

**ADDRESS: 520 QUEEN ST**

Proposal: Construct three-story building

Review Requested: In Concept Review

Owner: 2622 West Hagert Street LLC

Applicant: Gerry Gutierrez, Group G LLC

History: 1860

Individual Designation: 8/21/1973

District Designation: None

Staff Contact: Allyson Mehley, [allyson.mehley@phila.gov](mailto:allyson.mehley@phila.gov)

**BACKGROUND:**

This application proposes to construct a new three-story building at 520 Queen Street.

A two-story building, constructed circa 1860 and individually designated in 1973, previously stood at 520 Queen Street. The Historical Commission approved an application for the rehabilitation of the front façade and the construction of a new rear addition in 2018. The Department of Licenses & Inspections issued a building permit based on the Historical Commission's approval on 19 December 2019. Work commenced on the project in July 2020. On 23 July 2020, a front dormer was removed that was outside the approved scope of work and the Department of Licenses and Inspections issued a violation noting that a dormer had been removed and that an engineer's report on the safety of the property was needed. On 24 July 2020, the Department of Licenses and Inspections issued a stop work order owing to demolition work exceeding the scope of the issued permit. The stop work order stated that the demolition contractor had removed interior areas and load bearing walls outside the scope of the approved permit. Owing to the illegal demolition work, the building became structurally unsound and the contractor completely demolished it. The party walls of 518 and 522 Queen Street were also damaged during the work.

For administrative purposes, the staff approved a demolition permit for 520 Queen Street at the request of the Department of Licenses and Inspections on 16 November 2020, after the demolition had been completed. The Department required the applicant to file an accurate demolition permit before a new construction permit could be filed

The current application proposes to construct a three-story residential building that is unrelated to the historic building that was lost when the developer exceeded the scope of his Historical Commission approval and building permit to adaptively reuse the historic building.

**SCOPE OF WORK:**

- Construct three-story residential building.

**STANDARDS FOR REVIEW:**

- Section 14-1007(3) of the City of Philadelphia's historic preservation ordinance stipulates that "any person who alters or demolishes a building ... in violation of the provisions of this Chapter 14-1000 or in violation of any conditions or requirements specified in a building permit issued by the Historical Commission shall be required to restore the building ... involved to its appearance prior to the violation."
  - The City's historic preservation ordinance does not give the Historical Commission any discretion when reviewing applications such as this one. The property owner "shall be required to restore the building." The Historical Commission must require the property owner to reconstruct the lost building.

**STAFF RECOMMENDATION:** The staff recommends denial, pursuant to Section 14-1007(3) of the City of Philadelphia's historic preservation ordinance. The historic building that was lost should be reconstructed.

September 9, 2021

**Group G LLC**

Corn Exchange Building  
123 Chestnut Street  
Suite 200  
Philadelphia, PA 19106  
**215.351.9500** voice  
215.351.9233 fax  
info@groupg.net

**Ms. Allyson Mehley**  
**Philadelphia Historical Commission**  
1515 Arch Street, 13th Floor  
Philadelphia, Pa 19102

**RE: 520 QUEEN STREET**  
**In-Concept Review/Approval**

Dear Ms. Mehley:

We are pleased to submit for In-Concept Review/Approval proposed design documents for the new construction of a single-family townhome at the above address. The 24 x 36 pdf drawing documents are as follows:

1. **A1 Floor Plans**
2. **A2 Elevation/Section**
3. **A3 Reference Photographs**
4. **Building Permit Application**

**PROJECT SUMMARY**

The property is located within the Queen Village Historic District. The property previously had a 2 ½ story structure that was deemed unsafe by the City of Philadelphia Licenses & Inspections and was demolished. Portions of the old framing have been left in place to act as bracing elements until a new permit is in place for new construction.

The proposed structure takes its cues from adjacent 3-story structures in the block as well as using building materials in keeping with the historic character of the district. We are excited to have this property filled with a building that positively contributes to the block and the neighborhood!

As always, we look forward to our discussions with Staff and Committee!

Respectfully,



Gerry Gutierrez, AIA  
Group G LLC

cc: Gerry Boyce

File: g:\clients\402.2\_520queen\q-permit\2-bldg\210909L\_amehley historic.docx

# APPLICATION FOR BUILDING PERMIT



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)

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

(Please complete all information below and print clearly)

**ADDRESS OF PROPOSED CONSTRUCTION:**

520 QUEEN STREET, PHILADELPHIA, PA 19147

**APPLICANT:**

Gerry Gutierrez, AIA

**COMPANY NAME**  
GROUP G LLC

**PHONE #** (215) 327-6804      **FAX #** (215) 351-9233

**PROPERTY OWNER'S NAME:**

2622 WEST HAGERT STREET LLC

**PHONE #** (267) 974-5690      **FAX #**

**ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE**

Gerry Gutierrez, AIA

**ARCHITECT/ENGINEERING FIRM:**  
GROUP G LLC

**PHONE #** (215) 327-6804      **FAX #** 215 351 9233

**CONTRACTOR:**

**CONTRACTING COMPANY:**

**PHONE #**      **FAX #**

**APPLICANT'S ADDRESS:**

123 Chestnut Street Ste. 200

Philadelphia, PA 19106

**LICENSE #** AC3351871      **E-MAIL:** gerryg@groupg.net

**PROPERTY OWNER'S ADDRESS:**

2622 West Hagert Street, Philadelphia, PA 19132

**ARCHITECT/ENGINEERING FIRM ADDRESS:**

123 Chestnut Street, Ste 200

Philadelphia, PA 19106

**LICENSE #**      **E-MAIL:**

**CONTRACTING COMPANY ADDRESS:**

**LICENSE #**      **E-MAIL:**

**USE OF BUILDING/SPACE**

R3, SINGLE FAMILY HOME

**ESTIMATED COST OF WORK**

\$ 200,000.00

**BRIEF DESCRIPTION OF WORK:**

NEW CONSTRUCTION OF 3-STORY SINGLE FAMILY HOME

PENDING ZONING USE/PERMIT APPLICATION

**TOTAL AREA UNDERGOING CONSTRUCTION:** 4,800.00 \_\_\_\_\_ square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

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

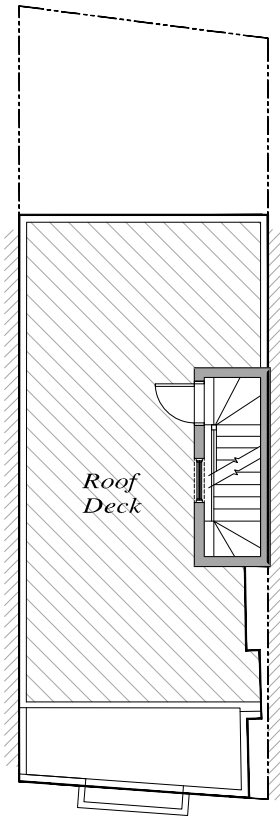
**# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only):** \_\_\_\_\_ **LOCATION OF STANDPIPES:** \_\_\_\_\_

