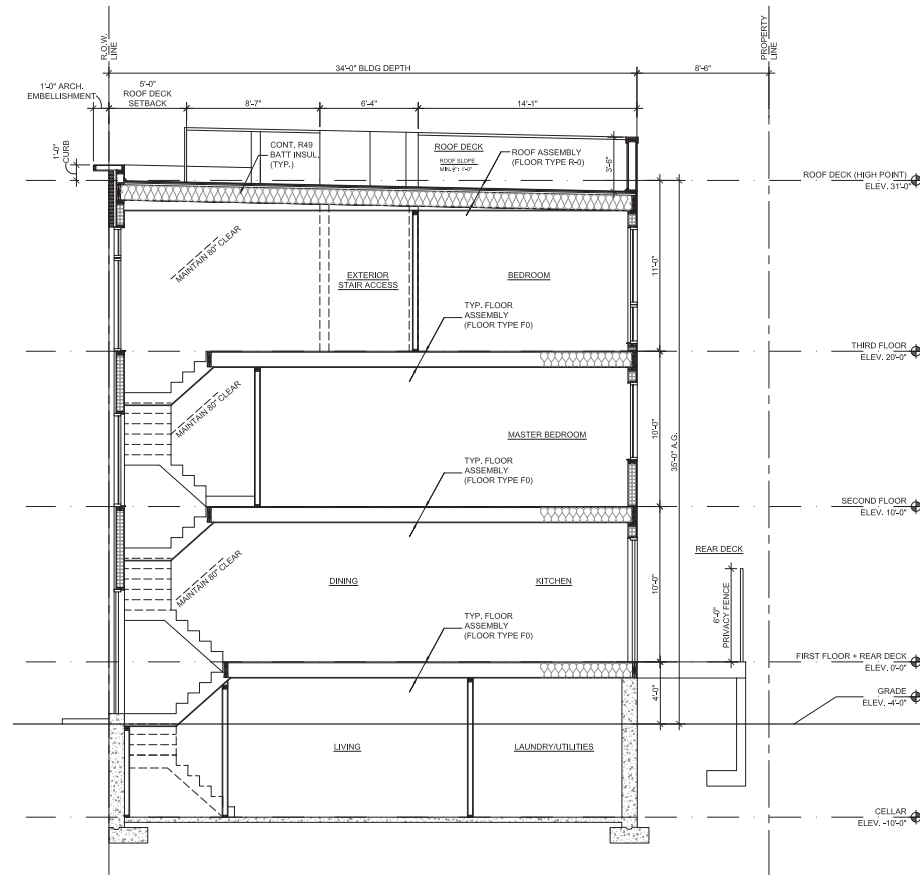
REAR ELEVATION  
SCALE: 1/8" = 1'-0"



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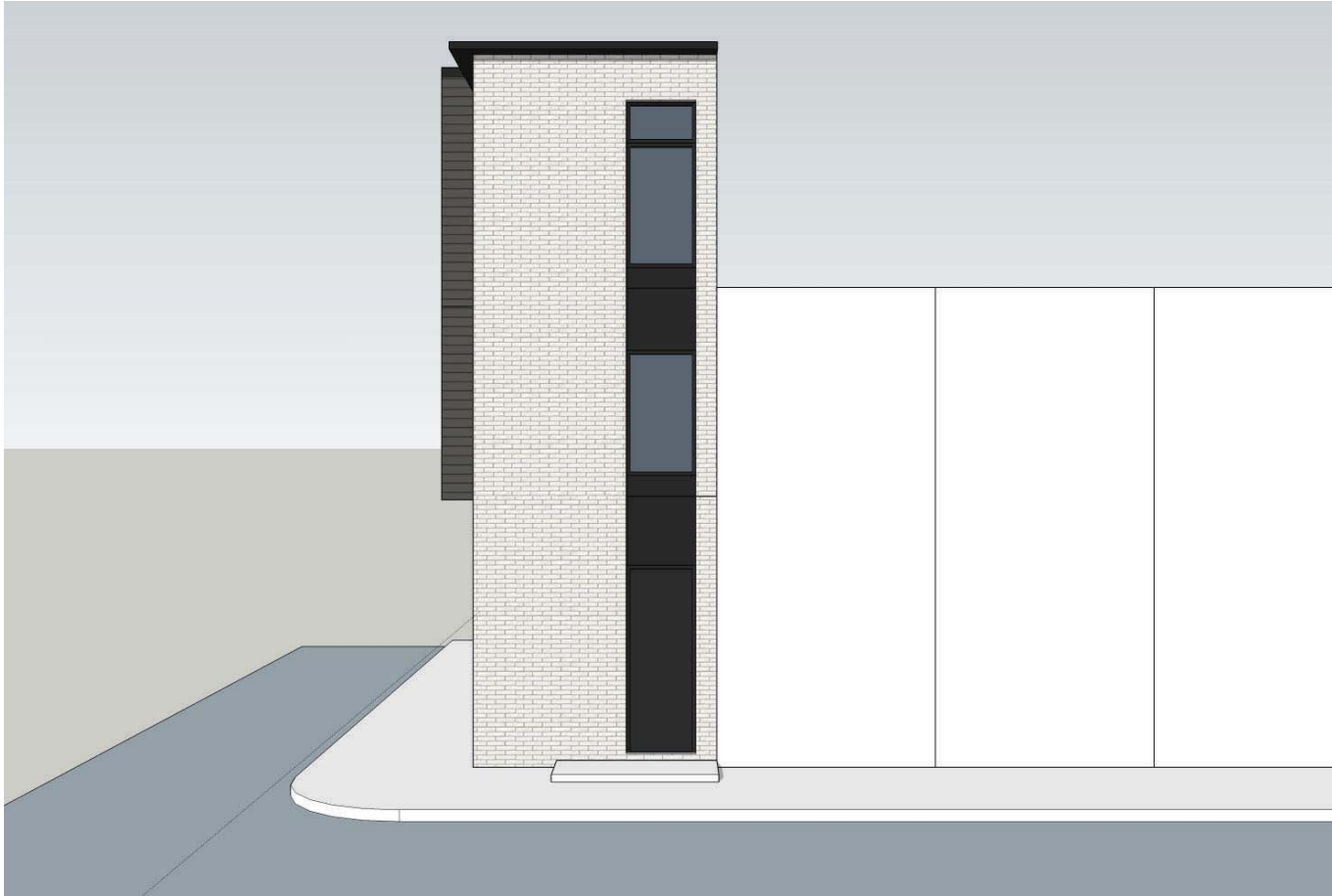
565 N. JUDSON STREET  
PHILADELPHIA PA 19103

10.07.2019  
SD.7



SECTION LOOKING NORTH  
SCALE: 1/8" = 1'-0"





RENDERING OF PROPOSED FRONT ELEVATION AT JUDSON STREET



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565 N. JUDSON STREET  
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10.07.2019  
**SD.9**



RENDERING OF VIEW FROM INTERSECTION OF JUDSON ST. AND BRANDYWINE ST.



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565 N. JUDSON STREET  
PHILADELPHIA PA 19103

10.07.2019  
**SD.10**



RENDERING OF PROPOSED BRANDYWINE ST. ELEVATION



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SD.11





RENDERING OF PROPOSED REAR ELEVATION



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565 N. JUDSON STREET  
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10.07.2019  
**SD.12**