

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

Proposal: Demolish rear ells; construct six-story building; rehabilitate façade

Review Requested: Final Approval

Owner: Race Street Apartments LLC

Applicant: Monica Wyatt, Studio 111 Architecture & Associates

History: 312-14, 1831; 316, 1959; 318, 1950

Individual Designation: 6/5/1980

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

312-14, Contributing; 316 and 318, Non-contributing

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

OVERVIEW: This 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 setback fifth and sixth stories would be proposed to replace the non-contributing structures. The new building would span the three properties at the rear.

An in-concept application for this project was reviewed by the Historical Commission at its 9 April 2021 meeting. At that time, the Commission found that the rear ells of 312-14 Race Street were narrow, in poor condition, and were compromised. It further found that complete demolition may not be appropriate and may not satisfy Standard 9. It concluded that the overall massing of the new construction was satisfactory, including the potential visibility of the additions, though a five-story rear structure was considered at that time.

SCOPE OF WORK:

- Demolish non-contributing buildings at 316 and 318 Race Street;
- Demolish rear ells of 312-14 Race Street;
- Rehabilitate main block of 312-14 Race Street; and
- Construct six-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 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, with the staff to reievew details, 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 project 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 6-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 storefront in keeping with the surrounding district and removal of the fire escape. A portion of the rear roof would be demolished to increase the ceiling height at the interior and provide proper water drainage at the connection between new and existing structures, and a 6-story addition would be constructed with a substantial setback from Race Street out of site line.

SCOPE OF WORK:

Construct six-story structure with setback;

Demolish rear Ells 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 which provides historic context to the visible neighborhood. No character defining features would be lost or obscured.

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, daylighting requirements, egress, or structural integrity.

STAFF RECOMMENDATION:

Approval of demolition scope with subsequent review of construction design documents.



HISTORICAL RECORDS:

312-314

Currently a 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/l 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:

First recorded 1791, 110 Sassafras, Philip Eddenbourn, Flour Factor (philahistory.net/race.html)

The earliest description in for 312 Race St (formerly 110 Sassafras St) dated October 1831, describes the structure as a "Three story brick house,-Occupied as a Tavern & Hotel, Situate N. 110 on the South side of Sassafras, between Third & Fourth Streets – Front 19 feet, including a 3 feet Alley, Depth 35 feet - ...Third Story, 2 rooms, plain mantles, surbase, washbds, closets & windows Casede- – Garret, 2 rooms& plaistered, 2 square head dormer windows.... Common winding stairs from the Second Story to the Garret" Two back buildings are mentioned, the first 11 feet by 16 feet Two stories high, the second 13 feet by 31(27) feet, Three stories high.

A subsequent survey of 312 Race St dated September 20 1872 and re-certified in 1911,describes the same front building Four stories in total "Front 19 feet Depth 35 feet, Piassa 12 feet by 16 feet, Back Building 12 feet by 58 feet 6 inches." 314 is mentioned as connecting to 312 "one room as Bar room...The floor above supported by girder with one iron column under...a 9 light sash door to Piassa" The 2nd story contains "a door in Entry to 2nd story of 314". The Piassa contains three flights of stairs, stairs to the cellar and a door to the Yard. The Back building at the First Floor consists of "One room as Kitchen, Range, Stewhole, Iron sink, hot & cold water". The "Second Story in 6 rooms ... Near the center is a flight of stairs to 3rd story...underneath half space is a 9 light sash door 7 ½ x 11 – this door leads to a frame covered passage, across the Yard and communicates with back building of House on the West, No 314."

Occupied 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 at 312, 1995.

Designated: 5 June 1980 for its design, use and date as it reflects the nineteenth century commercial character of the Old City National Historic District. 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.

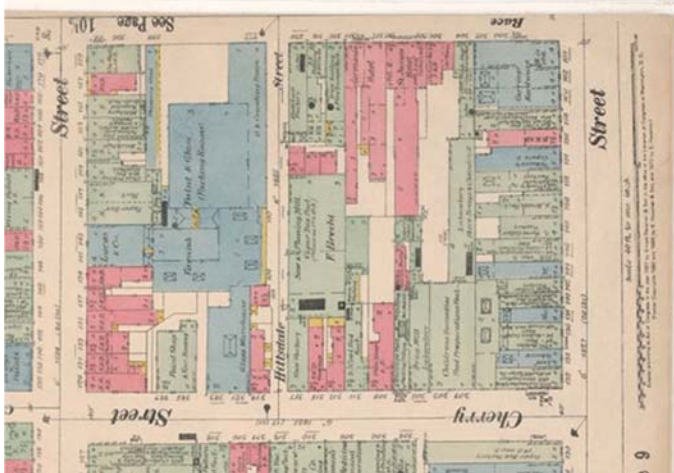
Built 1959. Site of the Perseverance Hose Company No. 5, 1867. Alterations: original window openings infilled with brick, late•20th century. Non-contributing.

Documentation: HABS; \vcbs tcr.

