

ADDRESS: 244-58 N 2ND ST

Proposal: Construct 11 single-family residences

Review Requested: Final Approval

Owner: Shirley Snyderman

Applicant: Agata Reister, Landmark Architectural Design LLC

History: 1960

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

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

OVERVIEW: This application proposes to demolish a non-contributing gas station on this property located within the Old City Historic District, and construct 11 single-family residences on the site. Rowhouses stood on this site until at least the 1960s. The proposed buildings would be four stories in height with roof decks and pilot houses. Parking for nine of the houses would be accessed through a shared interior driveway, while the remaining two houses fronting Vine Street would utilize existing curb cuts for garage access.

SCOPE OF WORK:

- Demolish non-contributing gas station structures.
- Construct 11 single-family residences.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work 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 proposed new construction is compatible with the materials, features, size, scale, proportions and massing of the surrounding context.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.

MAPS & IMAGES:

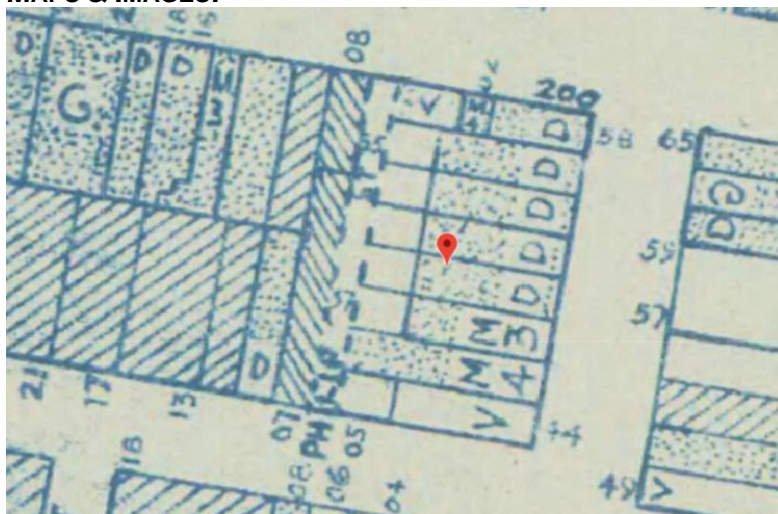


Figure 1: 1962 WPA land use map showing buildings constructed on the site.



Landmark

Agata M. Reister
1325 Snyder Avenue - Philadelphia, Pa 19148
agata@landmarkaia.com

March 9th, 2021

To:
Mr. Kim Chantry
Philadelphia Historical Commission

Regarding:
244-58 N 2nd Street
Philadelphia Pa. 19106

Current Building Owner:
Snyderman Shirley
244-58 N 2nd Street
Philadelphia Pa. 19106

Dear Kim,

Below you will find the summary for the proposed development.

Currently the site fronts 4 streets (3 confirmed as legally open) and is occupied by one story structure that served in the past as an accessory to gas station repair garage.

The proposal is to demolish the existing structure and associated pump canopies, and erect 11 single family homes with accessory garages.

The dwellings are proposed to be 4 story tall. Each of the units will provide interior parking for 2 cars accessed primarily from the shared driveway entering from New Street.

Two of the units propose to reuse curb cuts on Vine Street. Present curb cuts on 2nd Street will be eliminated. The proposed roof decks and access structures are set back in order to meet the requirements of the current Philadelphia Zoning Code.

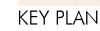
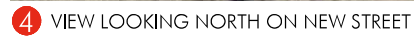
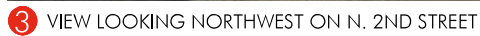
The proposed window types, brick and cast stone as well as iron railing are all in line with the materials seen throughout Old City.

Shall you have any questions or require additional drawings or details please do not hesitate to reach out to us; my contact information is listed below.

Agata M. Reister
Agata@landmarkaia.com
O: 215-755-9050
C: 609-954-8504

Sincerely,

Agata Reister



Site Photos

SWEET HILL

WIRELESS POWER
The 802.11n-11g
and -b standards
are all about speed,
but they're also
about power.

BATTERY PLANS
Power, though,
isn't always free.
Here's how you
can save money
on wireless power.

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a.



