

**ADDRESS: 130 N 3RD ST**

Proposal: Demolish non-contributing building; construct five-story building

Review Requested: Final Approval

Owner: 130 N. 3<sup>rd</sup> LLC

Applicant: Gabriel Deck, Gnome Architects, LLC

History: c. 1950

Individual Designation: None

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

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

**BACKGROUND:**

This application proposes to demolish a non-historic, non-contributing, one-story, two-bay, vernacular building and construct a new five-story plus cellar mixed use structure. This proposed building would contain four family dwellings plus vacant commercial space, a roof deck, walk-out rear decks starting at the second floor, and interior recessed balconies from the second to fourth floor. Some proposed materials include dark gray cast stone with matching mortar, dark iron-spot velour brick veneer, aluminum storefront with black frames, frameless glass guardrails for the interior balconies, black picket guardrails for exterior balconies, and black solid paneled garage doors. Currently, the existing small structure only partially occupies the long lot, with parking spaces at the rear on the Cherry Street side.

The applicant has provided a packet containing historical maps, site photographs, sections, elevations, and detailed renderings of the proposed new construction.

**SCOPE OF WORK**

- Demolish one story non-contributing building and construct new five-story mixed use building to occupy entire lot.

**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.*
  - The proposed demolition of the extant building satisfies Standard 9 because the property is classified as non-contributing to the Old City Historic District. The proposed new building does not satisfy Standard 9; the inset balconies and other features would not be compatible with the historic district.

**STAFF RECOMMENDATION:** The staff recommends denial, pursuant to Standard 9.

# 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](http://www.phila.gov/li)

## ADDRESS OF PROPOSED CONSTRUCTION:

130 N. 3RD ST.

## APPLICANT:

GABRIEL DECK

## COMPANY NAME

GNOME ARCHITECTS, LLC

PHONE # (215) 279-7531

FAX #

## PROPERTY OWNER'S NAME:

130 N. 3RD LLC

PHONE # (856) 264-1182

FAX #

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

GABRIEL J DECK, RA, LEED AP

## ARCHITECT/ENGINEERING FIRM:

GNOME ARCHITECTS, LLC

PHONE # (215) 279-7531

FAX #

## CONTRACTOR:

## CONTRACTING COMPANY:

PHONE #

FAX #

## APPLICANT'S ADDRESS:

1901 S. 9TH ST. RM 310

PHILADELPHIA, PA 19148

LICENSE # AC#

E-MAIL: PERMITS@GNOMEARCH.COM

## PROPERTY OWNER'S ADDRESS:

PO BOX 63965, PHILADELPHIA, PA 19147

[brian@zoubekproperties.com](mailto:brian@zoubekproperties.com)

## ARCHITECT/ENGINEERING FIRM ADDRESS:

1901 S. 9TH ST. RM 310

PHILADELPHIA, PA 19148

LICENSE # 606859

E-MAIL: PERMITS@GNOMEARCH.COM

## CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

## USE OF BUILDING/SPACE

## ESTIMATED COST OF WORK

\$ \_\_\_\_\_

## BRIEF DESCRIPTION OF WORK:

NEW 5-STORY PLUS CELLAR MIXED USE STRUCTURE,

W/ (4) FAMILY DWELLING & VACANT COMMERCIAL SPACE.

TO INCLUDE (1) ROOF DECK ACCESSED BY PILOT HOUSE, (1) EXTERIOR ROOF ACCESS STAIR FOR MAINTENANCE USE,

WALK OUT REAR DECK AT THE 2ND FLR, INTERIOR BALCONIES AT THE 2ND-4TH FLRS,

EXTERIOR BALCONIES AT THE 3RD-5TH FLRS,

(4) TOTAL INTERIOR GARAGE PARKING STALLS [(3) STANDARD STALLS, (1) ADA ACCESSIBLE STALL].

ALL PARKING ACCESSORY TO THE RESIDENTIAL USE.

SIZE AND LOCATION AS PER PLANS.

