

ADDRESS: 327-29 N FRONT ST

Proposal: Construct townhouse on vacant lot

Review Requested: Review and Comment

Owner: 327-29 N Front Street LLC

Applicant: Rustin Ohler, Harman Deutsch Ohler Architecture

History: vacant lot

Individual Designation: none

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

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

BACKGROUND:

This application proposes to construct a four-story building with a pilot house and roof deck on a currently vacant lot. The Historical Commission's jurisdiction is limited to review and comment because the lot has been vacant since the designation of the district and is considered an "undeveloped" site. The height of the main portion of the building would be approximately 52 feet above average grade, with the pilot house extending an additional 10 feet in height. The grade of Water Street is lower than that of N. Front Street. The building would be clad in brown/tan brick and feature metal panel-clad bay windows and recessed balconies. The N. Front Street elevation would feature a residential entrance and sidelite, while the rear along Water Street would feature a double-width garage door and single entry door. The staff notes that both blocks of N. Front Street and N. Water Street are historically paved with granite block and are designated as part of the Historic Street Paving Thematic District.

SCOPE OF WORK:

- Construct four-story building with roof deck and pilot house

STANDARDS FOR REVIEW:

- *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 will 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 construction is generally in keeping with the scale and massing of the Old City Historic District, which includes a range of building sizes. The use of brick is consistent with the district as well. The use of metal panels and bays and recessed balconies is not consistent with the district. The application partially complies with this Standard.

STAFF COMMENT: The staff comments that, with modifications, the proposed design could be compatible with the Old City Historic District.



ATTN:

April 21st, 2021

Philadelphia Historical Commission

1515 Arch Street, 13th Floor

Philadelphia, PA 19102

RE: 327-29 N, Front Street

Harman Deutsch Ohler Architecture is proposing a new four-story single family dwelling to be constructed at 327-29 N. Front Street. The lot is currently vacant.

Harman Deutsch Ohler Architecture has prepared this application on behalf of John Scorsone of 327-29 N Front Street LLC, the owner of the property.

This application is intended for final approval of the design as per the enclosed drawings. Please find enclosed:

1. Architectural Historic presentation
2. Zoning drawing Z.0 (approved)
3. Zoning permit
4. Notice of decision
5. Building permit application

Please let us know if you have any questions regarding our submission.

Respectfully,

Rustin Ohler

Rustin Ohler
Harman Deutsch Ohler Architecture

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

ADDRESS OF PROPOSED CONSTRUCTION:

327-29 N. FRONT STREET

APPLICANT:

ROTCIVER LEBRON-AC# 3910441 (ON BEHALF OF RUSTIN OHLER)

COMPANY NAME

Harman Deutsch

PHONE # (267) 324-3601

FAX # (267) 324-3603

APPLICANT'S ADDRESS:

1225 N. 7th Street

Philadelphia, PA 19122

LICENSE # 2343093

E-MAIL: permits@hdarchitecture.com

PROPERTY OWNER'S NAME:

327-29 N FRONT STREET LLC

PROPERTY OWNER'S ADDRESS:

341 N FRONT ST., PHILADELPHIA, PA 19106

PHONE # (484) 521-2901

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Brett Harman

ARCHITECT/ENGINEERING FIRM:

Harman Deutsch

PHONE # (267) 324-3601

FAX # 267.324.3603

ARCHITECT/ENGINEERING FIRM ADDRESS:

1225 N. 7th Street

Philadelphia, PA 19122

LICENSE # 2343093

E-MAIL:

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

R-3 (SINGLE FAMILY DWELLING)

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

FOR THE ERECTION OF A FOUR-STORY SINGLE FAMILY DWELLING WITH BASEMENT, AND
RECESSED BALCONIES AT THE 2ND THROUGH 4TH FLOORS, PROJECTED BALCONIES AT THE 2ND AND 3RD FLOORS,
ROOF DECK ACCESSED BY PILOT HOUSE (TO CONTAIN STAIRS AND LANDING ONLY),
A SOLAR COLLECTOR SUPPORT STRUCTURE ABOVE THE ROOF DECK,
AND TWO OFF-STREET PARKING STALLS AS PER PLANS

TOTAL AREA UNDERGOING CONSTRUCTION: 5,200.00 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: _____