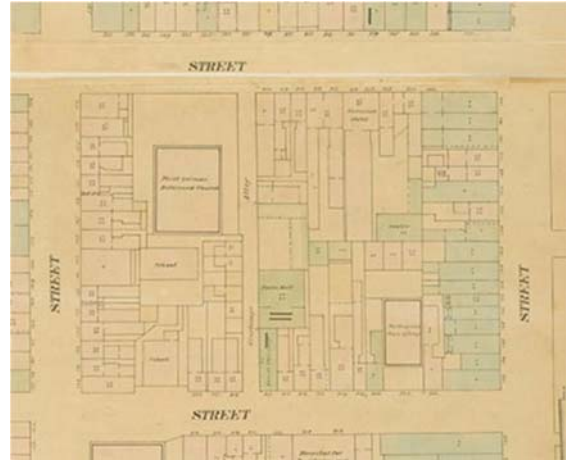
318

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.

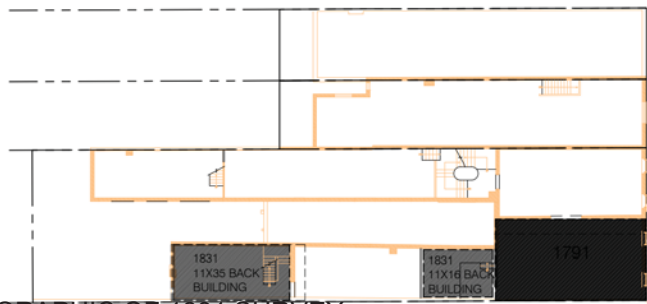
Built c. 1950. Non-contributing.



HEXAMER 1897 MAP

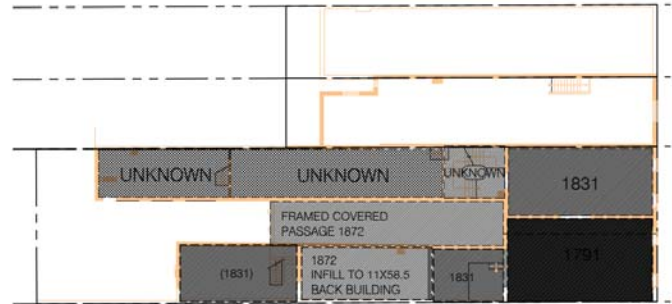


HEXAMER 1860 MAP



GRAPHIC OF 1831 SURVEY

1831



GRAPHIC OF 1872 SURVEY

1872

BACK BUILDINGS

Although we have some information about the back buildings at 312 there is no written or graphic documentation found that describes the evolution of those at 314. What is evident from the survey descriptions is that the buildings evolved over time, most likely as a response to the growing population of the city. There is on-site evidence visible to the trained professional to indicate the various back buildings and their divisions. The description from 1872 indicates a framed covered area between the two Ells at the 2nd floor. Although the survey was certified in 1911 as accurate, this covered area no longer exists but was replaced by an enclosed structure between the Ells at the first floor.



FACADE

The existing facade at 312 has been replaced in multiple stages. As evidenced by the differing brick types, mortar joints and vertical seam. The first floor brick front is of a more modern replacement as indicated by the bricks and mortar joints. The upper brick facade is a replacement from the original though contemporary to the historic characteristics of 314 as indicated by the full height vertical joint.



DIFFERING BRICKS & MORTAR JOINTS, REPLACEMENT CORNICE



CONTINUOUS VERTICAL JOINT LINE

Interior evidence of facade replacement is related to larger structural changes. 312 has one summer beam with cut tenons and parallel joists. 314 has two summer beams and joists perpendicular to the beams. The NE corner of brick reveals a cold connection at the brick. Evidence indicates the original structure at 312 had joists perpendicular to the summer beam, which likely pushed out the original brick facade, resulting in a new facade and new joists in an alternate orientation.



BRICK COLD CONNECTION AT FRONT FACADE



DETAIL OF COLD CONNECTION



SUMMER BEAM WITH NEW JOIST ORIENTATION



DETAIL OF SUMMER BEAM WITH TENON CUTS

Evidence indicates that the original garret roof with dormers was replaced adding a full 4th floor as was common, the structure failed and the joists were replaced and the facade rebuilt. 314 has a similar but improved structural system to that of 2nd roof iteration at 312 suggesting that 314 was built after 312. Unfortunately we do not have any records of 314 prior to 1831 to verify its age.