TOTAL AREA UNDERGOING CONSTRUCTION: 11680.7 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: \_\_\_\_\_

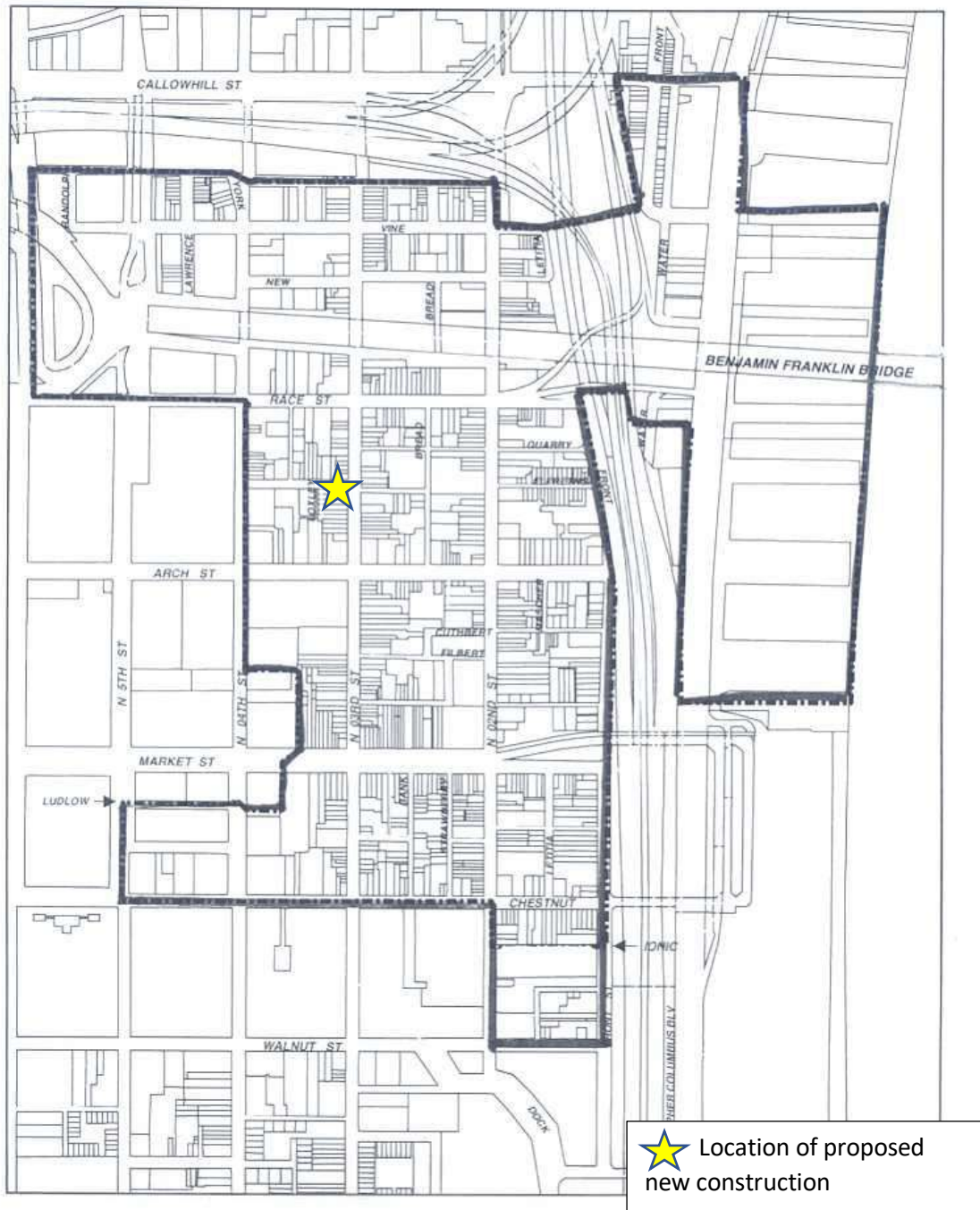
IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES VIOLATION #: \_\_\_\_\_

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: 01 / 09 / 2023

Old City Historic District, designated 12/12/2003



## OLD CITY HISTORIC DISTRICT

Designated 12 December 2003

From Old City Historic District Inventory: (N 3<sup>rd</sup> Street, p. 331)

**130** (a.k.a. 300-302 Cherry Street) 1-story, 2-bay, stucco, vernacular building. Squared entrance opening; single-leaf paneled wood door; 2-light wood storefront window flanked by single-light wood windows; signboard; flat roof.