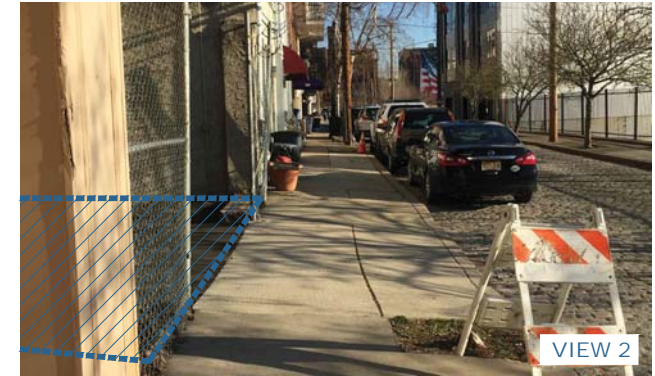
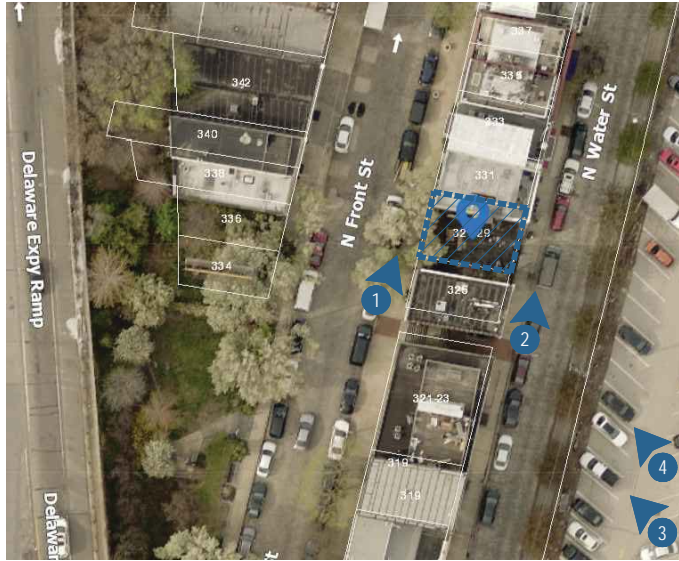
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☐ YES VIOLATION #: _____