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

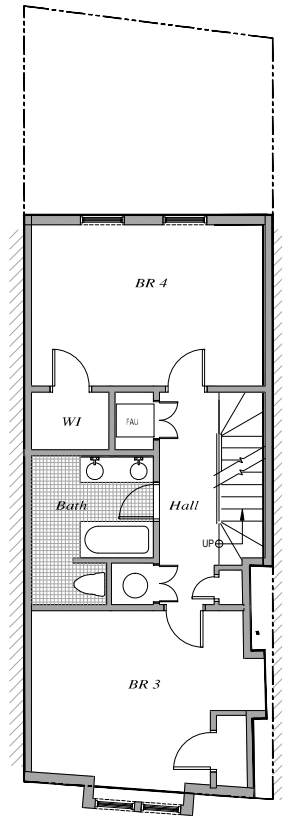
All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I 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:** \_\_\_\_\_

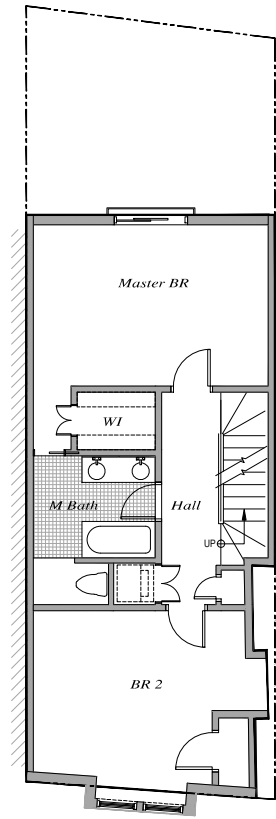
**DATE:** SEPT / 9 / 21



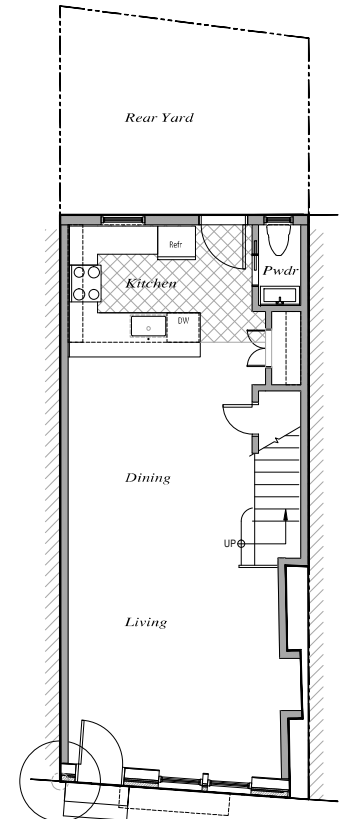
**ROOF 04**  
Scale: 1/4" = 1'-0"



**THIRD FLOOR 03**  
Scale: 1/4" = 1'-0"



**SECOND FLOOR 02**  
Scale: 1/4" = 1'-0"



**FIRST FLOOR 01**  
Scale: 1/4" = 1'-0"



# floor plans a1

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Group G LLC  
123 Chestnut Street, Suite 200  
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215.251.9500 voice  
215.251.9233 fax

5 2 0 Q U E E N S T R E E T

2622 West Hagert Street LLC

Philadelphia, Pennsylvania



NORTH

7 Sept 2021





Queen St Front 02



Queen St Looking West 03



Queen St Looking East 01

existing pictures **a3**

5 2 0 Q U E E N S T R E E T  
 Philadelphia, Pennsylvania

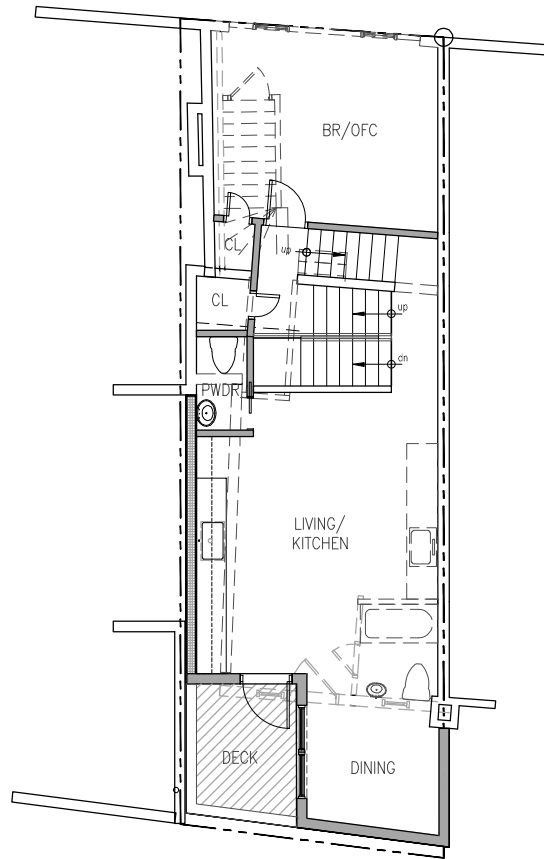
7 Sept 2021



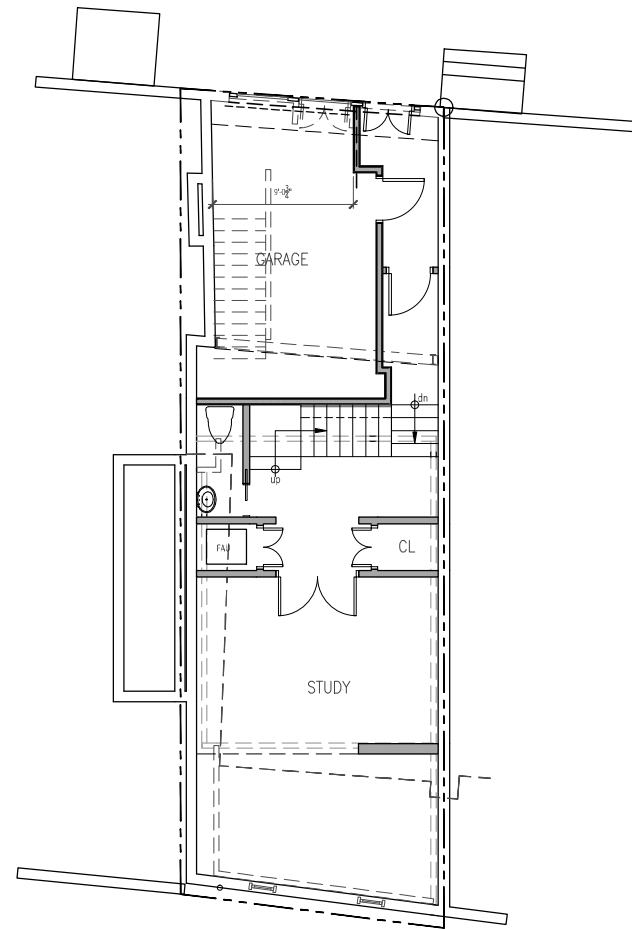
Group G LLC  
 123 Chestnut Street, Suite 200  
 Philadelphia, PA 19106  
 215.351.8500 voice  
 215.351.9233 fax