North elevation: stucco; squared entrance opening; single-leaf glazed wood door with single-light aluminum transom; 1/1 aluminum windows adjacent to entrance; wood window surround; brick course at rear cornice.

West elevation: stucco; single-leaf flush steel door; brick course at cornice; stucco CMU wall with tile coping; asphalt parking lot.

Built c. 1950. Non-contributing.



# 130 N. 3RD ST.

PROPOSED NEW CONSTRUCTION

MIXED USE BUILDING

GNOME ARCHITECTS

PHILADELPHIA HISTORICAL COMMISSION APPLICATION

01.09.2023



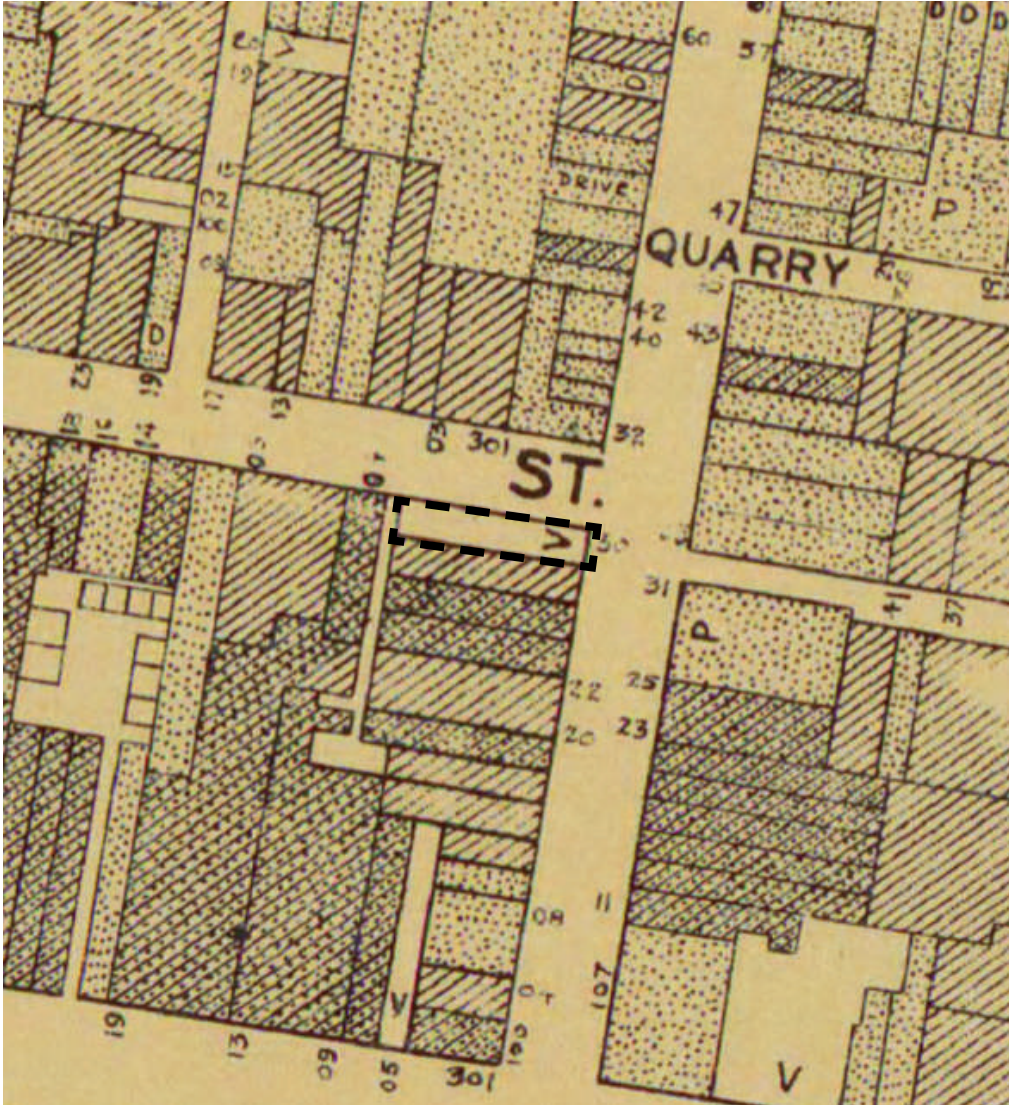


EARLY COMMERCIAL USE



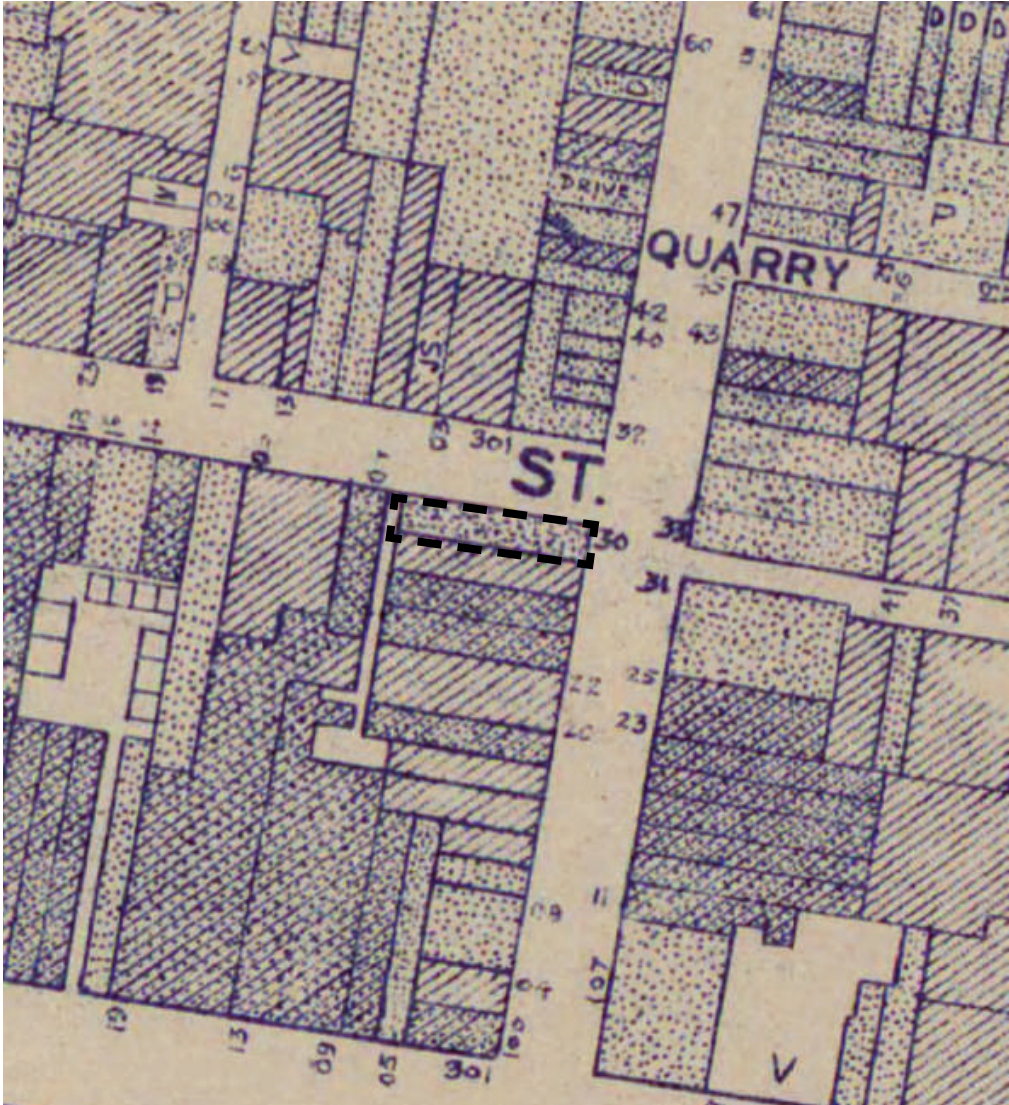
1860

BUILDING TORN DOWN ~ 1938  
USE AND ZONING PERMIT FOR OPEN AIR PARKING LOT GRANTED IN 1941



1942

SINGLE STORY BUILDING ERECTED ~ 1945  
OPERATED AS RESTAURANT AND GROCER OVER THE YEARS  
WITH REAR SURFACE PARKING STALLS