1 VIEW LOOKING WEST ON N. 2ND STREET



2 VIEW LOOKING EAST ON N. 2ND STREET



3 VIEW LOOKING EAST ON NEW STREET



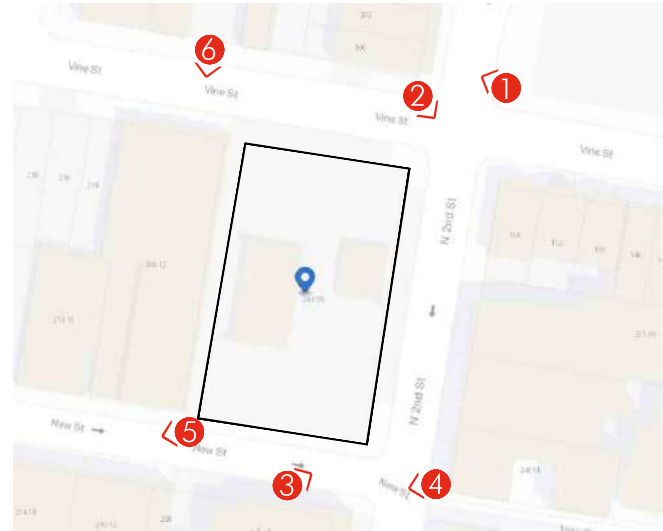
4 VIEW LOOKING WEST ON N. 2ND STREET



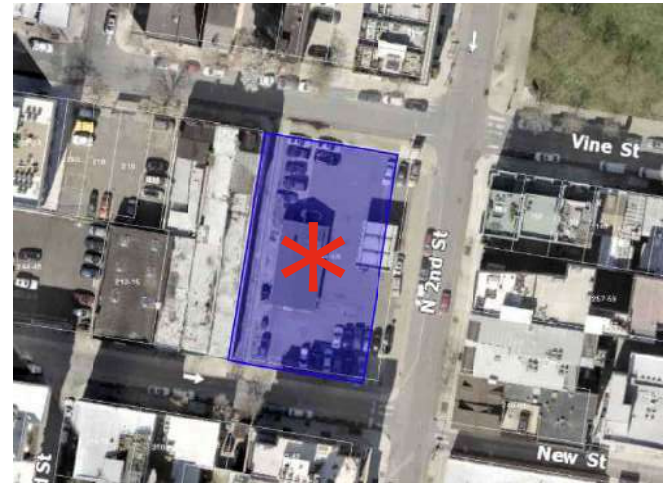
5 VIEW LOOKING WEST ON NEW STREET



6 VIEW LOOKING SOUTH ON VINE STREET



KEY PLAN



AERIAL VIEW

CITY APPROVAL STAMP



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Vincent@landmarkarch.com



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CONSULTANTS

PROJECT NAME
244-58 N 2nd Street
Philadelphia, PA 19106

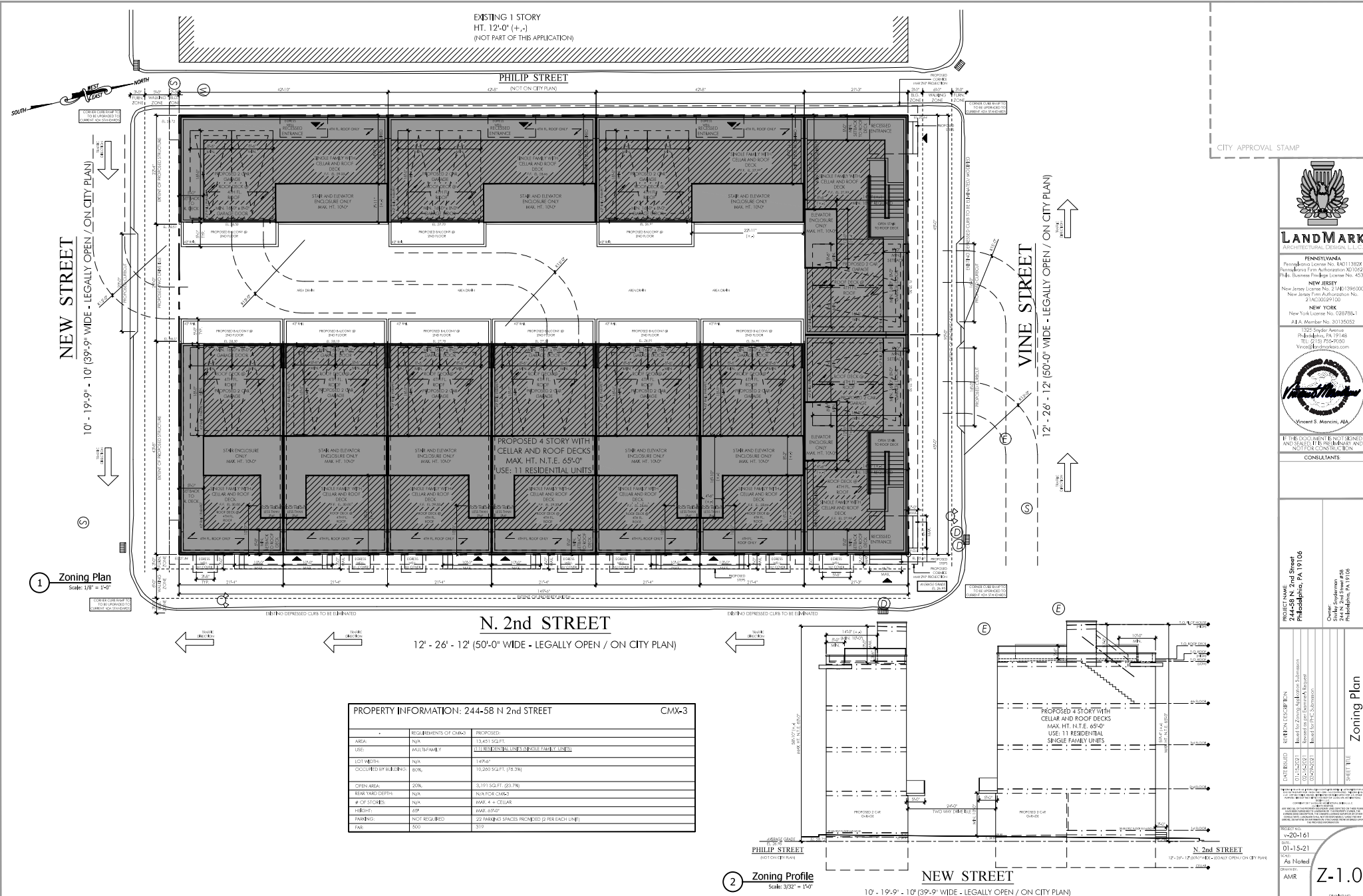
OWNER
City of Philadelphia
244 N 2nd Street #200
Philadelphia, PA 19106

DATE ISSUED	REVISION DESCRIPTION
01-15-21	Issued for Zoning and Landmarks Commission
02-25-21	Revised per Landmarks Commission
03-15-21	Revised per Landmarks Commission
04-15-21	Revised per Landmarks Commission
05-15-21	Revised per Landmarks Commission
06-15-21	Revised per Landmarks Commission
