

ADDRESS: 312-14, 316, AND 318 RACE ST

Proposal: Demolish non-contributing buildings and rear ells; construct new building and additions

Review Requested: Review In Concept

Owner: Race Street Apartments LLC

Applicant: Monica Wyatt, Studio 111 Architects and Associates

History: 1831

Individual Designation: 6/5/1980

District Designation: Old City Historic District, Contributing, 12/12/2003

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This in-concept application proposes work to three properties within the Old City Historic District. The building at 312-14 Race Street, considered contributing in the district, dates to 1831 and historically functioned as a hotel. It consists of a four-story main block with two rear ells that are minimally visible from the public right-of-way. The buildings at 316 and 318 Race Street are classified as non-contributing and were both constructed in the 1950s.

This application proposes to demolish the non-contributing buildings and the two rear ells of the contributing building at 312-14 Race Street. A new four-story building with a setback fifth story would be proposed to replace the non-contributing structures. The new building would span the three properties at the rear.

The applicant is seeking recommendations on the appropriateness of the proposed demolition and height of the potential new construction.

SCOPE OF WORK:

- Demolish non-contributing buildings at 316 and 318 Race Street;
- Demolish rear ells of 312-14 Race Street; and
- Construct five-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.*
 - Demolition would be limited to the non-contributing buildings at 316 and 318 Race and the largely non-visible rear ells of 312-14 Race Street. Visibility of one of the existing ells is limited to the view through a narrow private alley off Orianna Street. The work complies with this standard.
 - The proposed new construction would be limited to four stories along Race Street to maintain the scale of the streetscape. An additional story would be set back from the front façade of all three structures and would be inconspicuous from the public right-of-way. The fifth-story addition at 312-14 Race Street would minimally intersect the rear of the existing building's main block. The massing, size, and scale of the new construction and addition comply with this standard.

STAFF RECOMMENDATION: Approval in-concept, pursuant to Standard 9.

MAPS & IMAGES:



Figure 1: 2020 aerial showing 312-14, 316, and 318 Race Street. Source: Atlas.



Figure 2: 312-14, 316, and 318 Race Street, 2019. Source: Cyclomedia.



Figure 3: 312-14, 316, and 318 Race Street, 2019. Source: Cyclomedia.



Figure 4: Historic photograph of the properties at 312-14, 316, and 318 Race Street, undated. Source: Philadelphia Historical Commission files.

ADDRESS: 312-14, 316 & 318 RACE STREET

Proposal: Rehabilitate facade and interior of portion to remain.

Construct addition

Review Requested: Partial demolition approval

Owner: Race Street Apartments LLC

Applicant: Monica Wyatt, Studio 111 Architecture & Associates

Staff Contact: Meredith Keller, meredith.keller@phila.gov

OVERVIEW: This 'review only' proposes to construct an addition at the rear of 312-14 Race St and construct a new structure at 316 and 318 Race St.

The intention of the new structure at 316-18 Race St is a 4-story sympathetic yet differentiated facade with a 5-story structure beyond site line.

The building at 312-14 Race St is listed on insurance maps as a Tavern/Inn and was most recently a restaurant. It ceased

functioning as a restaurant some time after 2006. This application proposes to rehabilitate the front façade of the historic building, including masonry repairs, cleaning, new windows, and new doors that replicate the appearance of the historic doors. A portion of the roof would be demolished to increase the ceiling height at the interior, and a 5-story addition would be constructed with a substantial setback from Race Street out of site line.

SCOPE OF WORK:

Construct five-story structure with setback;

Demolish rear portion of existing structure at 312-14 and all of 316 and 318;

Rehabilitate façade.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines:

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 would maintain all visible historic characteristics from street view and maintain what is believed to be the original portion of the structure. No character defining features would be lost or obscured. The proposed construction is compatible in massing, size, and scale to adjacent properties.

The portion of the buildings requested to be demolished are non-contributing and/or not compatible with modern codes and construction requirements for minimum space dimensions, egress, or structural integrity.

STAFF RECOMMENDATION:

Approval of demolition scope with subsequent review of design documents.



