ADDRESS: 502 WOOD ST
Proposal: Construct six-story multi-family residential apartment building
Review Requested: Review and Comment
Owner: Wood Street Associates LP
Applicant: Richard Stewart, JKRP Architects
History: vacant lots
Individual Designation: None
District Designation: Old City Historic District, Non-Contributing, 12/12/2003
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:
This Review and Comment application proposes to construct a six-story multi-family apartment building on several vacant, undeveloped parcels within the Old City Historic District. The lots at 313, 315 and 317 N. Randolph Street; 504-08 Wood Street; and 312, 314, 316 and 318 N. 5th Street will be consolidated as 502 Wood Street.

SCOPE OF WORK:
- Construct six-story multi-family apartment building.

STANDARDS FOR REVIEW:
The Historical Commission has review-and-comment jurisdiction over this site. 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works 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 design of this building does not relate to the context of the Old City Historic District. The building is to be clad in metal panels of various shades of grey and one described as having a “wood look.”
  - The materials and rhythm of the fenestration do not appear to reference any of the architecture seen within the Old City Historic District. In this regard, the design is differentiated from the historic fabric, however it fails to achieve the compatibility that is required by this standard.
- **Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential for and integrity of the historic property and its environment would be unimpaired.**
  - As the lots are currently vacant, there would be no adverse impact on the surrounding buildings or on the historic district if this property were to be removed in the future.

STAFF COMMENT: The proposed new construction is not compatible with the historic district and does not satisfy Standard 9.
Dr. Jon Farnham  
Executive Director  
Philadelphia Historical Commission  
1515 Arch St. 13th Floor  
Philadelphia, PA 19102  
jon.farnham@phila.gov

Re: Request for Staff Review: 502 Wood Street, Parcel A

Dr. Farnham:

Please accept this request for a review by the Historical Commission for the proposed development located at 502 Wood Street. This property is located within the Old City Historic District, within the Commission’s jurisdiction and constitutes a non-contributing property. The site is currently used as an open-air parking lot.

This development proposes the erection of a new 55,470 sq.ft., 6-story multi-family building with containing 50 residential units, and parking for 11 vehicles and 2 Car Share spaces (as shown on the enclosed plans). Also attached is a copy of the building permit application and well as the other documentation submitted to Licenses and Inspections as part of our building permit application.

We respectfully request that this review be expedited, if at all possible, as you certainly understand the impacts of the expiration of the Tax Abatement program at the end of this year, and the need to have building permits, in hand, in order to qualify for that program.

Please do not hesitate to contact us is further information or documentation is necessary.

Sincerely,

Richard Stewart, AIA  
Principal  
rstewart@jkrarchitects.com

Cc: preservation@phila.gov