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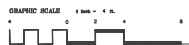
Application approved by  
Historical Commission in 2018



**2ND**  
520 Queen Street Alterations  
7 June 2018



**FIRST**  
520 Queen Street Alterations  
7 June 2018



# Proposed Building Plans

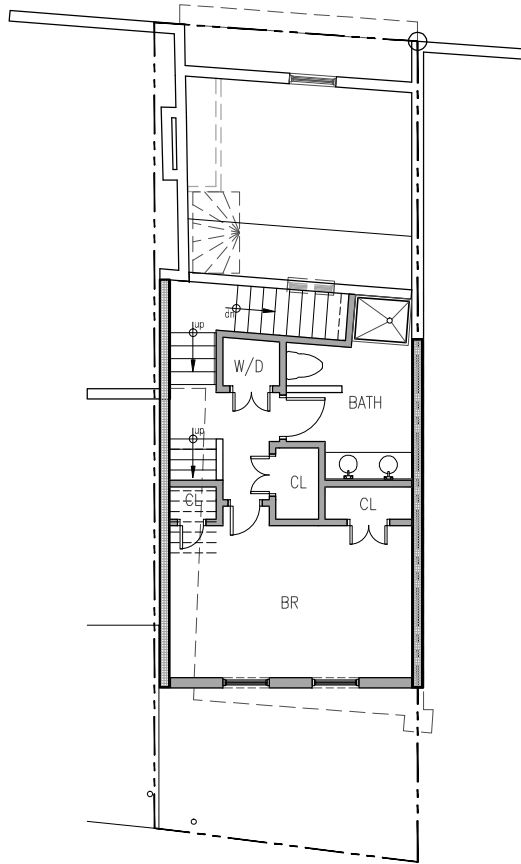
# A100



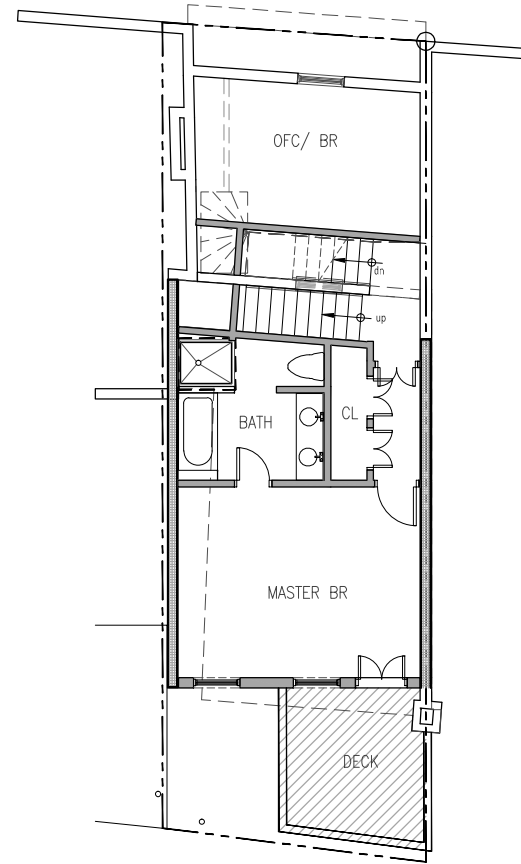
Group G LLC  
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Philadelphia, PA 19106  
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2622 West Hagert Street, LLC  
**520 QUEEN STREET ALTERATIONS**  
Philadelphia, Pennsylvania





4TH  
520 Queen Street Alterations  
7 June 2018



3RD  
520 Queen Street Alterations  
7 June 2018



# Proposed Building Plans

# A100

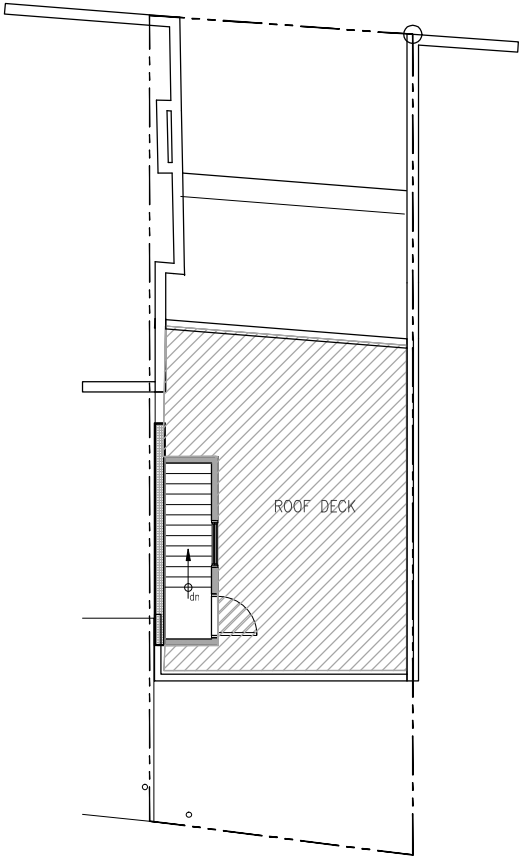


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520 QUEEN STREET ALTERATIONS  
Philadelphia, Pennsylvania



14 May 2018  
rev: ...



ROOF  
520 Queen Street Alterations  
7 June 2018

# Proposed Building Plans

**A100**



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**520 QUEEN STREET ALTERATIONS**  
*Philadelphia, Pennsylvania*

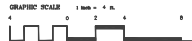


14 May 2018  
rev: ...



Front Elevation

Existing Building **A200x**



Group G LLC  
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 215.261.9233 fax