HISTORICAL RECORDS:

312-314

4-story, 4 -bay, brick, Italianate building. Concrete step; squared entrance openings; single leaf 6-panel wood door with boarded transom; replacement double-leaf paneled wood door with boarded transom; 45-light fixed wood windows at 1st story; wood cornice above 1st story windows; replacement 1/1 wood windows at upper stories; brick sills at 1st story; painted stone lintels and sills at upper stories; fire escape at center bays from 2nd to 4th stories; Italianate scroll bracketed wood cornice; flat roof:

Built c. 1831 as a hotel that had many names over the years including Binder's (1875), Ulman's (1885), and the Germania Hotel (1895). Alterations: replacement of two front windows, 1995.

Designated: 5 June 1980.

Contributing.

Documentation: BP; PHC file notes.

316

2-story, 1-bay, brick, vernacular building. Concrete step; squared entrance opening; replacement single leaf flush steel door; multi-light steel window with brick infill at 1st story, painted black; 15 -light steel window with internal hopper window at 2nd story; brick lintels and sills; corbelled brick at parapet; flat roof. West elevation: stucco.

Built 1959. Site of the Perseverance Hose Company No. 5, 1867. Alterations: original window openings infilled with brick, late•20th century. Non-contributing.

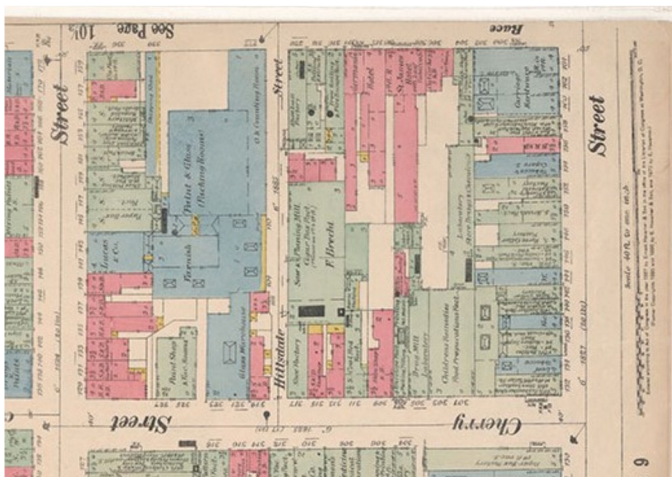
Documentation: HABS; \Vcbs tcr.

318

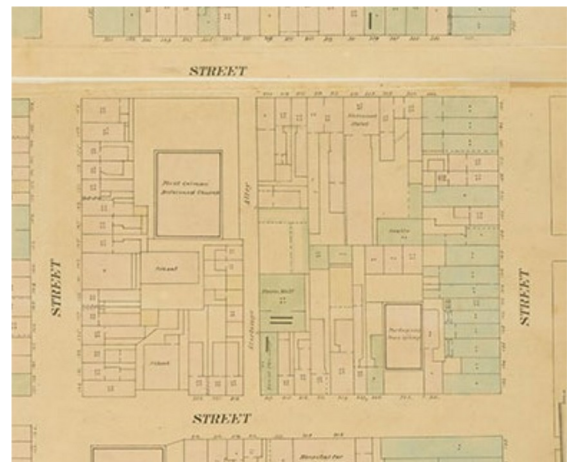
1 -story, 2-bay, brick, vernacular garage. Squared entrance opening; single-leaf 6-panel steel door; squared garage door opening with roll-down metal garage door; stone coping at roofline; flat roof.

Built c. 1950.

