06.30.2022

City of Philadelphia
Historical Commission
1515 Arch St.
13th Floor
Philadelphia, PA 19102

RE: 321-323 Queen St.
Philadelphia, PA 19147
Application for Formal Review
Owner: Anna & Kevin Towers

To Members of Philadelphia Historical Commission,

Please see the attached application for formal review of an existing 3-story, single family dwelling & adjacent vacant lot with 1 parking space at 321-323 Queen St to be renovated and receive new 3-story addition. Included in the presentation documents are photos, zoning & architectural plans, and elevations/renderings.

The updated presentation includes revisions per comments received at the Architectural Committee meeting held on 06.21.2022.

Please do not hesitate to contact me should you have any questions.

Best Regards,
Gabriel Deck RA, LEED AP
Principal Architect
TOWERS RESIDENCE
321-323 QUEEN ST
GNOME ARCHITECTS
PHILADELPHIA HISTORICAL COMMISSION
07.08.2022

INCLUDES REVISIONS PER COMMENTS RECEIVED
AT ARCHITECTURAL COMMITTEE MEETING ON
06.21.2022

GNOME
REVISED
(4) EXISTING 321 QUEEN ST

(5) EXISTING 321 QUEEN ST

(6) EXISTING 321 QUEEN ST

REVISED

SITE CONDITION

PAGE 5
NORTH SIDE OF QUEEN ST. 4TH- ORIANNA

SOUTH SIDE OF QUEEN ST. 4TH- ORIANNA

REVISED
ZONING CLASSIFICATION: RM-1 (RESIDENTIAL DISTRICT)

SCOPe OF WORK: FOR THE LOT CONSOLIDATION OF TWO PARCELS INTO ONE, AND FOR THE LIMITED DEMOLITION (BY HAND) OF A PORTION OF EXISTING CELLAR + 3-STORY MASONRY STRUCTURE. PROPOSED INTERIOR RENOVATION & INSTALLATION OF EGRESS WELL & CELLAR DOOR BULKHEAD. PROPOSED 3-STORY ADDITION TO CONTAIN ROOF DECK, SIZE AND LOCATION AS PER PLANS. ONE EXIST. CURB CUT & PARKING STALL TO REMAIN, MECHANICAL CAR LIFT TO BE ADDED FOR AN ADDITIONAL PARKING SPACE.

ZONING DATA - 321-323 QUEEN ST.

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing</th>
<th>Proposed</th>
<th>Total Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA</td>
<td>1,440 SF</td>
<td>1,714.83 SF</td>
<td>1,714.83 SF (EXIST. TO REMAIN)</td>
</tr>
<tr>
<td>USE</td>
<td>Single Family Dwelling</td>
<td>Single Family Dwelling</td>
<td>Single Family Dwelling</td>
</tr>
<tr>
<td>COVERAGE</td>
<td>Max. 75% First Floor 636.88 SF (37.1%)</td>
<td>621.44 SF</td>
<td>1,258.32 SF (73.4%)</td>
</tr>
<tr>
<td></td>
<td>Second Floor 618.91 SF (36.1%)</td>
<td>639.41 SF</td>
<td>1,258.32 SF (73.4%)</td>
</tr>
<tr>
<td></td>
<td>Third Floor 618.91 SF (36.1%)</td>
<td>350.69 SF</td>
<td>969.60 SF (56.5%)</td>
</tr>
<tr>
<td>OPEN AREA</td>
<td>Min. 25% First Floor 1077.95 SF (62.9%)</td>
<td>-</td>
<td>456.51 SF (26.6%)</td>
</tr>
<tr>
<td></td>
<td>Second Floor 1095.92 SF (63.9%)</td>
<td>-</td>
<td>456.51 SF (26.6%)</td>
</tr>
<tr>
<td></td>
<td>Third Floor 1095.92 SF (63.9%)</td>
<td>-</td>
<td>745.23 SF (43.5%)</td>
</tr>
<tr>
<td>FRONT YARD</td>
<td>Not Req'd</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>SIDE YARD</td>
<td>Not Req'd</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>REAR YARD</td>
<td>9'-0&quot; deep min. 17'-7&quot;</td>
<td>14'-4 1/2&quot;</td>
<td>14'-4 1/2&quot;</td>
</tr>
<tr>
<td>HEIGHT</td>
<td>38'-0&quot; A.G. max. ±31'-8&quot; A.A.G. ±32'-8&quot; A.A.G. (38'-0&quot; max.)</td>
<td>±32'-8&quot; A.A.G. (38'-0&quot; max.)</td>
<td>±32'-8&quot; A.A.G. (38'-0&quot; max.)</td>
</tr>
<tr>
<td>PARKING</td>
<td>Not Req'd</td>
<td>1 Surface Parking Stall</td>
<td>1 Additional Parking Space via Mechanical Lift</td>
</tr>
</tbody>
</table>