07-15-21	Revised per Landmarks Commission
08-15-21	Revised per Landmarks Commission
09-15-21	Revised per Landmarks Commission
10-15-21	Revised per Landmarks Commission
11-15-21	Revised per Landmarks Commission
12-15-21	Revised per Landmarks Commission

PROPERTY NO.
244-58
DATE
01-15-21
SCALE
As Noted
DRAWN BY
AMR

SHEET TITLE
Site Photos

SP-1.1



PROPERTY INFORMATION: 244-58 N 2nd STREET			CMX-3
	REQUIREMENTS OF CMX-3	PROPOSED	
AREA	N/A	13,451 SQ. FT.	
USE	MULTIFAMILY	11 RESIDENTIAL UNITS, SINGLE FAMILY UNITS	
LOT WIDTH	N/A	140' 0"	
LOT DEPTH	N/A	10,200 SQ. FT. (78.3%)	
OPEN AREA	20%	5,191 SQ. FT. (23.7%)	
BEAR YARD DEPTH	N/A	N/A FOR CMX-3	
# OF STORIES	N/A	MAX. 4 + CELLAR	
HEIGHT	65'	MAX. 65' 0"	
PARKING	NOT REQUIRED	22 PARKING SPACES PROPOSED (2 PER EACH UNIT)	
TRAIL	500	517	

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Vincent S. Mancini, AIA

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CONSULTANTS:

PROJECT NAME:
244-58 N 2nd Street
Philadelphia, PA 19106

Owner:
Shirley Szymanski
244 N 2nd Street #808
Philadelphia, PA 19106

DATE ISSUED:
01-15-21

SCALE:
As Shown

DRAWN BY:
AMR

REVIEW DESCRIPTION:
Based for Zoning, All Areas Submission
Based for P.E. Submission
Based for P.E. Submission

SHEET TITLE:
Zoning Plan

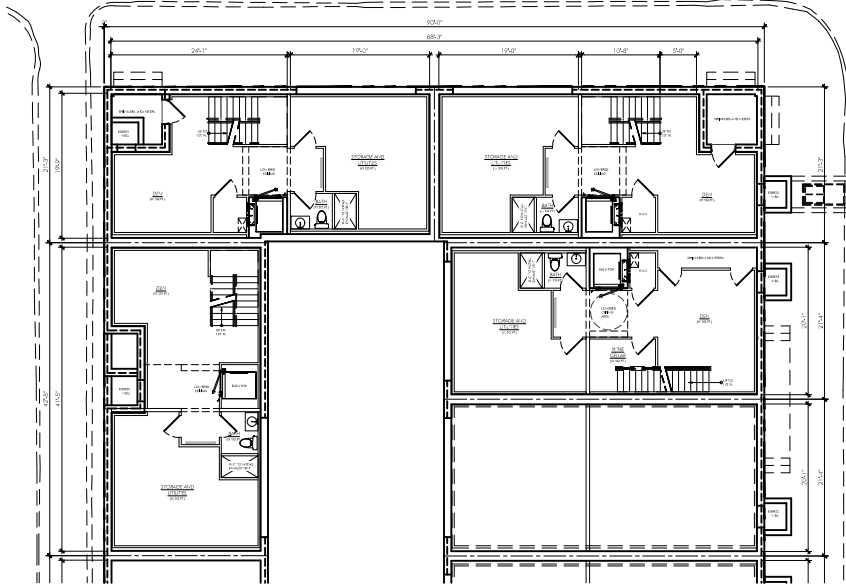
PROJECT NO.:
V-20-161

DATE:
01-15-21

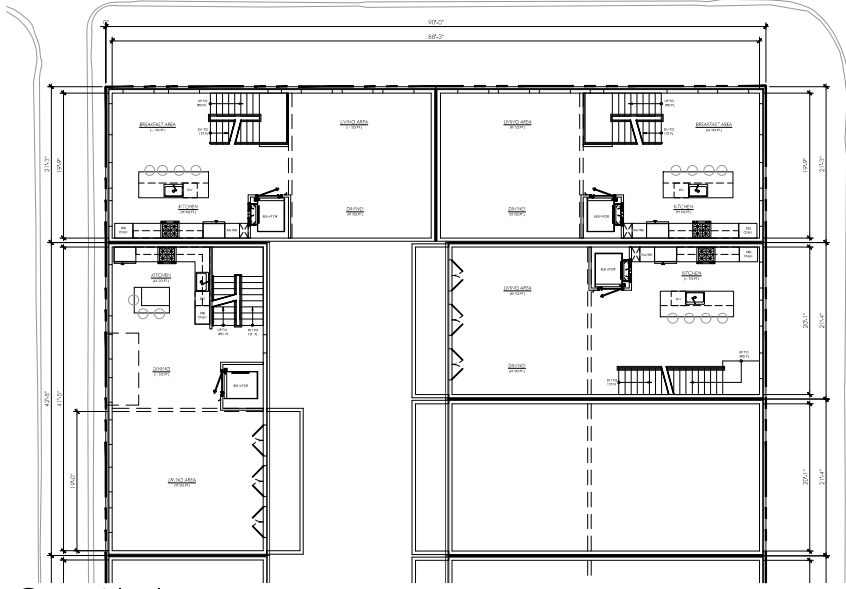
SCALE:
As Shown

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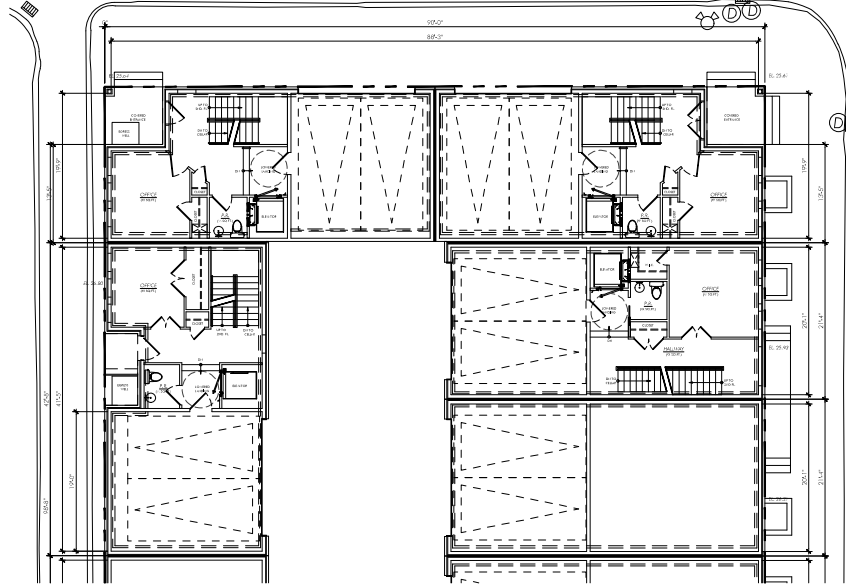