EVIDENCE OF GARRET ROOF AT 312



EVIDENCE OF GARRET ROOF AT 312



EVIDENCE OF GARRET ROOF AT 314



1 NORTH ELEVATION
 1/8" = 1'-0"

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Race St Apartments

312-18 Race St
 Philadelphia, Pa 19106

project		
#	Date	Description

revisions
 Schematic
 Design
 drawing status

FRONT ELEVATION

project number	21.004
drawn by	Author
checked by	Checker
scale	as noted

SD6.0

drawing number

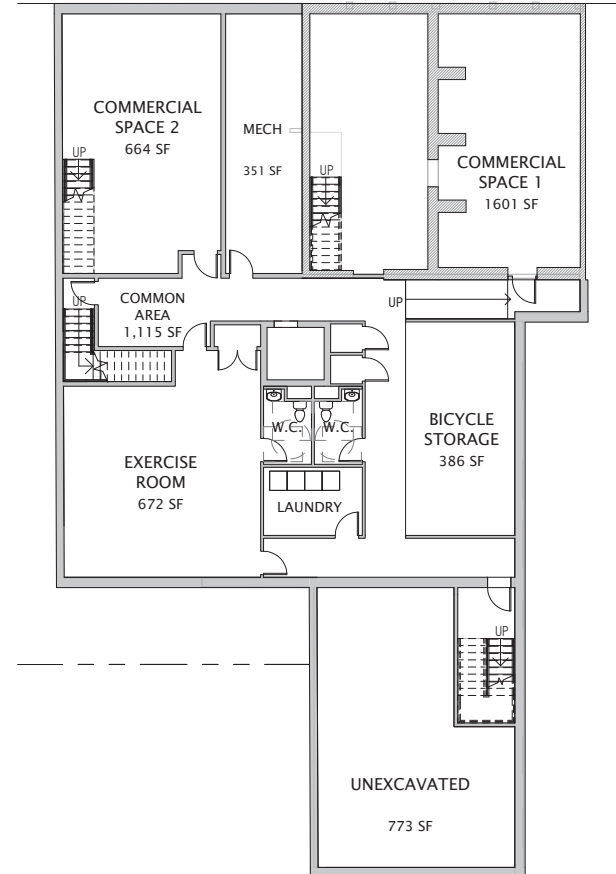
BUILDING OCCUPANCY		
FLOOR	USE	SF
BASEMENT	BICYCLE STORAGE	382
BASEMENT	COMMERCIAL AREA	1,608
BASEMENT	COMMON AREA	671
BASEMENT	EXERCISE ROOM	672
BASEMENT	LAUNDRY	111
BASEMENT	MECHANICAL	355
BASEMENT	TOILET ROOM	54
BASEMENT	TOILET ROOM	54
BASEMENT	UNEXCAVATED	1,049
1ST FLOOR	1 BDRM	724
1ST FLOOR	1 BDRM	710
1ST FLOOR	1 BDRM	670
1ST FLOOR	COMMERCIAL AREA	1,217
1ST FLOOR	COMMON AREA	890
1ST FLOOR	COMMON AREA	1,083
1ST FLOOR	COURTYARD	1,616
1ST FLOOR	OPEN AREA	322
2ND FLOOR	1 BDRM	624
2ND FLOOR	1 BDRM	670
2ND FLOOR	1 BDRM	568
2ND FLOOR	1 BDRM	630
2ND FLOOR	1 BDRM + DEN	911
2ND FLOOR	2 BDRM	1,203
2ND FLOOR	COMMON AREA	857
3RD FLOOR	1 BDRM	670
3RD FLOOR	1 BDRM	624
3RD FLOOR	1 BDRM	630
3RD FLOOR	1 BDRM	568
3RD FLOOR	1 BDRM + DEN	911
3RD FLOOR	2 BDRM	968
3RD FLOOR	2 BDRM	1,112
3RD FLOOR	COMMON AREA	926
4TH FLOOR	1 BDRM	701
4TH FLOOR	1 BDRM	568
4TH FLOOR	1 BDRM	630
4TH FLOOR	1 BDRM + DEN	911
4TH FLOOR	COMMON AREA	926
5TH FLOOR	1 BDRM	670
5TH FLOOR	1 BDRM	750
5TH FLOOR	2 BDRM	1,349
5TH FLOOR	COMMON AREA	981
5TH FLOOR	PRIVATE ROOF DECK	557
6TH FLOOR	1 BDRM	750
6TH FLOOR	1 BDRM	670
6TH FLOOR	2 BDRM	1,146
6TH FLOOR	COMMON AREA	833

BUILDING USE		
#	NAME	SF
18	1 BDRM	11,498
3	1 BDRM + DEN	2,733
5	2 BDRM	5,778
2	COMMERCIAL AREA	4,386
	COMMON AREA	6,721
	COURTYARD	1,616
	MECHANICAL	355
	PRIVATE ROOF DECK	792
	TENANT AMENITIES	1,049

PROJECT DESCRIPTION:

6-STORY STRUCTURE WITH BASEMENT. PLATFORM CONSTRUCTION FOR A 1+5 SYSTEM WITH MAXIMUM 3,000 SF FIRE SEPARATION AREAS AT 1ST FLOOR. 1ST FLOOR STEEL FRAME. 2ND-6TH FLOOR FIRE TREATED WOOD FRAMED.