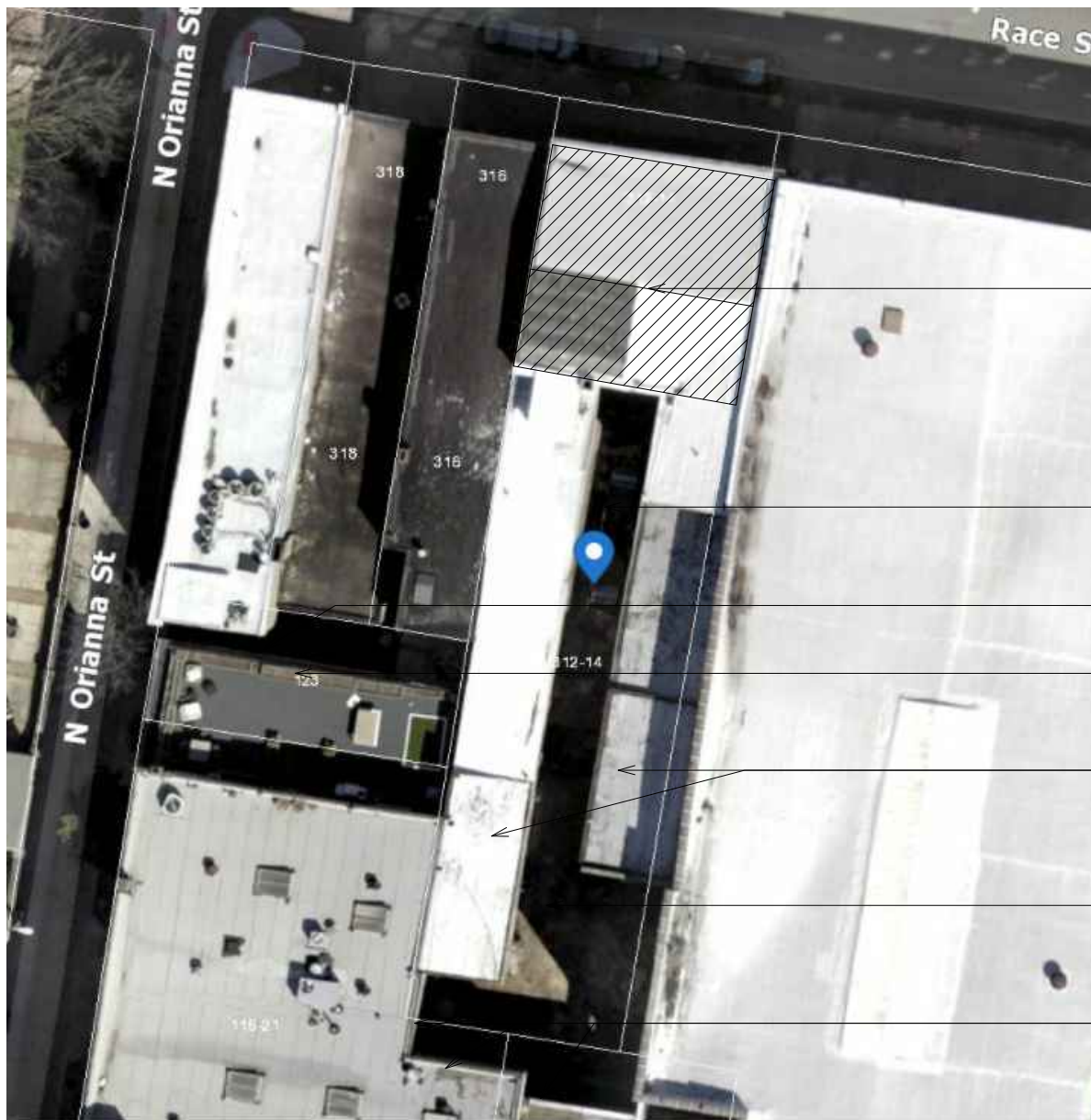
Non-contributing.



HEXAMER 1897 MAP



HEXAMER 1860 MAP



CURRENT ROOF PEAK

1-STORY ADDED
AFTER 1860 HEXAMER
DOCUMENTATION

EGRESS ALLEY FOR
316 & 318 RACE ST

EXISTING
FENESTRATED WALL

APPARENT ADDITIONS
BASED ON INTERIOR
MASONRY BEARING
WALLS

NO EGRESS FROM
EXISTING COURTYARD

EXISTING
FENESTRATED WALLS

SATELLITE VIEW

1"=0"= 20'



STUDIO III
ARCHITECTURE

763 SOUTH 17TH STREET
PHILADELPHIA PA 19146
215 983 6182
info@studio111architecture.com

race street
apartments

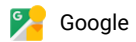
feasibility review
scale: not to scale

A1
date 9 march 2021



Image capture: Nov 2020 © 2021 Google

Philadelphia, Pennsylvania



Street View

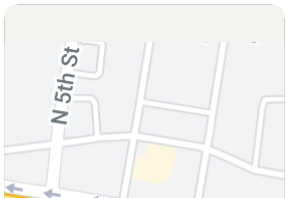
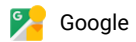