PROPOSED BUILDING INFORMATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>STREET ENCROACHMENTS</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>ALLEY</td>
<td>±10'-2&quot; curb cut ±10'-2&quot; curb cut</td>
<td>±10'-2&quot; curb cut ±10'-2&quot; curb cut (EXIST. TO REMAIN)</td>
</tr>
<tr>
<td></td>
<td>4'-4&quot; entry stairs 4'-4&quot; entry stairs</td>
<td>4'-4&quot; entry stairs 4'-4&quot; entry stairs (EXIST. TO REMAIN)</td>
</tr>
<tr>
<td></td>
<td>4'-3&quot; well cover (steel plate) 4'-0&quot; cellar door bulkhead (masonry cheek walls &amp; wood door as req'd by Philadelphia Historical Commission)</td>
<td>4'-0&quot; cellar door bulkhead (masonry cheek walls &amp; wood door as req'd by Philadelphia Historical Commission)</td>
</tr>
<tr>
<td></td>
<td>±8&quot; cornice ±8&quot; cornice</td>
<td>±8&quot; cornice ±8&quot; cornice (to match exist.)</td>
</tr>
<tr>
<td></td>
<td>10'-2&quot; exist. curb cut to remain</td>
<td>12'-0&quot; sidewalk width</td>
</tr>
<tr>
<td></td>
<td>4'-0&quot; exist. steps 4'-10&quot; prop. bulkhead</td>
<td>14'-4&quot; exist. building width</td>
</tr>
<tr>
<td></td>
<td>637'-7 3/4&quot; exist. building depth</td>
<td>539'-7 3/4&quot; property depth</td>
</tr>
<tr>
<td></td>
<td>17'-7&quot; exist. rear yard</td>
<td>61'-2 1/2&quot; property depth</td>
</tr>
<tr>
<td></td>
<td>325 Queen St. exist. 3rd flr. dormer 2'-0&quot; alley (per deed)</td>
<td>325 Queen St. exist. 3rd flr. dormer</td>
</tr>
<tr>
<td></td>
<td>2'-0&quot; exist. 6FT brick fence @ property line</td>
<td>2'-0&quot; exist. 6FT brick fence @ property line</td>
</tr>
<tr>
<td></td>
<td>±8&quot; exist. cornice ±8&quot; exist. cornice</td>
<td>±8&quot; exist. cornice ±8&quot; exist. cornice (match exist.)</td>
</tr>
<tr>
<td></td>
<td>43'-7 3/4&quot; exist. building depth</td>
<td>44'-10 1/4&quot; building depth</td>
</tr>
<tr>
<td></td>
<td>17'-7&quot; existing rear yard</td>
<td>24'-3 1/4&quot; proposed addition width</td>
</tr>
<tr>
<td></td>
<td>6'-3&quot; roof deck setback from ridge line</td>
<td>7'-9&quot; roof deck setback from ridge line</td>
</tr>
<tr>
<td></td>
<td>9'-9&quot; sloped roof up to 42&quot; parapet, (match existing roof slope)</td>
<td>3'-1&quot; sloped roof up to 42&quot; parapet, (match existing roof slope)</td>
</tr>
<tr>
<td></td>
<td>2'-0&quot; Alley gate</td>
<td>3'-2 1/2&quot; Alley gate</td>
</tr>
<tr>
<td></td>
<td>4'-4&quot; prop. rear yard</td>
<td>14'-4 1/2&quot; prop. rear yard</td>
</tr>
<tr>
<td></td>
<td>3'-0&quot; prop. building zone</td>
<td>14'-9 1/4&quot; prop. building zone</td>
</tr>
<tr>
<td></td>
<td>7'-2&quot; walk zone</td>
<td>20'-7&quot; walk zone</td>
</tr>
<tr>
<td></td>
<td>28'-5 3/4&quot; property width</td>
<td>22'-2 1/2&quot; garage depth</td>
</tr>
<tr>
<td></td>
<td>9'-9&quot; roof deck setback from grade</td>
<td>6'-3&quot; sidewalk width</td>
</tr>
<tr>
<td></td>
<td>Dashed line indicates extents of garage @ grade</td>
<td>Dashed line indicates extents of garage @ grade</td>
</tr>
<tr>
<td></td>
<td>Outlined of existing building below</td>
<td>Outlined of existing building below</td>
</tr>
<tr>
<td></td>
<td>Ext. walls of exist. building to be demolished below</td>
<td>Ext. walls of exist. building to be demolished below</td>
</tr>
<tr>
<td></td>
<td>Exist. 6FT finished wood fence @ property line</td>
<td>Exist. 6FT finished wood fence @ property line</td>
</tr>
<tr>
<td></td>
<td>Hatch indicates area of exist. 3-story structure to remain below</td>
<td>Hatch indicates area of exist. 3-story structure to remain below</td>
</tr>
<tr>
<td></td>
<td>Outline of exist. building below</td>
<td>Outline of exist. building below</td>
</tr>
<tr>
<td></td>
<td>Prop. roof deck above exist. 3rd flr. (±32'-8&quot; A.A.G)</td>
<td>Prop. roof deck above exist. 3rd flr. (±32'-8&quot; A.A.G)</td>
</tr>
<tr>
<td></td>
<td>Glass guardrail over 6&quot; curb (3'-6&quot; max height)</td>
<td>Glass guardrail over 6&quot; curb (3'-6&quot; max height)</td>
</tr>
<tr>
<td></td>
<td>Glass guardrail over 6&quot; curb (3'-6&quot; max height)</td>
<td>Glass guardrail over 6&quot; curb (3'-6&quot; max height)</td>
</tr>
</tbody>
</table>