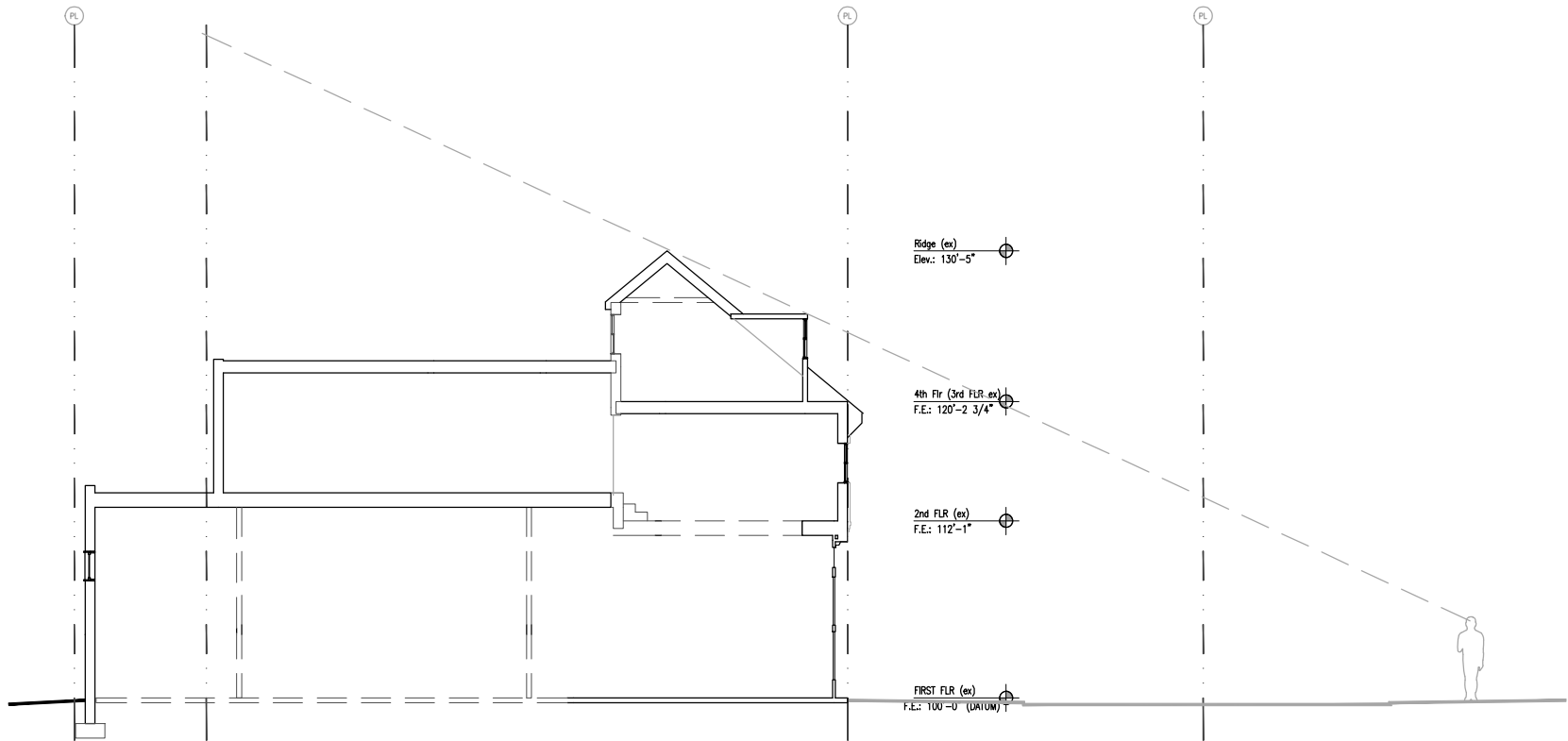
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2622 West Hagert Street, LLC  
 520 QUEEN STREET ALTERATIONS

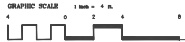
Philadelphia, Pennsylvania



14 May 2018  
 rev: ...



Building Section



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Existing Building **A300x**



2622 West Hagert Street, LLC  
 520 QUEEN STREET ALTERATIONS

Philadelphia, Pennsylvania



14 May 2018  
 rev: ...



Front Elevation

# Proposed Building

**A200**



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 Philadelphia, PA 19106  
 215.261.9600 voice  
 215.261.9233 fax

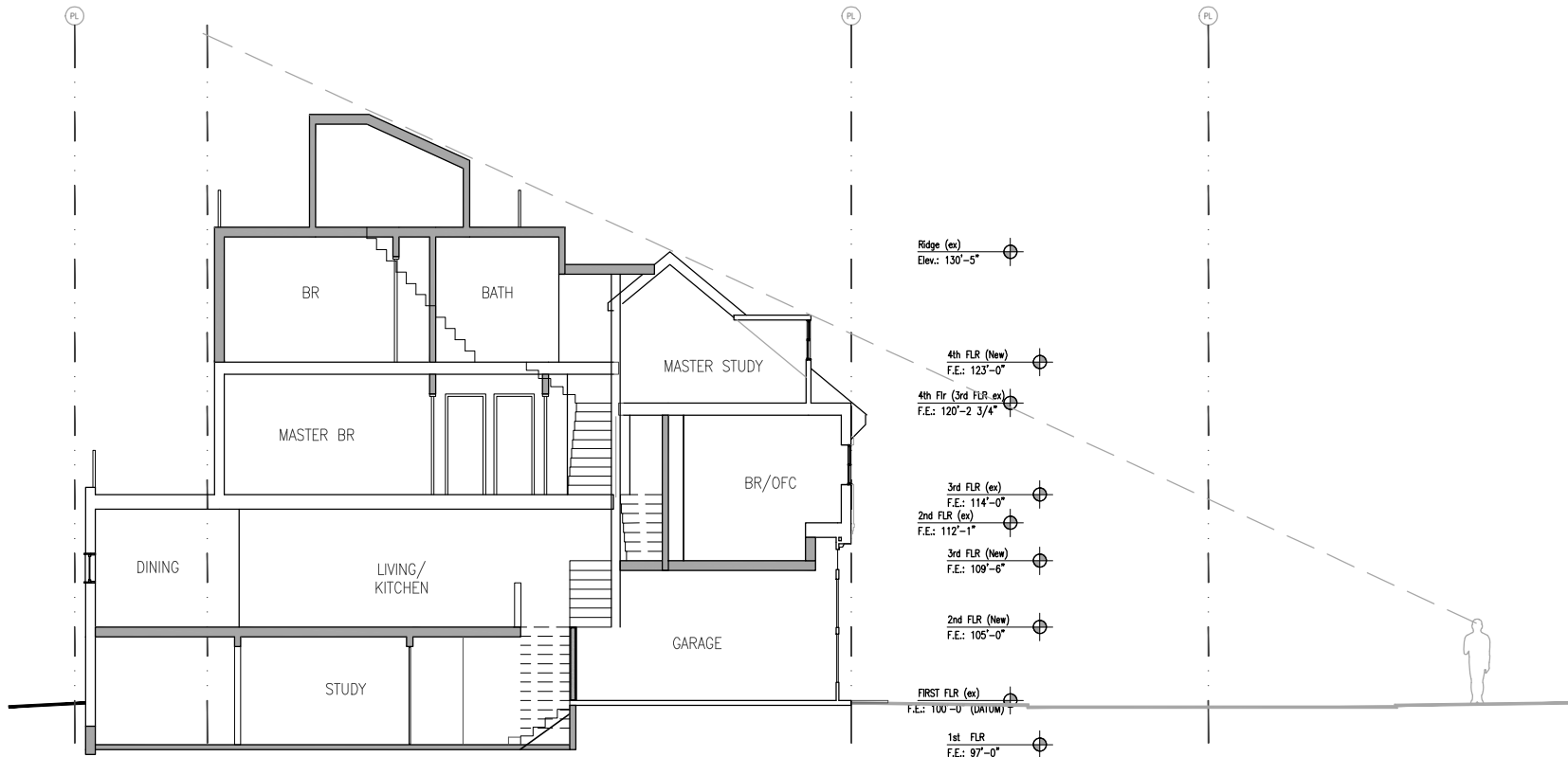
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 520 QUEEN STREET ALTERATIONS