BASEMENT -	4,958
1ST - 4TH FLOOR -	5,807 (X4)
5TH FLOOR -	4,019
6TH FLOOR -	3,524
TOTAL GSF -	35,729



1 BASEMENT
1/16" = 1'-0"

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Race St Apartments

312-18 Race St
Philadelphia, Pa 19106

project

#	Date	Description
1	1/2/22	6 STORY OPTION

revisions

Schematic
Design
drawing status

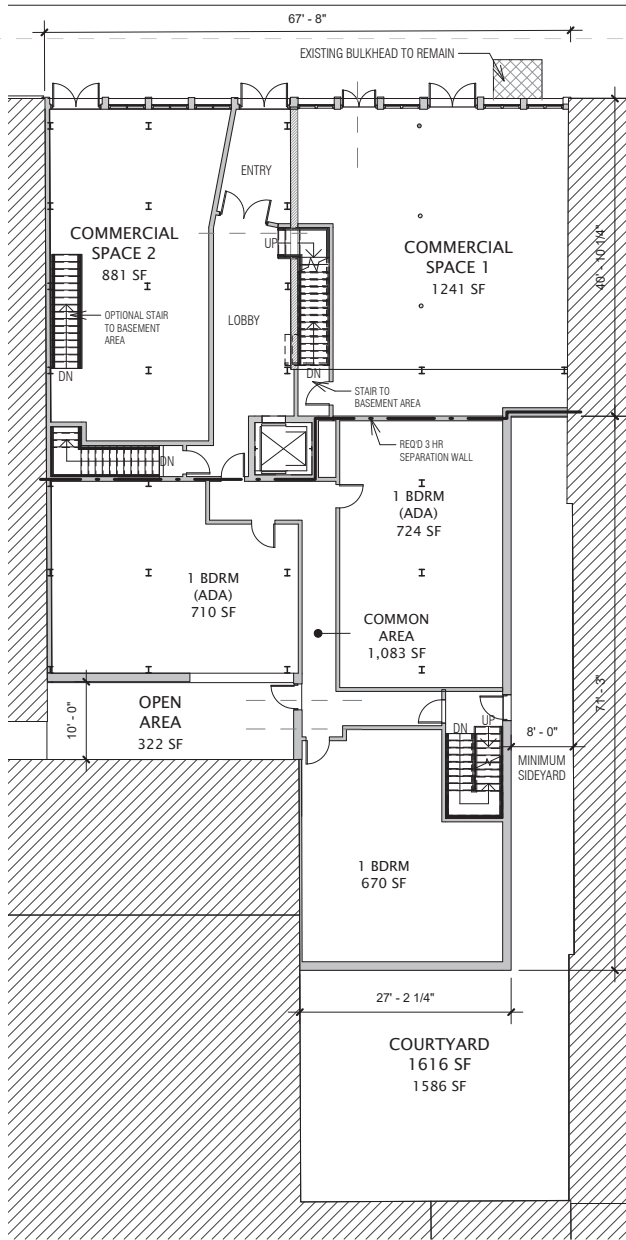
**BASEMENT FLOOR
& SF USAGE**

drawing title

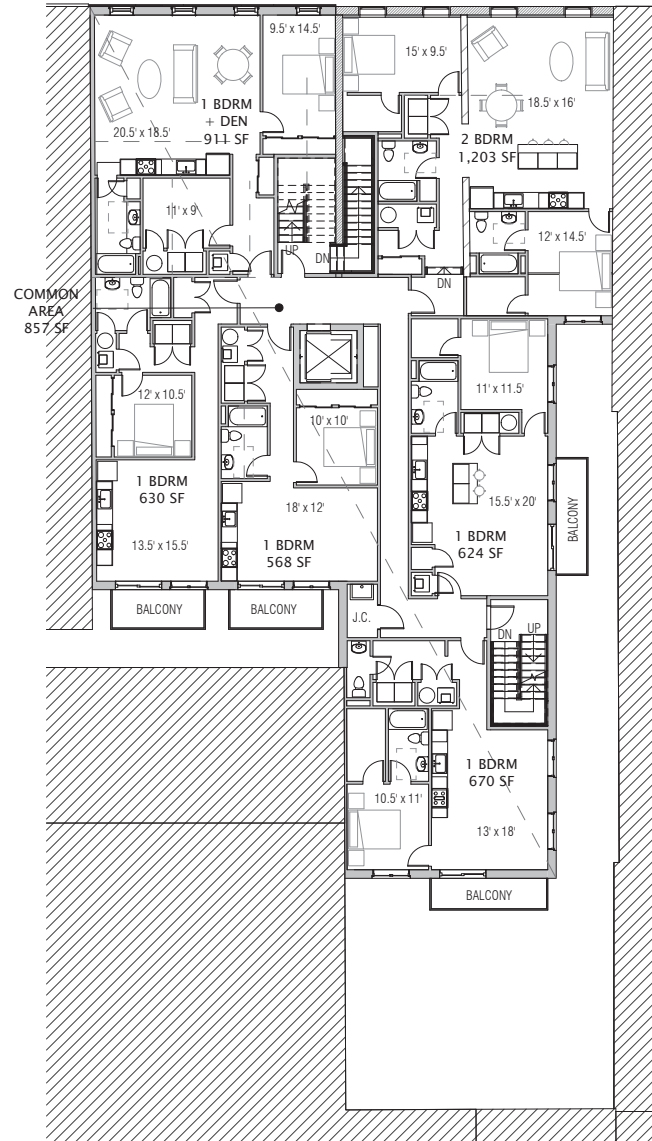
project number	21,004
drawn by	MW
checked by	JPD
scale	as noted