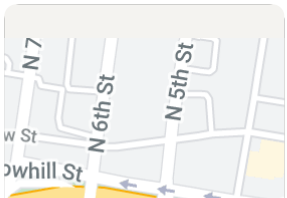


Image capture: Aug 2017 © 2021 Google

Philadelphia, Pennsylvania



Street View





view of SW leg roof, looking SW



view of SE leg west wall, looking NE



interior of SE leg 3rd floor



view of SW leg east wall, looking NW



interior of SW leg 1st floor



view of SE leg south wall, looking N



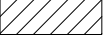

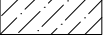

STUDIO III
ARCHITECTURE

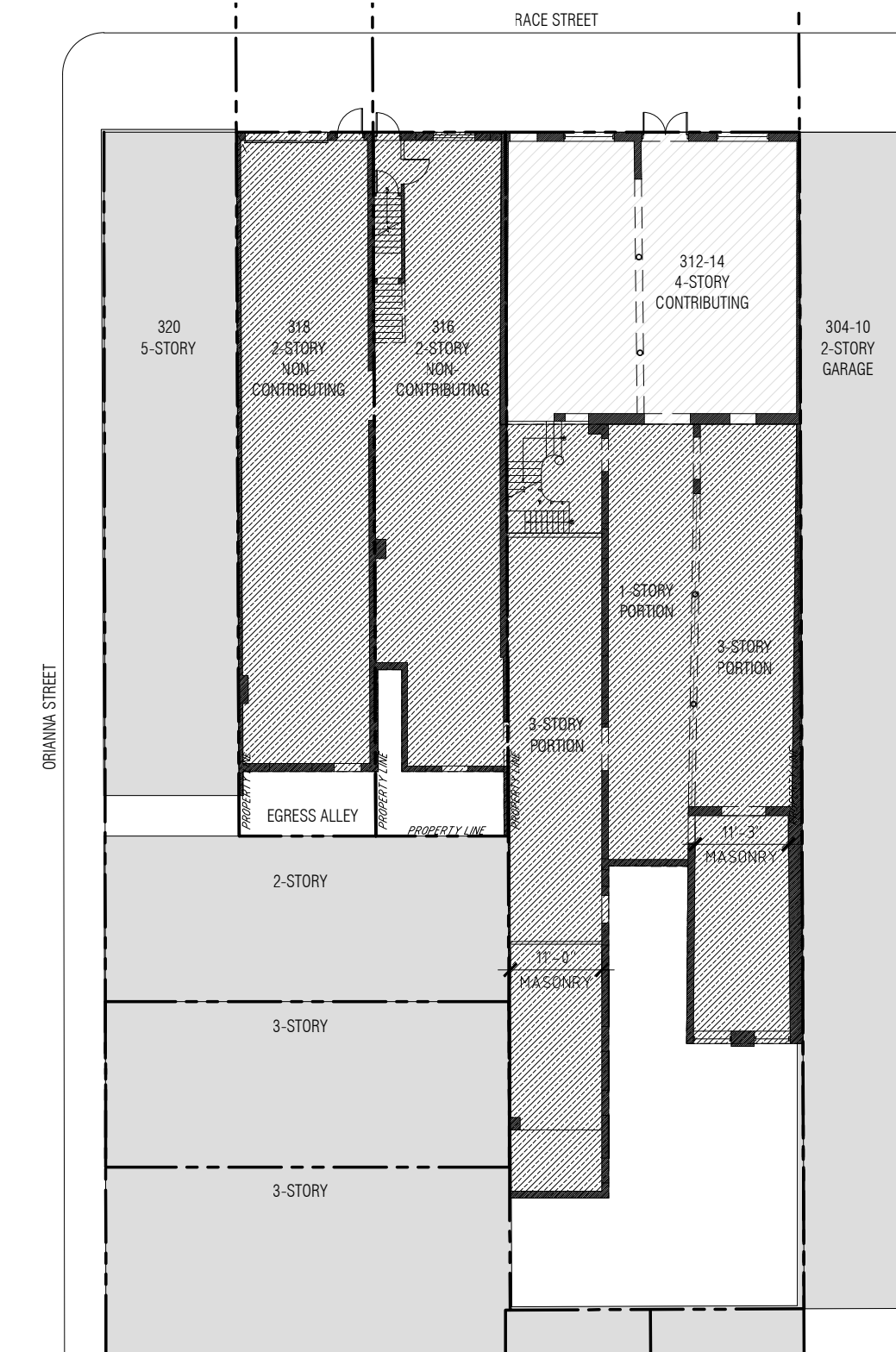
763 SOUTH 17TH STREET
PHILADELPHIA PA 19146
215 983 6182
info@studio111architecture.com

race street
apartments

feasibility review

A2
date 9 march 2021

| KEY | |
|---|--|
| SYMBOL | DESCRIPTION |
|  | EXISTING BUILDING TO REMAIN |
|  | NEW CONSTRUCTION |
|  | BUILDING AREA TO BE REMOVED FOR NEW CONSTRUCTION |
|  | ADJACENT STRUCTURES |