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: 04 / 20 / 21

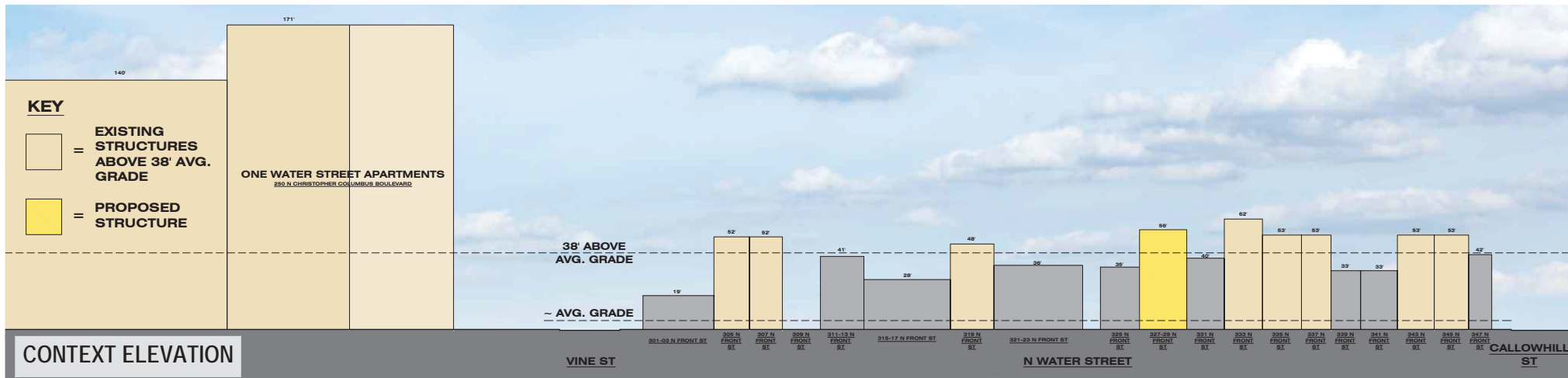
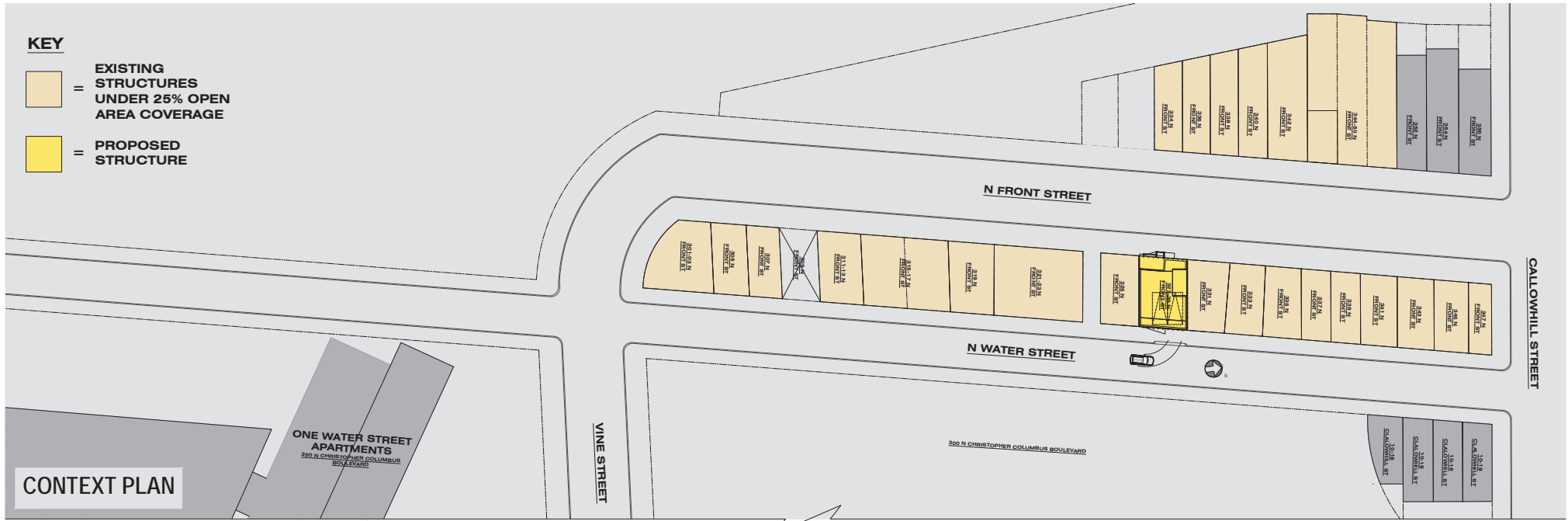
327-29 N FRONT STREET
HISTORIC COMMITTEE MEETING
04.27.2021