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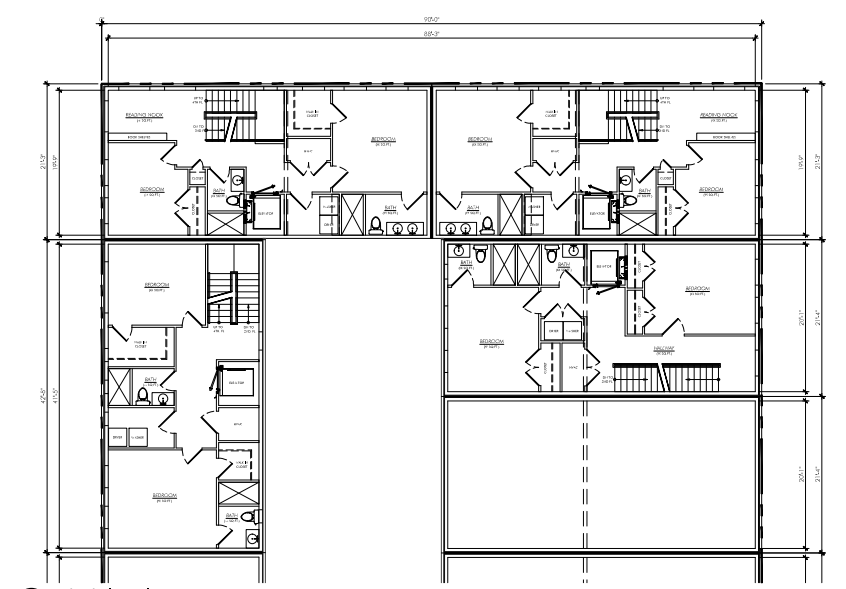
1 Cellar Plans
Scale: 1/8" = 1'-0"



3 Second Floor Plans
Scale: 1/8" = 1'-0"



2 First Floor Plans
Scale: 1/8" = 1'-0"



4 Third Floor Plans
Scale: 1/8" = 1'-0"

VINE STREET

12' - 26' - 12' (50'-0" WIDE - LEGALLY OPEN / ON CITY PLAN)

CITY APPROVAL STAMP



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CONSULTANTS:

PROJECT NAME
244-58 N 2nd Street
Philadelphia, PA 19106

Owner
Shiller System
244 N 2nd Street #200
Philadelphia, PA 19106

DATE ISSUED
01-15-21
DESIGNED BY
CHECKED BY
CONTRACT NO.