A3

date 9 march 2021

proposed demolition
plan
scale: 1" = 20'

race street
apartments

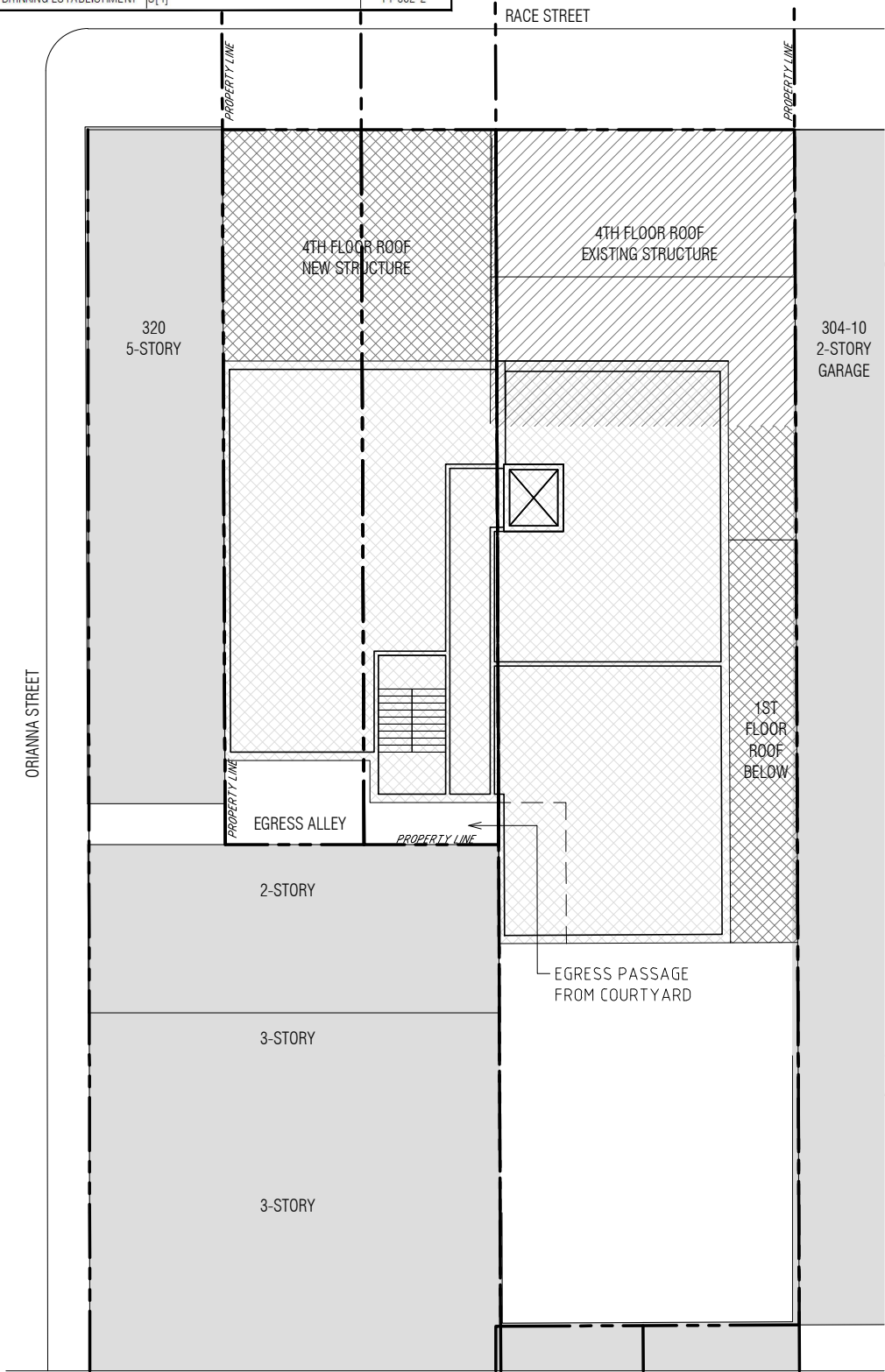
763 SOUTH 17TH STREET
PHILADELPHIA PA 19146
215 983 6182
info@studio111architecture.com