327-29 N FRONT STREET Philadelphia, PA

#	DATE	ISSUE / REVISION	DRAWN BY	REVIEWED BY
15	04.27.2021	HISTORIC PACKAGE	SB / KR / PV	SB / EG

CONTEXT
COVER SHEET

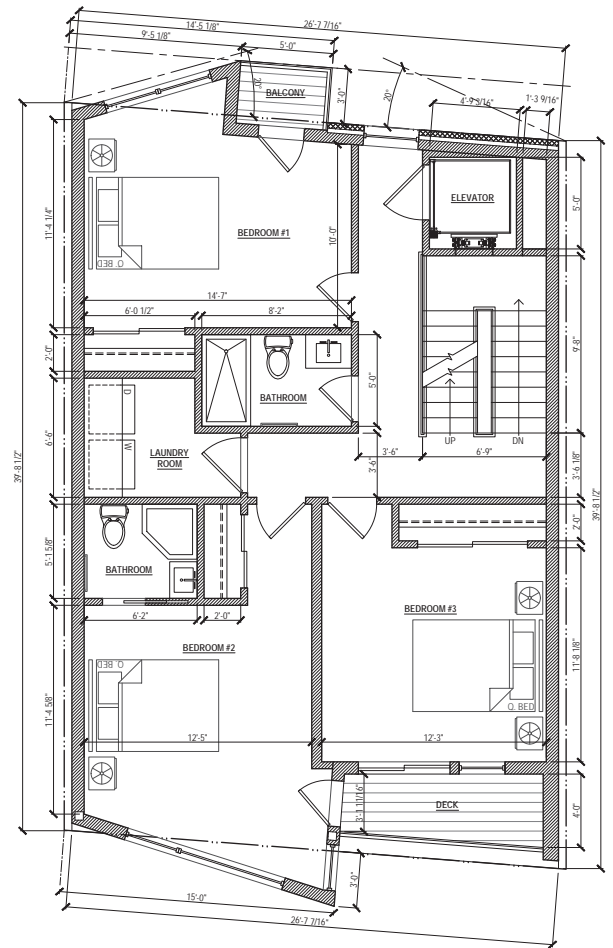
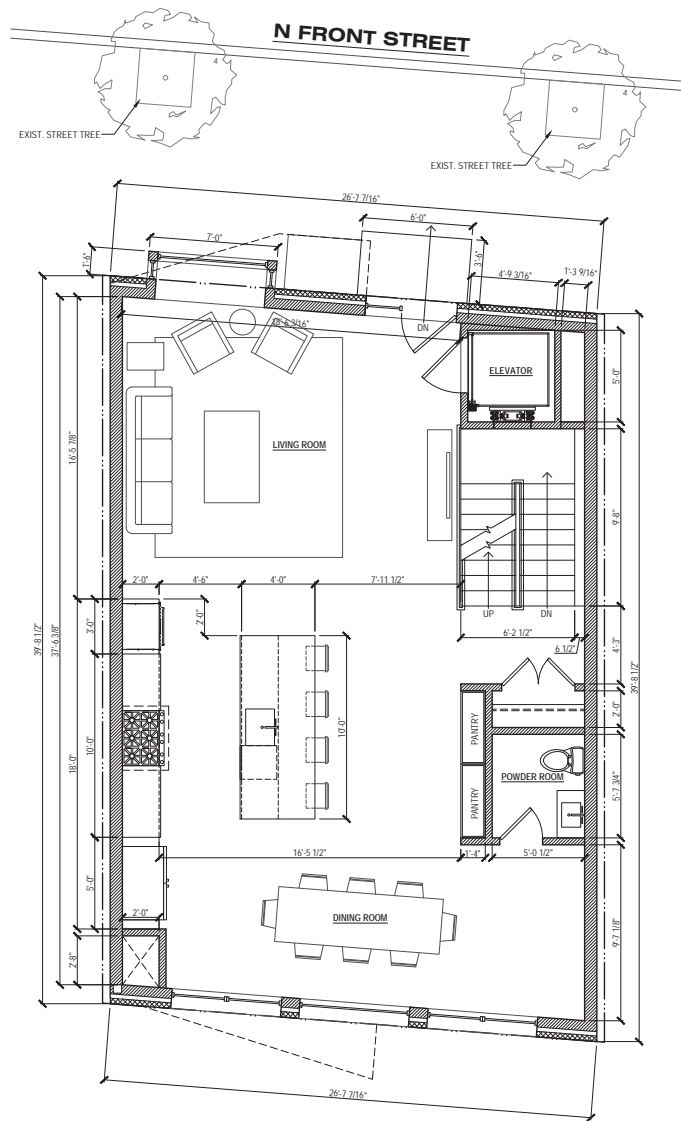
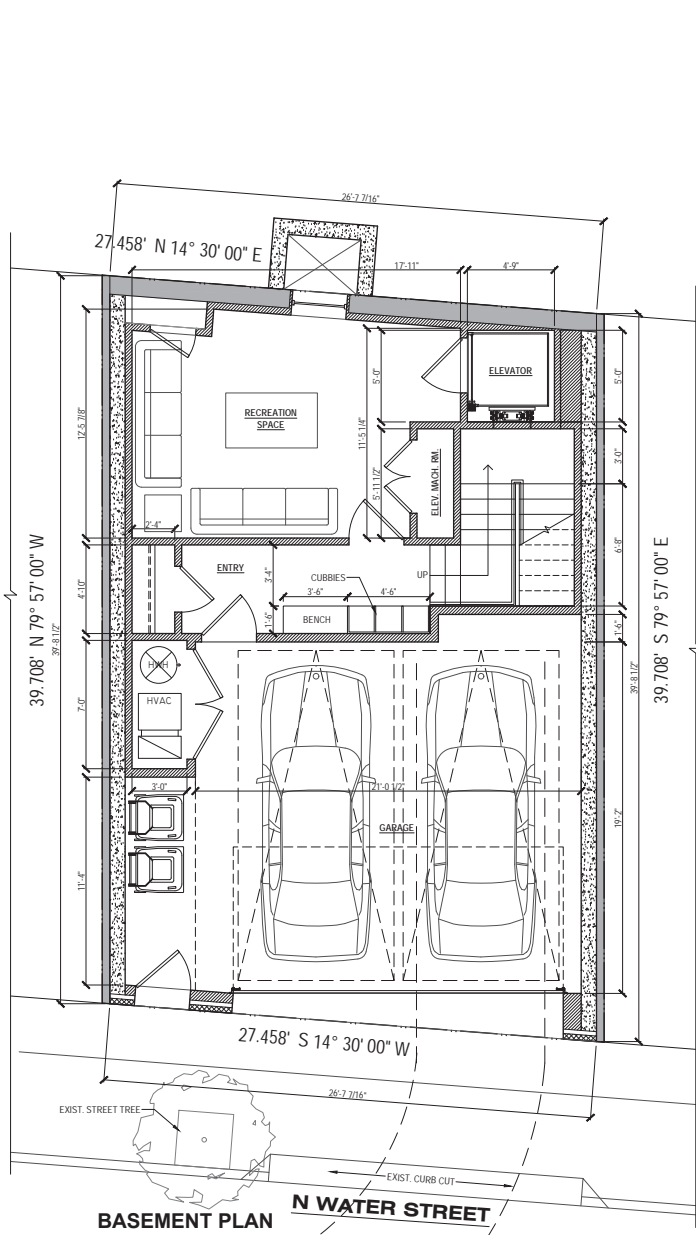