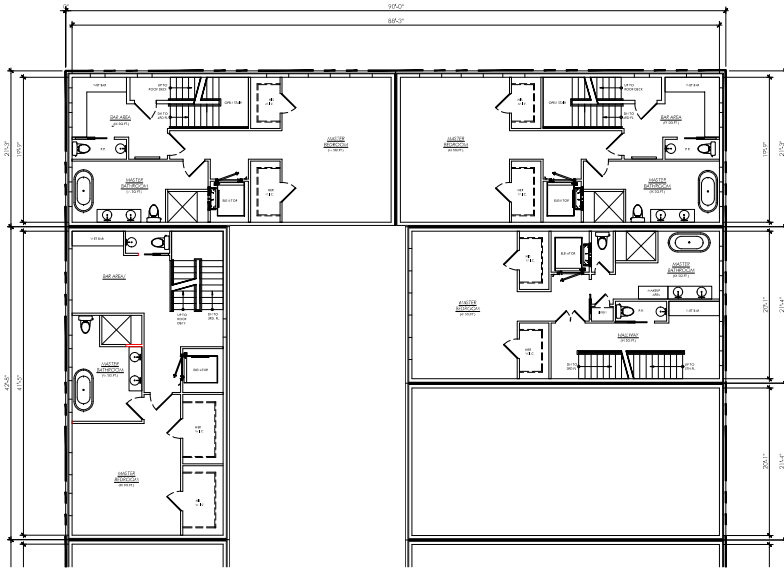
REVIEW DESCRIPTION
Based for Zoning, All Other Submissions
Based for P.E. Submissions
Based for P.E. Submissions

PROJECT NO.
V-20-161
01-15-21
SCALE
As Noted
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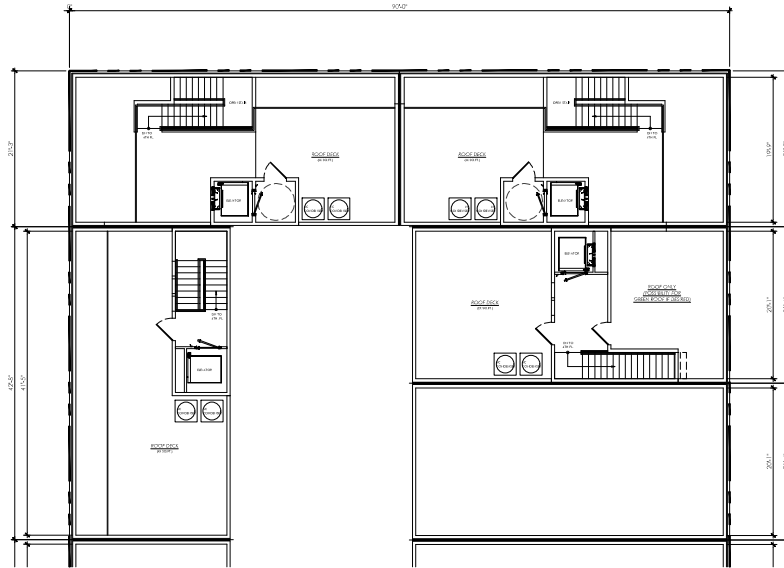
Floor Plans Sheet 1

SHEET 1 OF 1

A-1.0



1 Fourth Floor Plans
Scale: 1/8" = 1'-0"



2 Roof Deck Plans
Scale: 1/8" = 1'-0"

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CONSULTANTS:

PROJECT NAME
244-58 N 2nd Street
Philadelphia, PA 19106

Owner
Shiller System
244 N 2nd Street #80
Philadelphia, PA 19106

DATE ISSUED
01-15-21
01-15-21
01-15-21
01-15-21

REVISION DESCRIPTION
Based for Zoning Map Version Submission
Based for Fire Department Submission
Based for P.E. Submission

PROJECT NO.
V-20-161

DATE
01-15-21

SCALE
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AMR

Floor Plans Sheet 2

A-1.1



① Vine Street Elevations
Scale: = 1/8" = 1'-0"

VINE STREET
12' - 26' - 12' (50'-0" WIDE - LEGALLY OPEN / ON CITY PLAN)



② New Street Elevations
Scale: = 1/8" = 1'-0"

NEW STREET
10' - 19'-9" - 10' (39'-9" WIDE - LEGALLY OPEN / ON CITY PLAN)

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CONSULTANTS:

PROJECT NAME
244-58 N 2nd Street
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Owner
Shiller System
244 N 2nd Street #208
Philadelphia, PA 19106

DATE ISSUED
01-15-21
FOR ZONING AND PERMITS SUBMISSION
FOR ZONING AND PERMITS SUBMISSION
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Proposed Elevations Sheet 2

PROJECT NO.
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