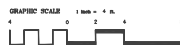
Philadelphia, Pennsylvania



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Building Section



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# Proposed Building

# A300



2622 West Hagert Street, LLC  
 520 QUEEN STREET ALTERATIONS

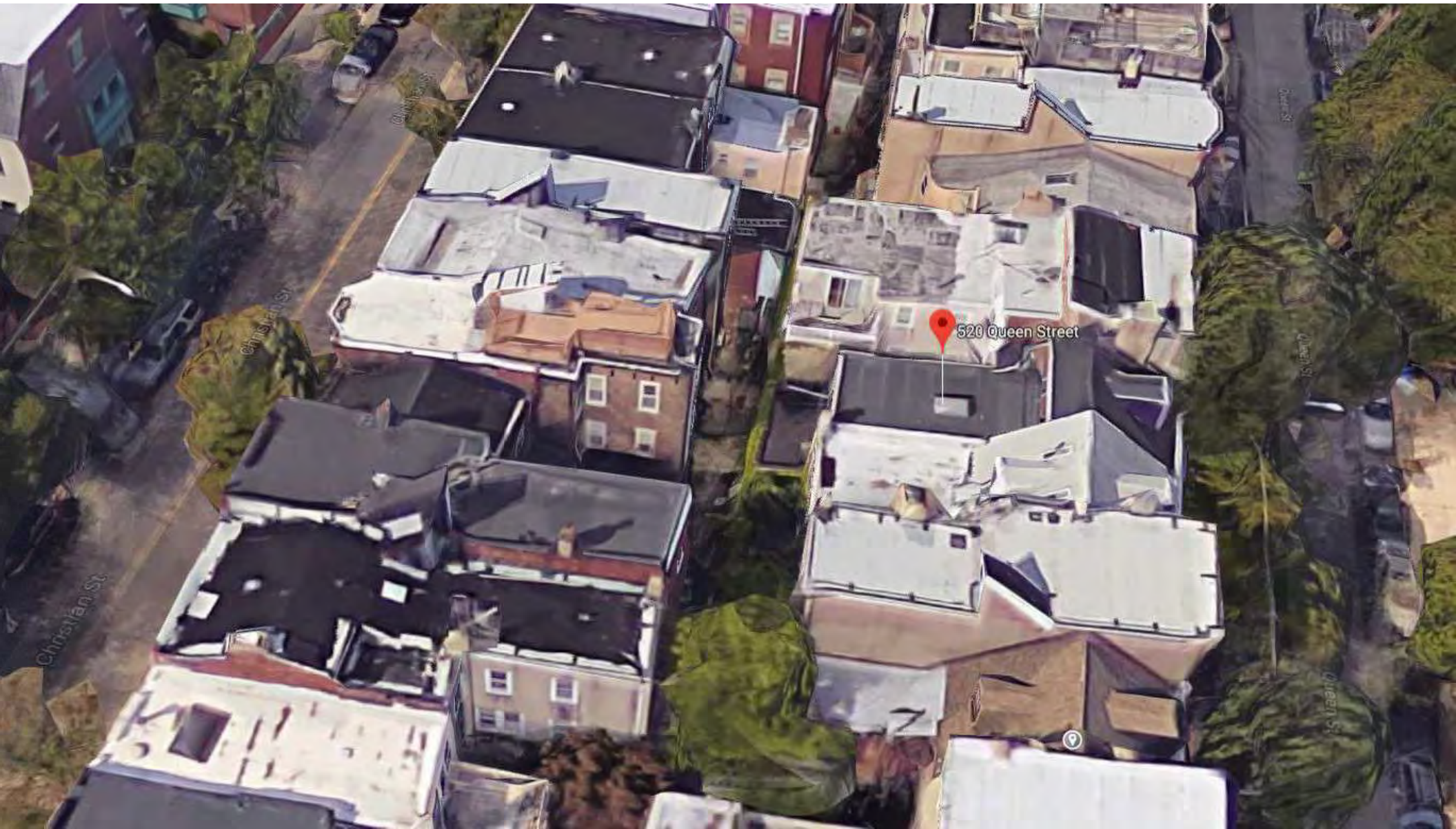
Philadelphia, Pennsylvania

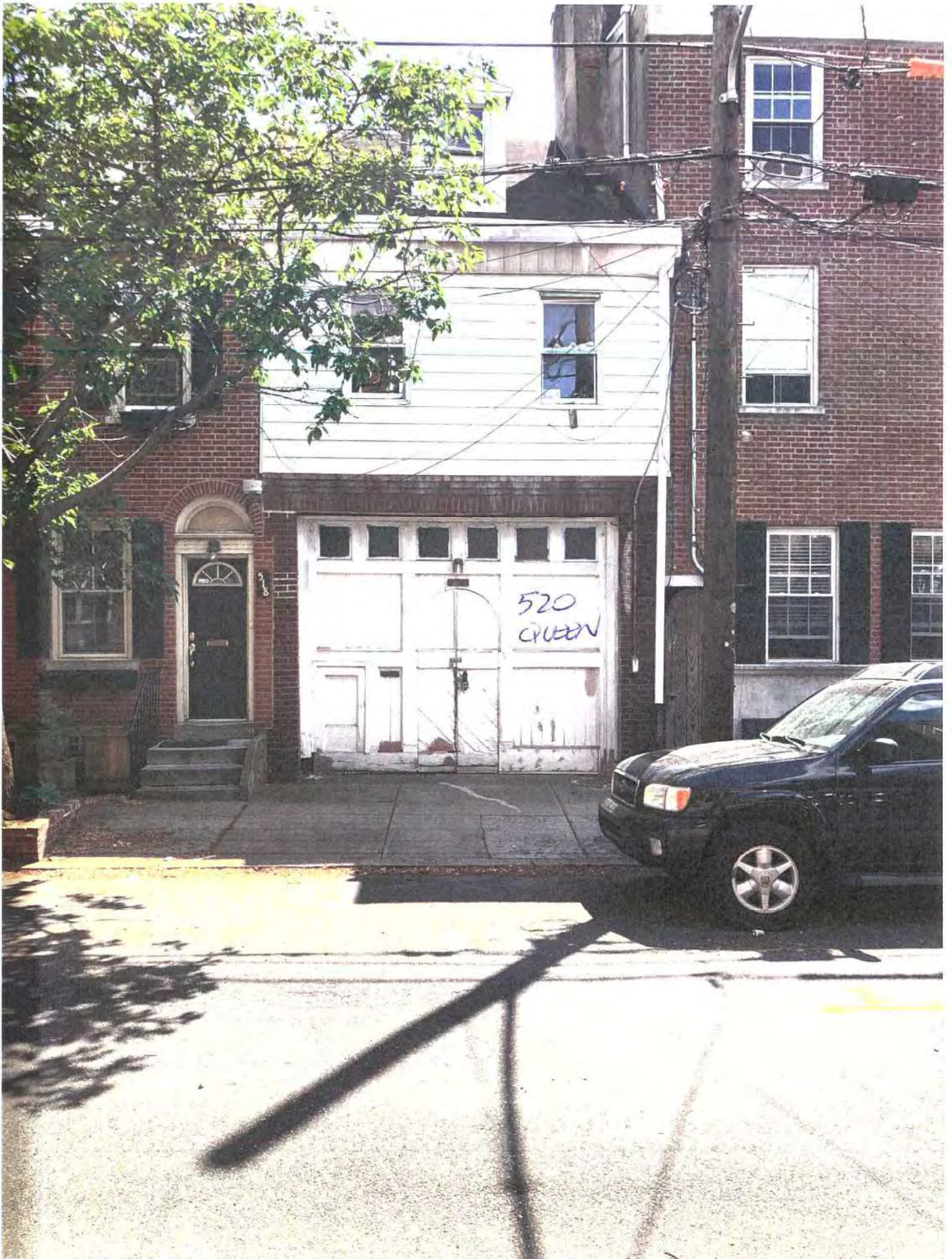


14 May 2018  
 rev: ...





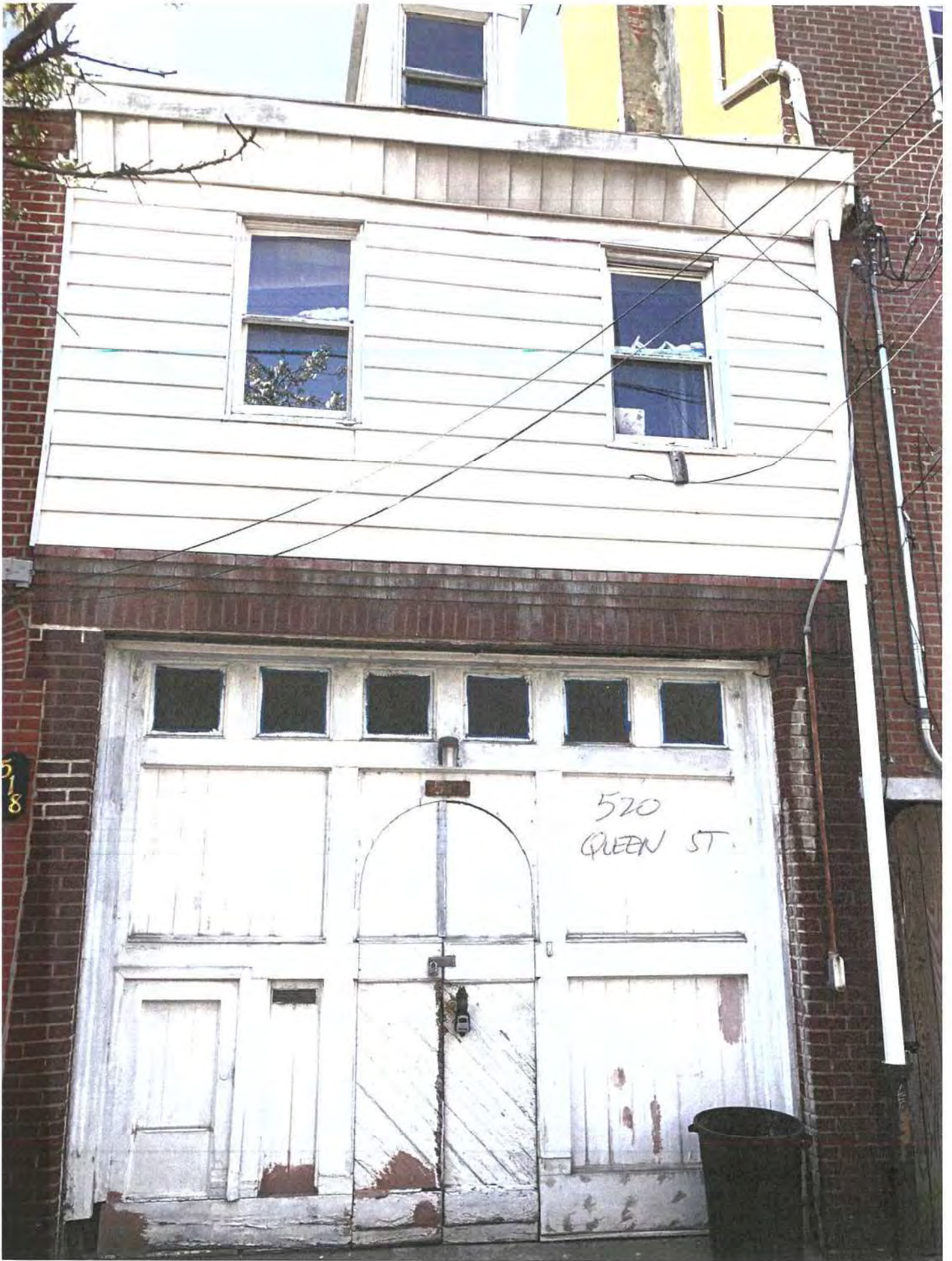