STUDIO 111
ARCHITECTURE



| ZONING CLASSIFICATION - CMX3 | | | |
|-------------------------------|---------------------------------|--|--------------|
| BULK REQUIREMENTS | PROPOSED | REQ'D AND/OR PERMITTED | CODE SECTION |
| MIN. DISTRICT AREA | NA | NA | 14-502(3)(h) |
| MIN STREET FRONTAGE | NA | NA | |
| MIN LOT AREA | NA | NA | |
| MAX. OCCUPIED AREA (% OF LOT) | 7,810 SF X 75% = 5,857 SF | 75% | |
| MAX. HEIGHT | 65' | 65' | |
| MIN CORNICE | NA | NA | |
| YARD REGULATIONS | | | |
| MIN FRONT YARD | 0'-0" | 0'-0" | 14-701-3 |
| MIN SIDE YARD, EACH | 0'-0" | 8' IF USED FOR BLDGS W/ DWELLING UNITS | |
| MIN REAR YARD | NA | NA | |
| FLOOR AREA RATIO | | 600% | 14-701-3 |
| USE REQUIREMENTS | | | |
| SUPPLEMENTAL USE CONTROLS | EATING & DRINKING ESTABLISHMENT | S[4] | 14-502-2 |

| KEY | |
|--------|--|
| SYMBOL | DESCRIPTION |
| | EXISTING BUILDING TO REMAIN |
| | NEW CONSTRUCTION |
| | BUILDING AREA TO BE REMOVED FOR NEW CONSTRUCTION |
| | ADJACENT STRUCTURES |



A4

date 9 march 2021

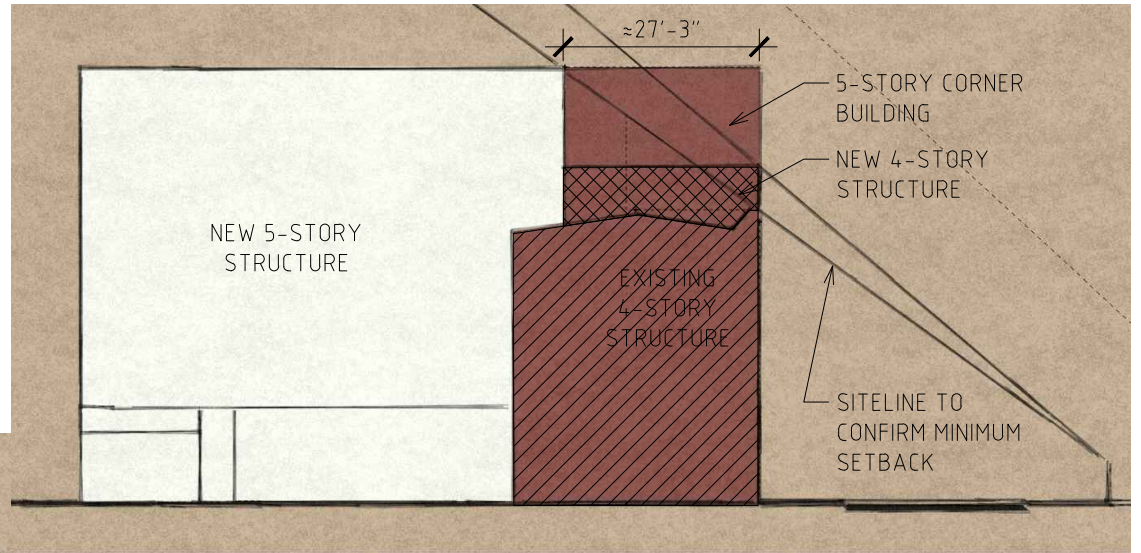
proposed new
construction plan
scale: 1" = 20'

race street
apartments

763 SOUTH 17TH STREET
PHILADELPHIA PA 19146
215 983 6182
info@studio111architecture.com

STUDIO 111
ARCHITECTURE





STUDIO III
ARCHITECTURE

763 SOUTH 17TH STREET
PHILADELPHIA PA 19146
215 983 6182
info@studio111architecture.com

race street
apartments

siteline study
scale: not to scale

A5
date 9 march 2021