SD6.1

drawing number



1 1ST FLOOR
1/16" = 1'-0"



2 2ND FLOOR
1/16" = 1'-0"

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project		
#	Date	Description
1	1/2/22	6 STORY OPTION

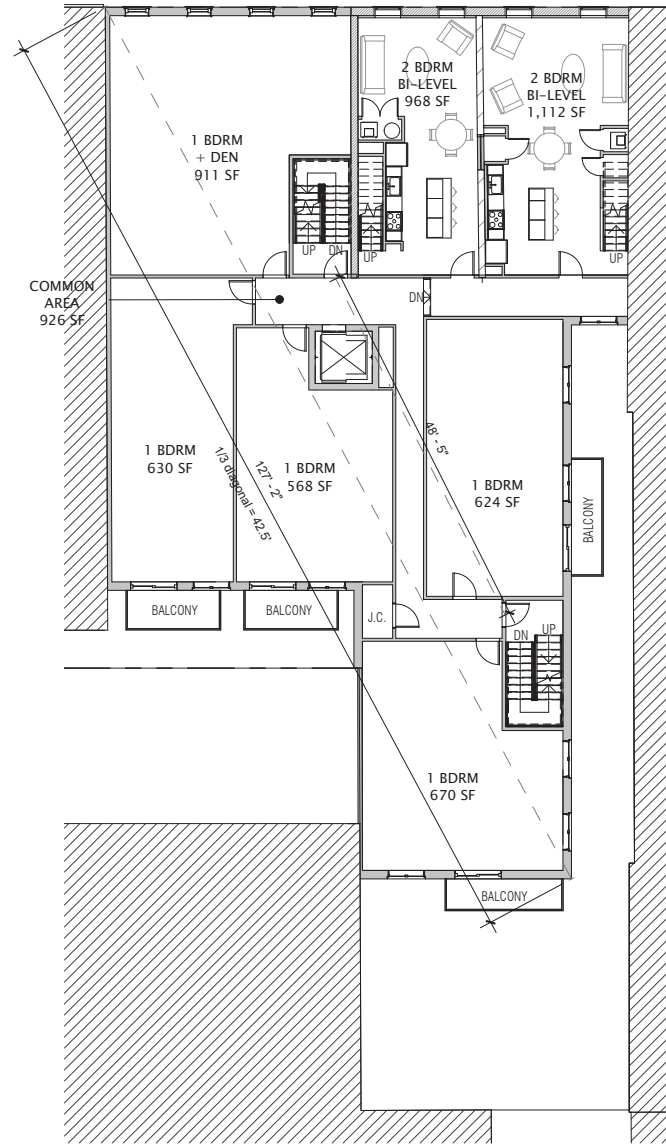
revisions
Schematic Design
drawing status

1ST & 2ND FLOORS

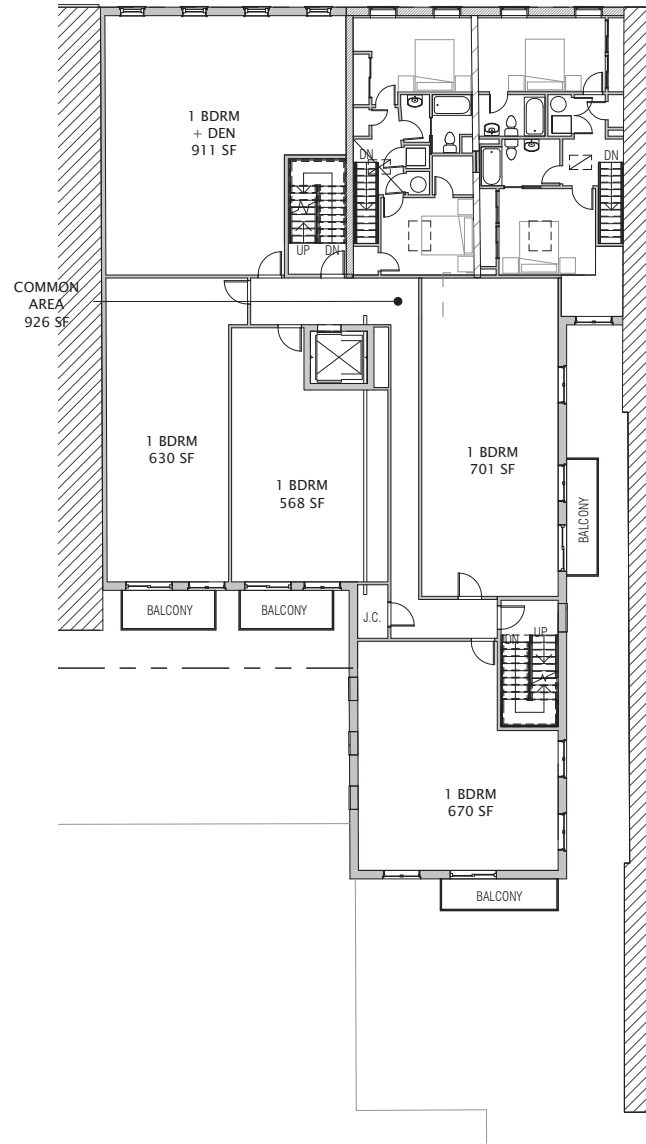
drawing title
project number 21.004
drawn by MW
checked by JPD
scale as noted