PREVIOUS ZONING PLANS PRESENTED AT ARCHITECTURAL COMMITTEE 06.21.2022

REVISED page 14
FOR THE LOT CONSOLIDATION OF TWO PARCELS INTO ONE, AND FOR THE LIMITED DEMOLITION (BY HAND) OF A PORTION OF EXISTING CELLAR+ 3-STORY MASONRY STRUCTURE. PROPOSED INTERIOR RENOVATION & INSTALLATION OF EGRESS WELL & CELLAR DOOR BULKHEAD. PROPOSED 3-STORY ADDITION TO CONTAIN ROOF DECKS, SIZE AND LOCATION AS PER PLANS. ONE EXISTING CURB CUT & PARKING STALL TO REMAIN, AND MECHANICAL CAR LIFT TO BE ADDED FOR AN ADDITIONAL PARKING SPACE.

PROPOSED BUILDING INFORMATION
- ±10'-2" CURB CUT
- 4'-4" Entry Stair (Exist. to Remain)
- 4'-3" Well Cover (Steel Plate)
- 4'-0" Cellar Door Bulkhead (Masonry Cheek Walls & Wood Door as Req'd by Philadelphia Historical Commission)
- ±8" Cornice (To Match Exist.)

STREET ENCROACHMENTS
- 1'-4" Garage Cut
- 1'-4" Side Yard

LOT DATA - 321-323 QUEEN ST.
- LOT AREA
  -EXISTING: 1,440 SF
  -PROPOSED: 1,714.83 SF
  -TOTAL: 1,714.83 SF
  -EXISTING TO REMAIN: 1,714.83 SF

- USE
  -EXISTING: Single Family Dwelling
  -PROPOSED: Single Family Dwelling
  -TOTAL: Single Family Dwelling

- COVERAGE
  -FIRST FLOOR: MAX. 75% 636.88 SF (37.1%)
  -SECOND FLOOR: 618.91 SF (36.1%)
  -THIRD FLOOR: 618.91 SF (36.1%)

- OPEN AREA
  -FIRST FLOOR: MIN. 25% 1077.95 SF (62.9%)
  -SECOND FLOOR: 1095.92 SF (63.9%)
  -THIRD FLOOR: 1095.92 SF (63.9%)

- FRONT YARD: NOT REQ'D
- SIDE YARD: NOT REQ'D
- REAR YARD: 9'-0" DEEP MIN. 17'-7"

- HEIGHT
  -AG. MAX: 38'-0"
  -AA.G. ±31'-8"
  -AA.G. ±32'-8" (38'-0" MAX.)

- PARKING
  -NOT REQ'D
  -1 ADDITIONAL PARKING SPACE VIA MECHANICAL LIFT

ZONING DATA - 321-323 QUEEN ST.
- ZONING CLASSIFICATION: RM-1 (RESIDENTIAL DISTRICT)
- SCOPE OF WORK: FOR THE LOT CONSOLIDATION OF TWO PARCELS INTO ONE, AND FOR THE LIMITED DEMOLITION (BY HAND) OF A PORTION OF EXISTING CELLAR+ 3-STORY MASONRY STRUCTURE. PROPOSED INTERIOR RENOVATION & INSTALLATION OF EGRESS WELL & CELLAR DOOR BULKHEAD. PROPOSED 3-STORY ADDITION TO CONTAIN ROOF DECKS, SIZE AND LOCATION AS PER PLANS. ONE EXISTING CURB CUT & PARKING STALL TO REMAIN, AND MECHANICAL CAR LIFT TO BE ADDED FOR AN ADDITIONAL PARKING SPACE.
The image contains a zoning plan for two properties at 321-323 Queen St. The plan details the zoning classification, scope of work, and various dimensions and requirements. The plan includes a table with zoning data and a diagram showing the proposed building information and street encroachments.