520 QUEEN ST



PRIMARY FRONT FACADE



PRIMARY FRONT FAZADE



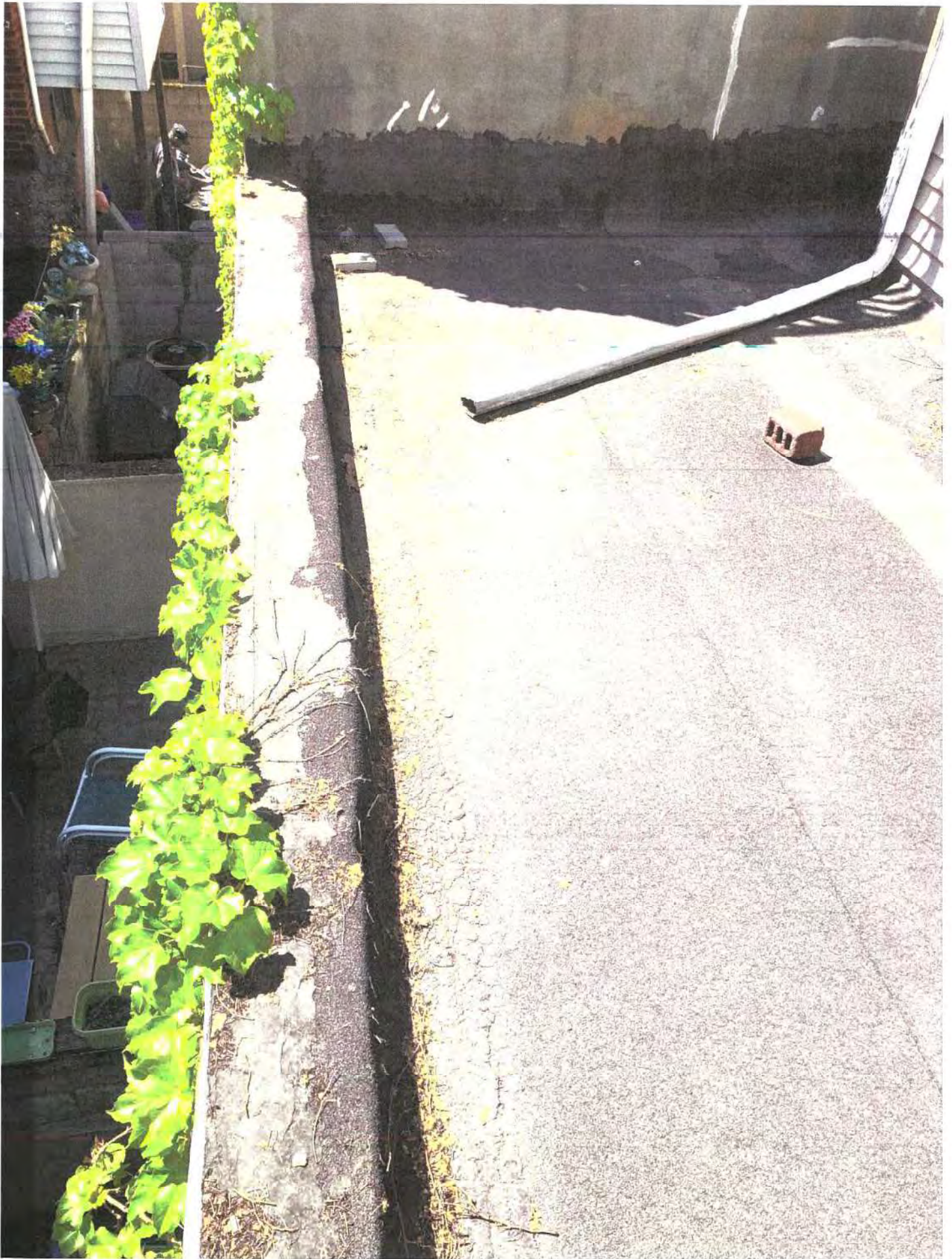
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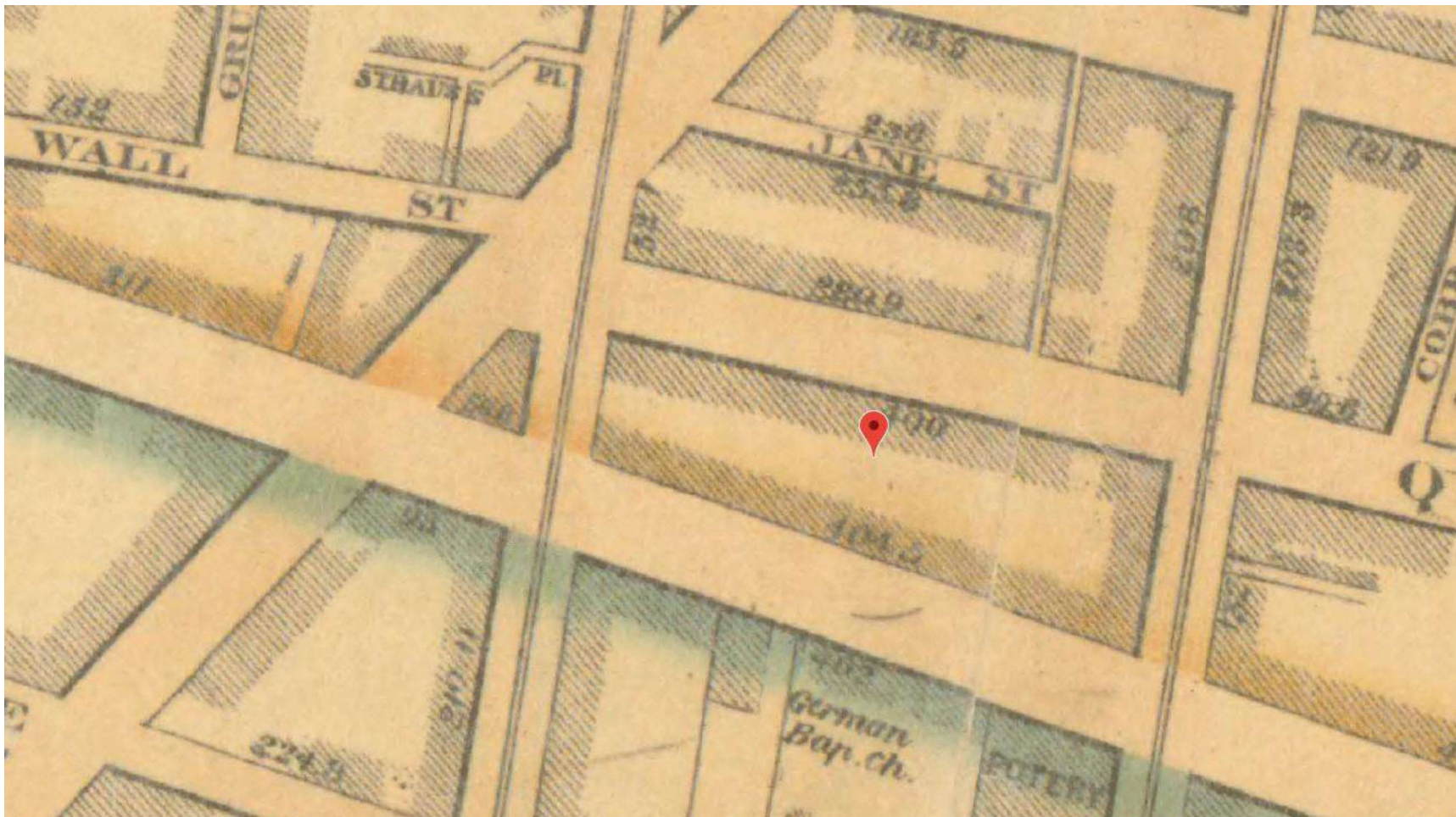
SIDENWEG