SD6.2

drawing number



1 3RD FLOOR
1/16" = 1'-0"



2 4TH FLOOR
1/16" = 1'-0"

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Philadelphia, Pa 19106

project		
#	Date	Description
1	1/2/22	6 STORY OPTION

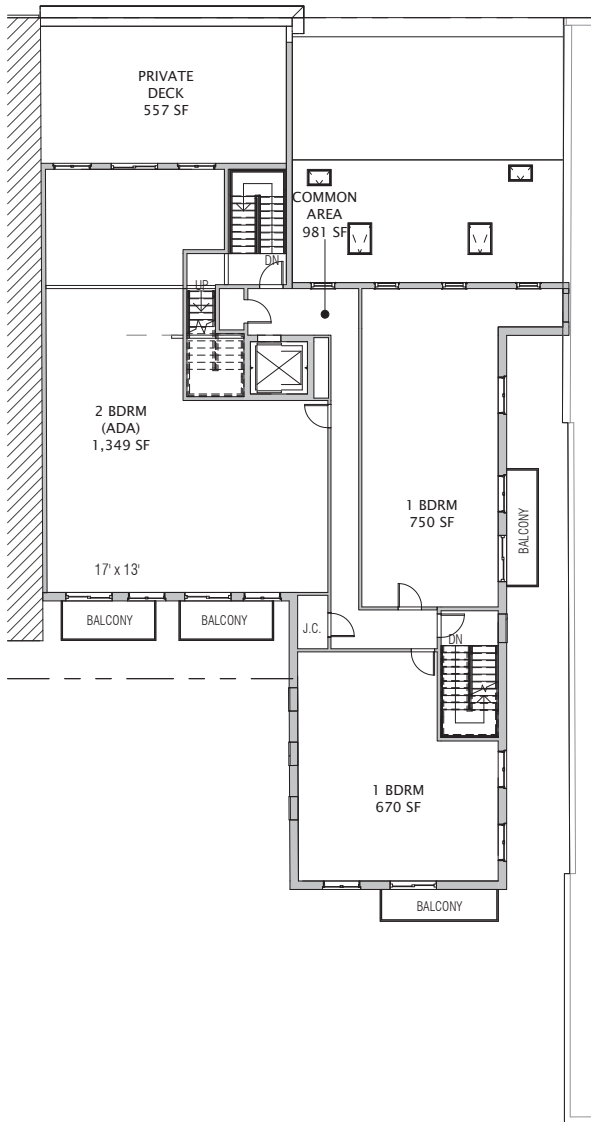
revisions
Schematic
Design
drawing status

3RD & 4TH FLOORS

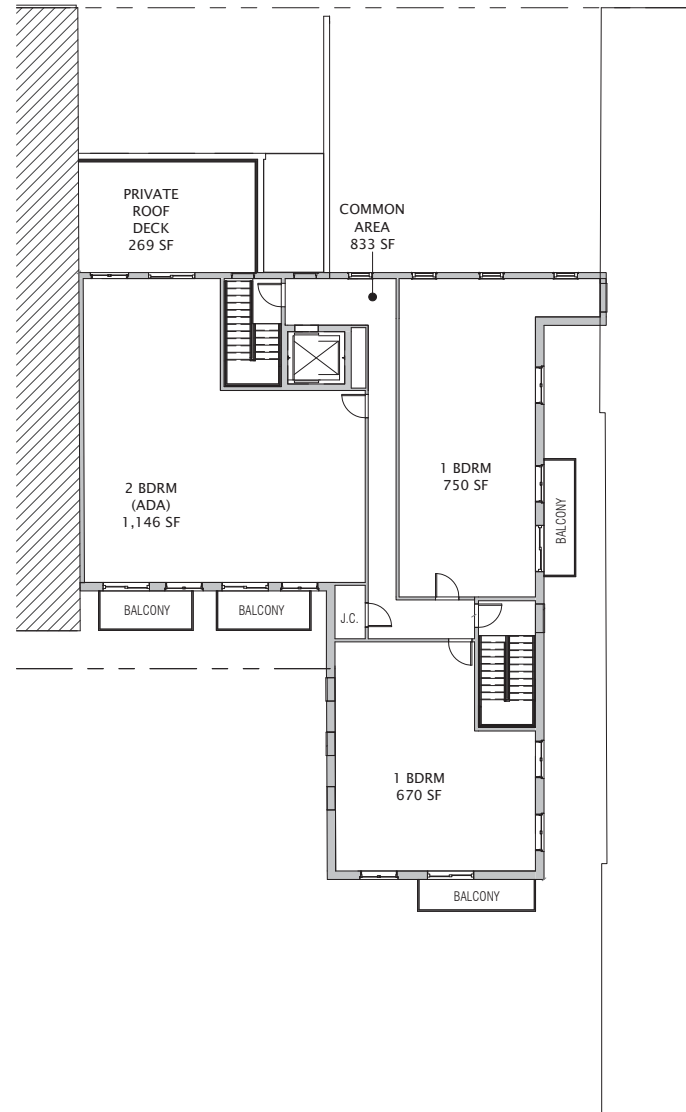
drawing title
project number 21.004
drawn by MW
checked by JPD
scale as noted