### Zoning Classification
- **Zoning Classification:** RM-1 (Residential District)

### Scope of Work
- **For the Lot Consolidation of Two Parcels into One:**
- **Limited Demolition (by Hand) of a Potion of Existing Cellar + 3-Story Masonry Structure:**
- **Proposed Interior Renovation & Installation of Egress Well & Cellar Door Bulkhead:**
- **Proposed 3-Story Addition to Contain Roof Deck, Size and Location as Per Plans:**
- **One Existing Curb Cut & Parking Stall to Remain, and Mechanical Car Lift to Be Added for an Additional Parking Space via Mechanical Lift.**

### Zoning Data - 321-323 Queen St.

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>LSF</th>
<th>Existing</th>
<th>Proposed Expansion</th>
<th>Total Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2'-0&quot;</td>
<td>5114 SF</td>
<td>3964 SF</td>
<td>1382 SF</td>
<td>5346 SF</td>
</tr>
</tbody>
</table>

### Building Information
- **Proposed Roof Deck:**
  - Size and Location as Per Plans
  - 2'-0" Well Cover (±31'-4" A.A.G.)
  - 9'-0" Roof Deck
  - 1095.92 SF (63.9%) – 456.51 SF (26.6%)

### Proposed Building Dimensions
- **First Floor:**
  - Max. 75% Coverage
  - 37.1% Coverage
  - 621.44 SF
  - 1258.32 SF

- **Second Floor:**
  - 636.88 SF
  - 36.1% Coverage

- **Third Floor:**
  - 618.91 SF
  - 36.1% Coverage

### Parking Information
- **Proposed:**
  - 3 SPACES (1 ADDITIONAL PARKING SPACE VIA MECHANICAL LIFT)

### Street Encroachments
- **Proposed:**
  - 3'-0" Curb Cut
  - 4'-0" Entry Stair
  - 3'-2" Cellar Door Bulkhead

### Revised Zoning Plans Per Architectural Committee Comments from 06.21.2022
FOR THE LOT CONSOLIDATION OF TWO PARCELS INTO ONE, AND FOR THE LIMITED DEMOLITION (BY HAND) OF A POTION OF EXISTING CELLAR+ 3-STORY MASONRY STRUCTURE. PROPOSED INTERIOR RENOVATION & INSTALLATION OF EGRESS WELL & CELLAR DOOR BULKHEAD.

PROPOSED 3-STORY ADDITION TO CONTAIN ROOF DECK, SIZE AND LOCATION AS PER PLANS. ONE EXIST. CURB CUT & PARKING STALL TO REMAIN, AND MECHANICAL CAR LIFT TO BE ADDED FOR AN ADDITIONAL PARKING SPACE.
PREFAB. STEEL EMERGENCY ESCAPE LADDER - INSTALL PER MANFR. SPEC & PER IRC 310.2.1

4" MIN. EGRESS COMPLIANT DOOR.

8" REINF. 4000 PSI CONC. RETAINING WALL w/#4 BARS HORIZ. @16" O.C.
& #4 BARS VERT.@16" O.C.
4" CONC. SLAB OVER 4" CRUSHED STONE, SLOPE TO DRAIN

WOOD BULKHEAD DOORS, REFER TO ARCH. DETAILS

SILL FLASHING, TYP.

FIRST FLOOR

4" CONC. FOOTWAY OVER 4" CRUSHED GRAVEL

CONNECT DRAIN TO SEWER OR RWC

12"x18" 4000 PSI CONC. FOOTING w/(3) #4 BARS SPACED EQ. & #4 BENT BARS (12"Hx36"V) SPACED @ 16" O.C.
ALL BARS TO HAVE 3" MIN. COVER

REFER TO CONSTRUCTION DOCUMENTS FOR ALL BUILDING INFORMATION

SIDEWALK GRADE

EGRESS WELL

2'-2" 2'-0" MASONRY CHEEK WALL

WOOD DOORS. PAINT TO MATCH EXIST. SHUTTERS & FRONT DOOR.
PHC TO APPROVE COLOR

STRAP HINGES. GALV. & PAINTED BLACK.
PHC TO APPROVE FINAL HARDWARE

PHC TO APPROVE COLOR

STRAP HINGES. GALV. & PAINTED BLACK.
PHC TO APPROVE FINAL HARDWARE

WOOD DOORS. PAINT TO MATCH EXIST. SHUTTERS & FRONT DOOR.
PHC TO APPROVE COLOR

BRICK MASONRY CHEEK WALL.
PHC TO APPROVE COLOR

MASONRY CHEEK WALL

WOOD DOORS. PAINT TO MATCH SHUTTERS & FRONT DOOR.
PHC TO APPROVE COLOR

BULKHEAD DOOR DETAILS