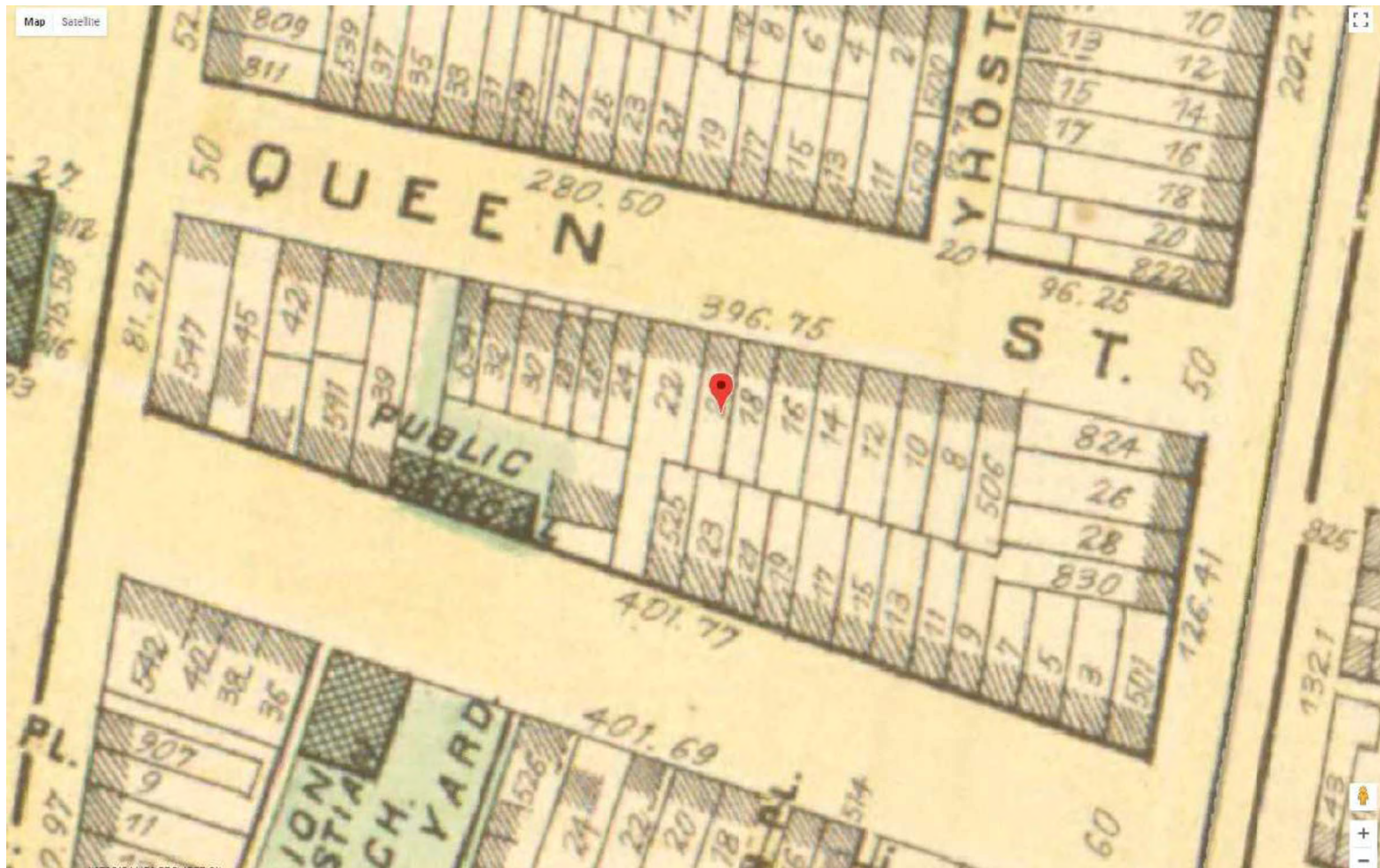
GRANDONE



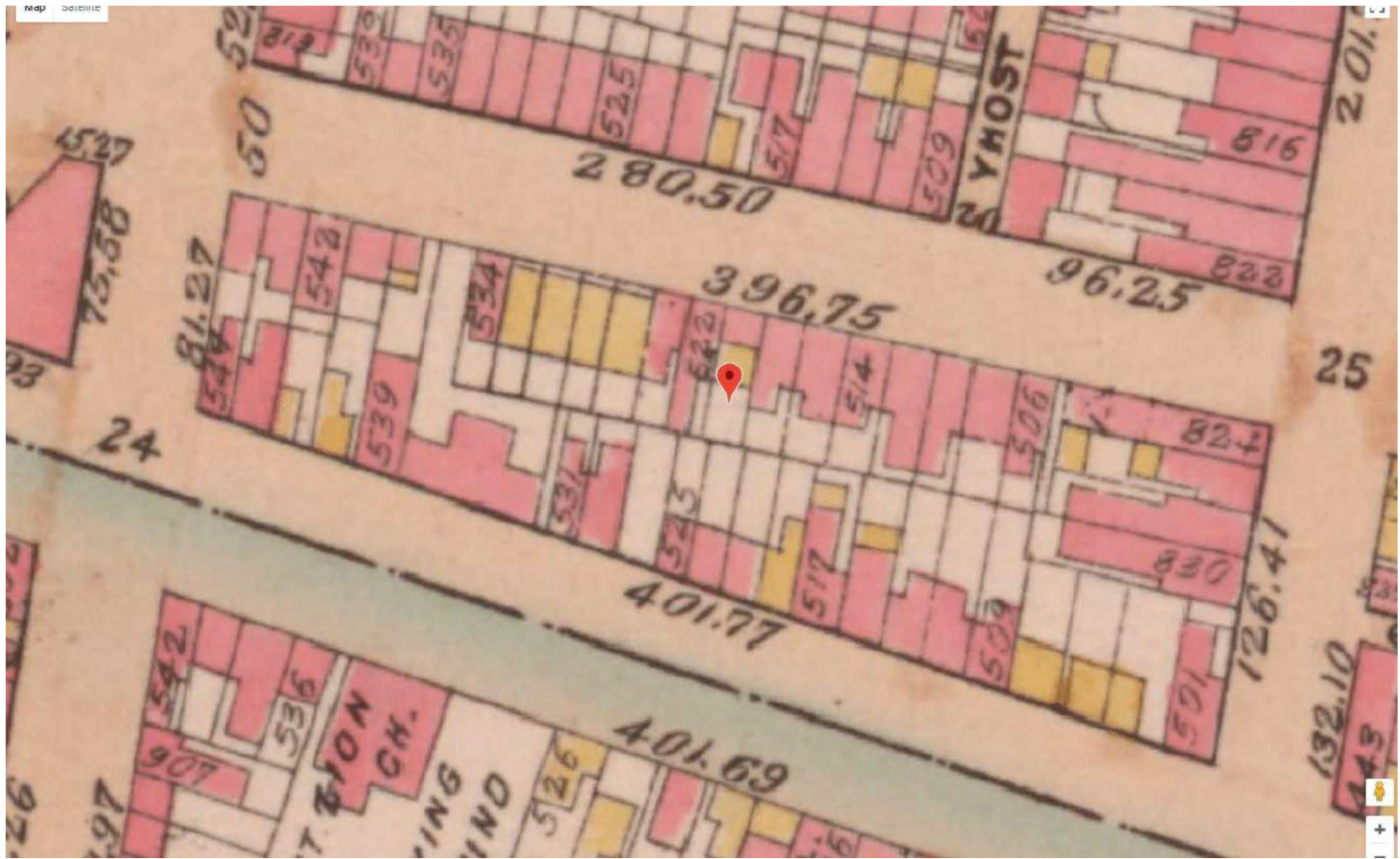
REAR PADG PROPERTY LINE



520 Queen Street, 1862 Philadelphia Atlas, Samuel Smedley



520 Queen Street, 1875 Philadelphia Atlas, Hopkins



520 Queen Street, 1895 Philadelphia Atlas, Bromley