SD6.3

drawing number



1 5TH FLOOR
1/16" = 1'-0"



2 6TH FLOOR
1/16" = 1'-0"

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Race St Apartments

312-18 Race St
Philadelphia, Pa 19106

project

#	Date	Description
1	1/2/22	6 STORY OPTION

revisions

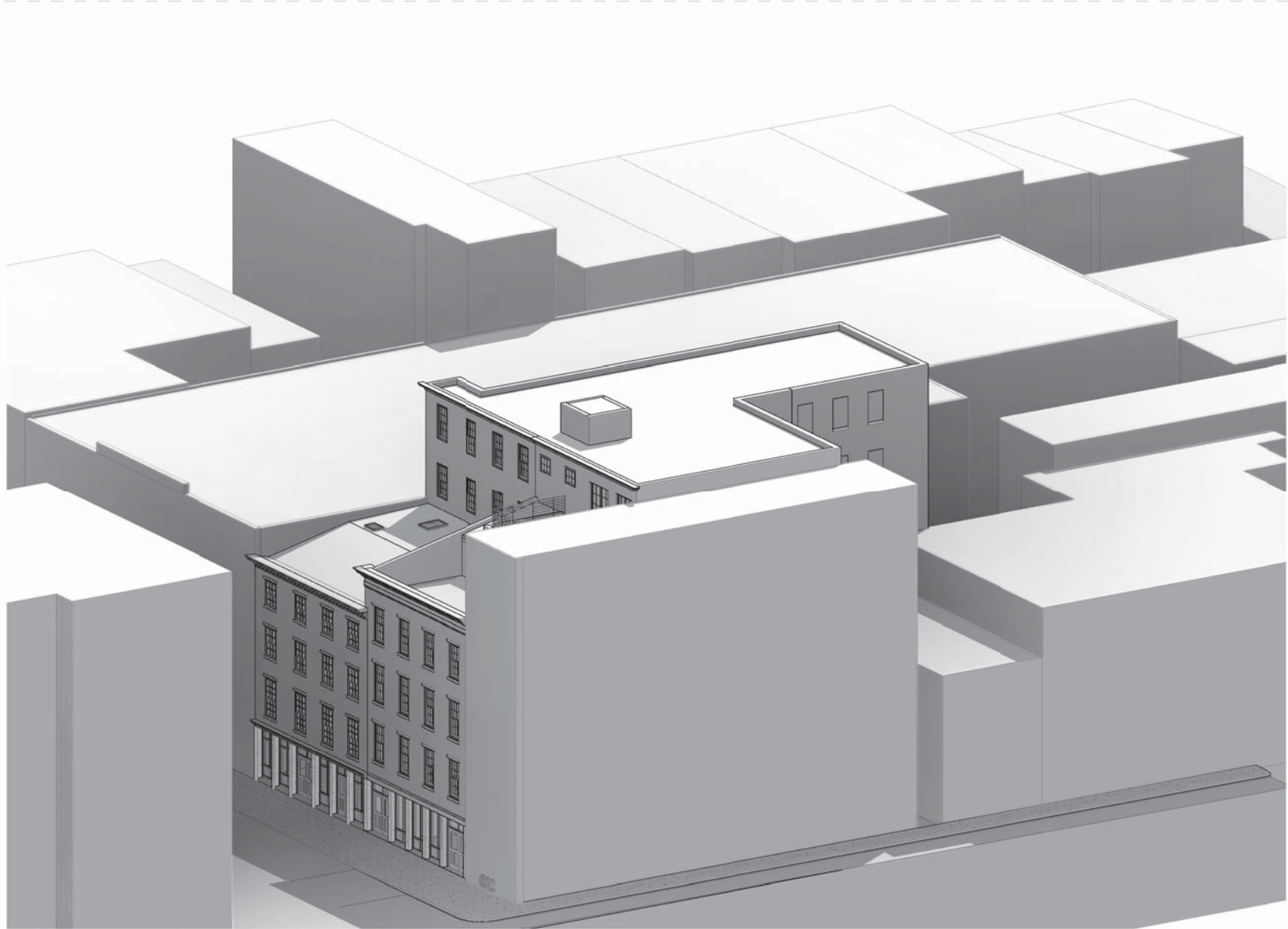
Schematic
Design
drawing status

5TH & 6TH FLOORS

drawing title
project number 21.004
drawn by MW
checked by JPD
scale as noted

SD6.4

drawing number



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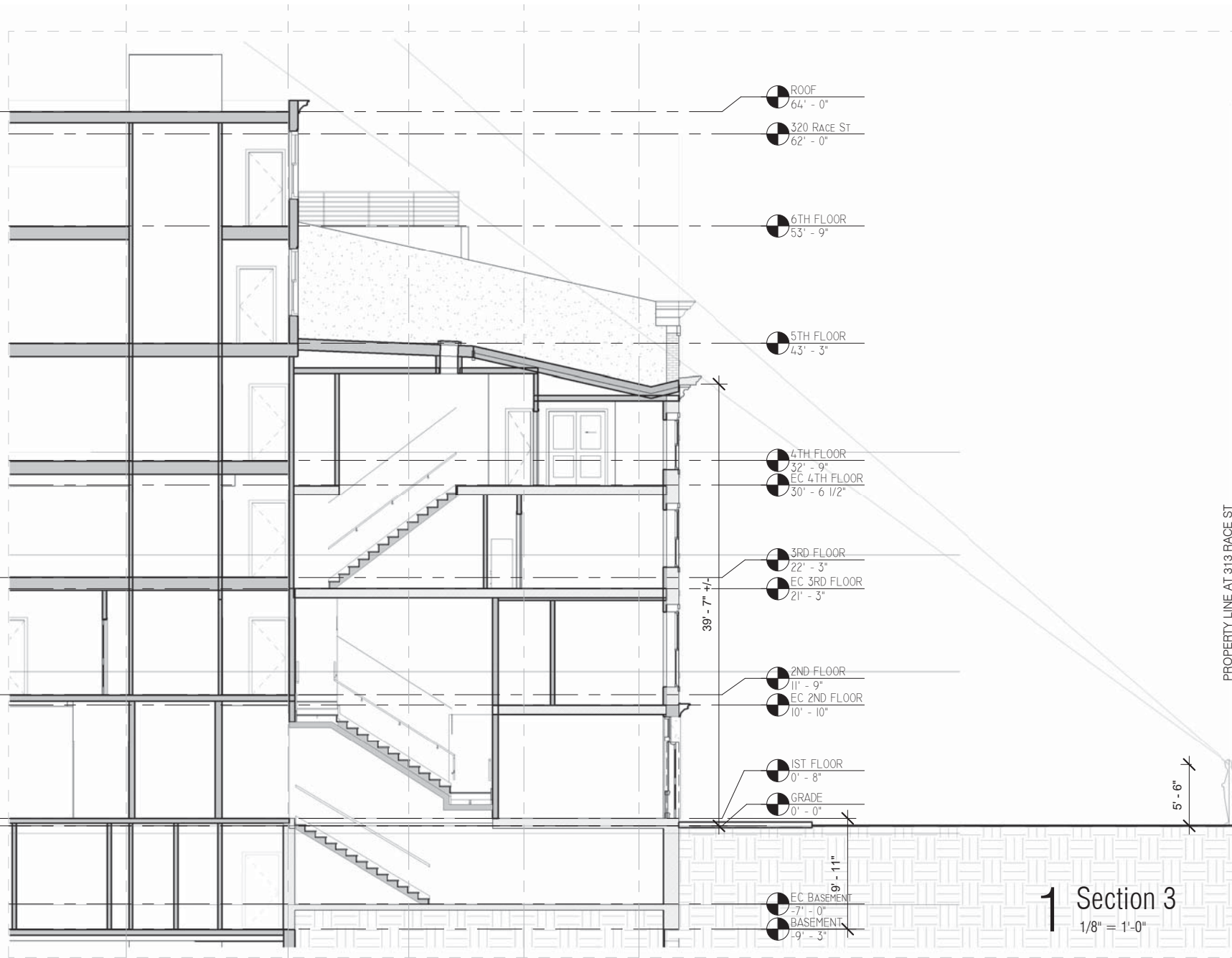
project		
#	Date	Description
1	1/2/22	6 STORY OPTION

revisions
Schematic
Design
drawing status

AERIAL VIEW OF MASSING
drawing title

project number 21.004
drawn by MW
checked by JPD
scale as noted

SD6.5
drawing number



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Race St Apartments

312-18 Race St
Philadelphia, Pa 19106

project		
#	Date	Description

revisions
Schematic
Design
drawing status

SECTION	
drawing title	
project number	21.004
drawn by	Author
checked by	Checker
scale	as noted

1 Section 3
1/8" = 1'-0"

SD6.6

drawing number