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SP.2
SITE FEASIBILITY

327-29 N FRONT ST
Philadelphia, PA



1ST FLOOR PLAN

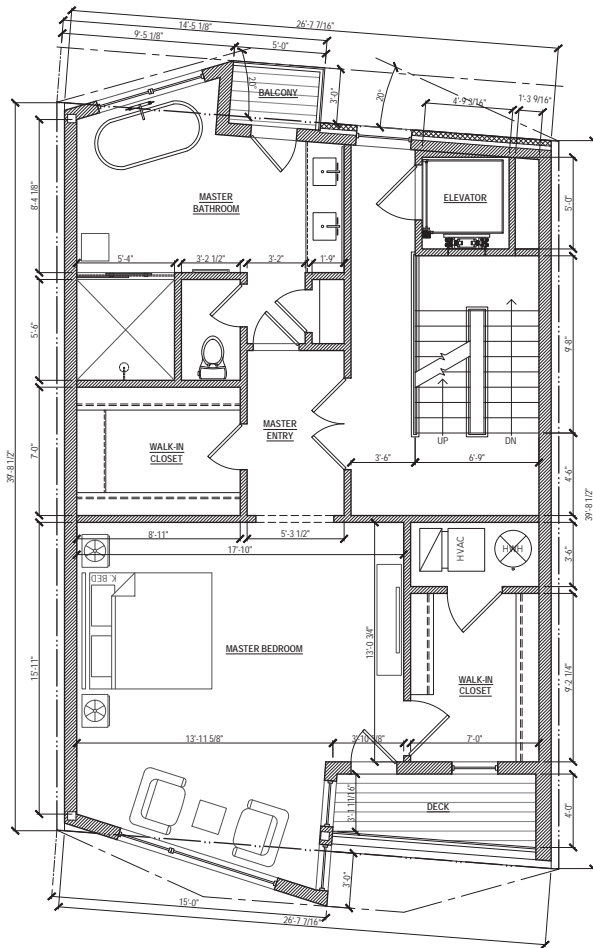
2ND FLOOR PLAN

327-29 N FRONT STREET Philadelphia, PA

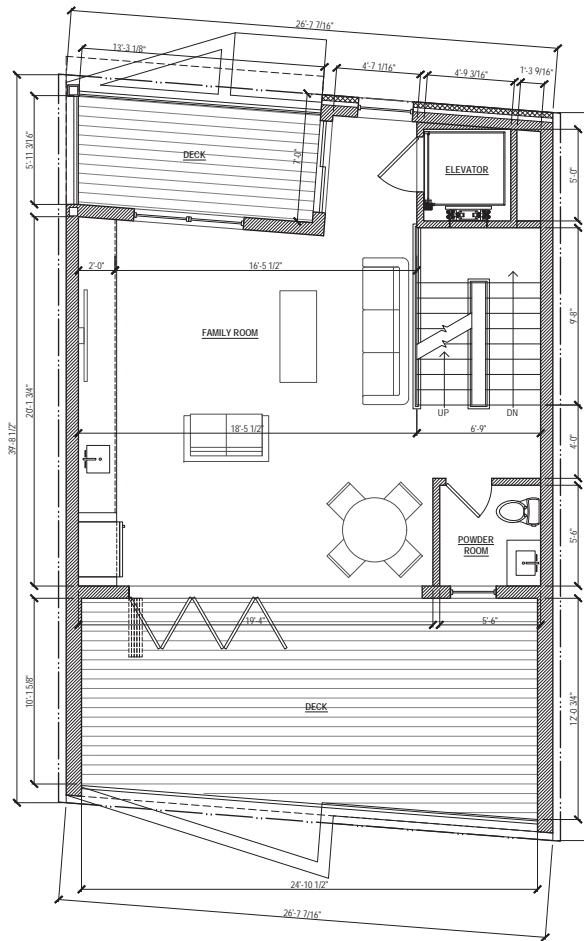
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SD1.0
FLOOR PLANS

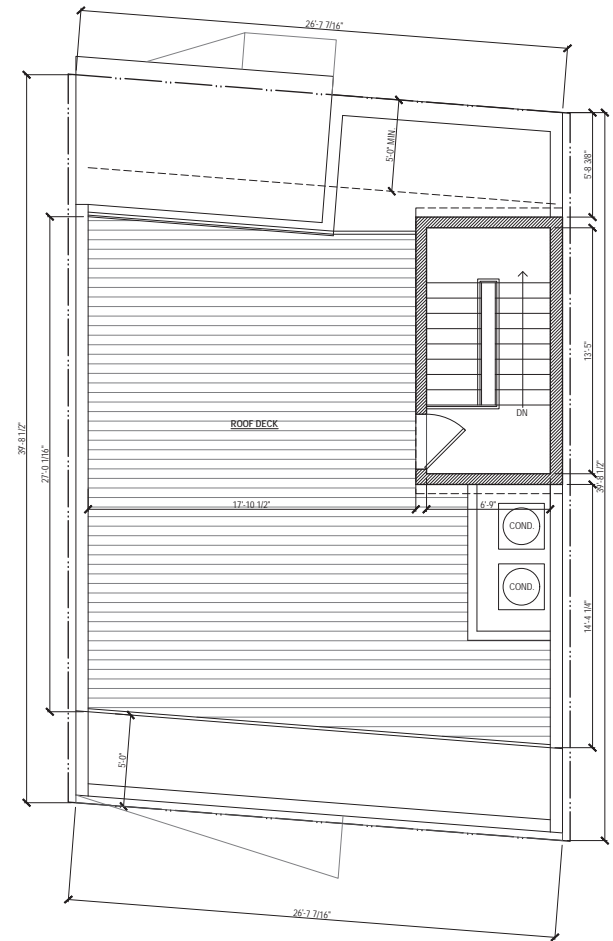
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3RD FLOOR PLAN



4TH FLOOR PLAN



ROOF PLAN

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SD1.1
FLOOR PLANS

327-29 N FRONT ST
Philadelphia, PA

KEYNOTES:

1. SOLAR COLLECTOR SUPPORT STRUCTURE, CLAD IN PVC TRIM (PRIMED/PAINTED OFFWHITE) SOLAR PANELS SET IN SILVER METAL FRAME
2. PILOT HOUSE BEYOND (OFF-WHITE METAL PANELS)
3. 42" HIGH METAL GUARDRAIL, PRIME / PAINT (BLACK)
4. 3 1/2" METAL COPING, COLOR TO MATCH METAL PANELS
5. METAL PANELS (CHARCOAL)
6. FRENCH CASEMENT ALUM. CLAD WINDOWS (BLACK) WITH MULLED FIXED WINDOW BELOW - 2" METAL TRIM TO MATCH SURROUNDING METAL PANEL
7. FRENCH CASEMENT ALUM. CLAD WINDOWS (BLACK) WITH MULLED FIXED WINDOW BELOW - 4" CAST STONE SILLS
8. 4" BRICK VENEER (TAN), PHC STAFF TO APPROVE BRICK SAMPLE
9. FULL LITE FIBERGLASS DOOR, PRIME/PAINT (BLACK) - 2" METAL TRIM TO MATCH SURROUNDING METAL PANEL