1962





1977



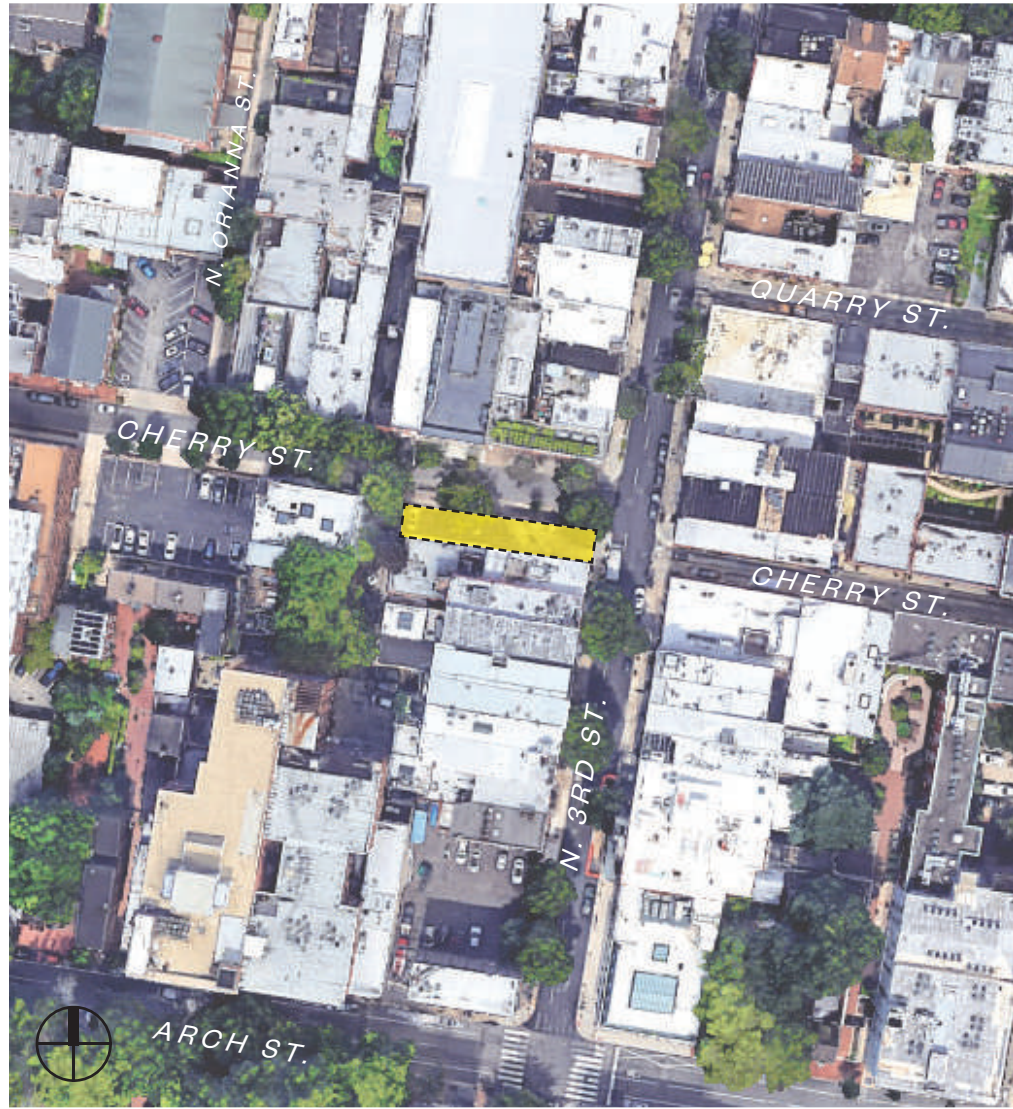
HISTORIC DESIGNATION PHOTOS



HISTORIC SITE PHOTOS

PAGE 2