10. METAL PANELS (OFFWHITE) AT PROJECTED BAY & SOFFIT
11. 8" CAST STONE BAND
12. PICTURE ALUM. CLAD WOOD WINDOW (BLACK) IN PROJECTED METAL PANEL CLAD BAY WINDOW
13. UP/DN WALL MOUNTED LIGHT FIXTURE (BLACK)
14. SOLID WOOD PANEL ENTRY DOOR (PRIME / PAINT BLACK) W/ FIXED SIDELITE AND MULLED TRANSOM (BLACK)
15. CAST STONE STEP / LANDING
16. EGRESS COMPLIANT DOUBLE HUNG WINDOW (BLACK) WITHIN WELL WITH GALV. GRATING ABOVE, FLUSH WITH SIDEWALK
17. FOLDING DOOR SYSTEM (BLACK) - 2" METAL TRIM TO MATCH SURROUNDING METAL PANEL
18. CASEMENT ALUM. CLAD WINDOW (BLACK) - 2" METAL TRIM TO MATCH SURROUNDING METAL PANEL

19. MULLED WINDOW ASSEMBLY (BLACK) - CASEMENT, FIXED, FIXED, FIXED - 2" METAL TRIM TO MATCH SURROUNDING METAL PANEL
20. FULL LITE FIBERGLASS SLIDING DOOR, PRIME/PAINT (BLACK) - 2" METAL TRIM TO MATCH SURROUNDING METAL PANEL
21. MULLED WINDOW ASSEMBLY (BLACK) - FIXED OVER FIXED
22. 4" CAST STONE SILL PER ELEVATION
23. SOLID WOOD PANEL ENTRY DOOR (PRIME / PAINT BLACK)
24. OVERHEAD GARAGE DOOR (BLACK)
25. FULL LITE FIBERGLASS FRENCH DOOR, PRIME/PAINT (BLACK) - 2" METAL TRIM TO MATCH SURROUNDING METAL PANEL
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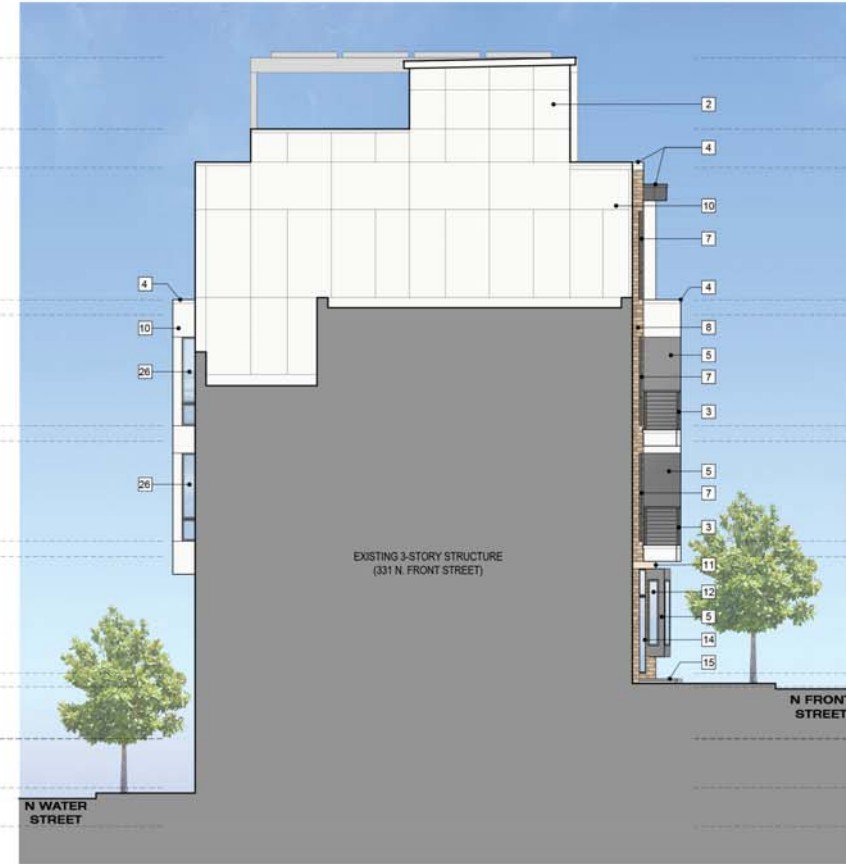


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1 RIGHT SIDE ELEVATION
SD2.1 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SD2.1 1/4" = 1'-0"