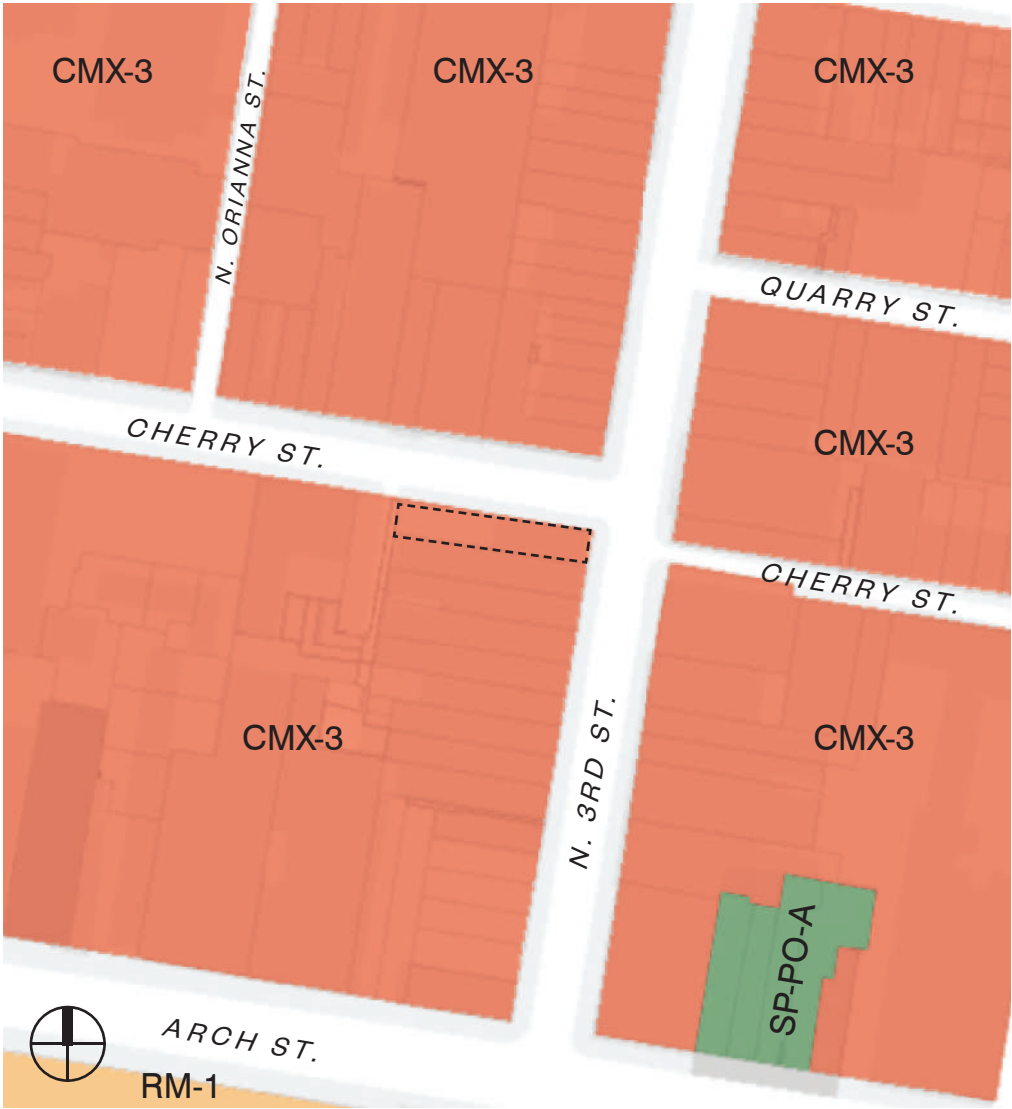




AERIAL VIEW



SITE MAP



ZONING MAP





VIEW NORTHEAST



VIEW NORTHWEST



VIEW SOUTHEAST

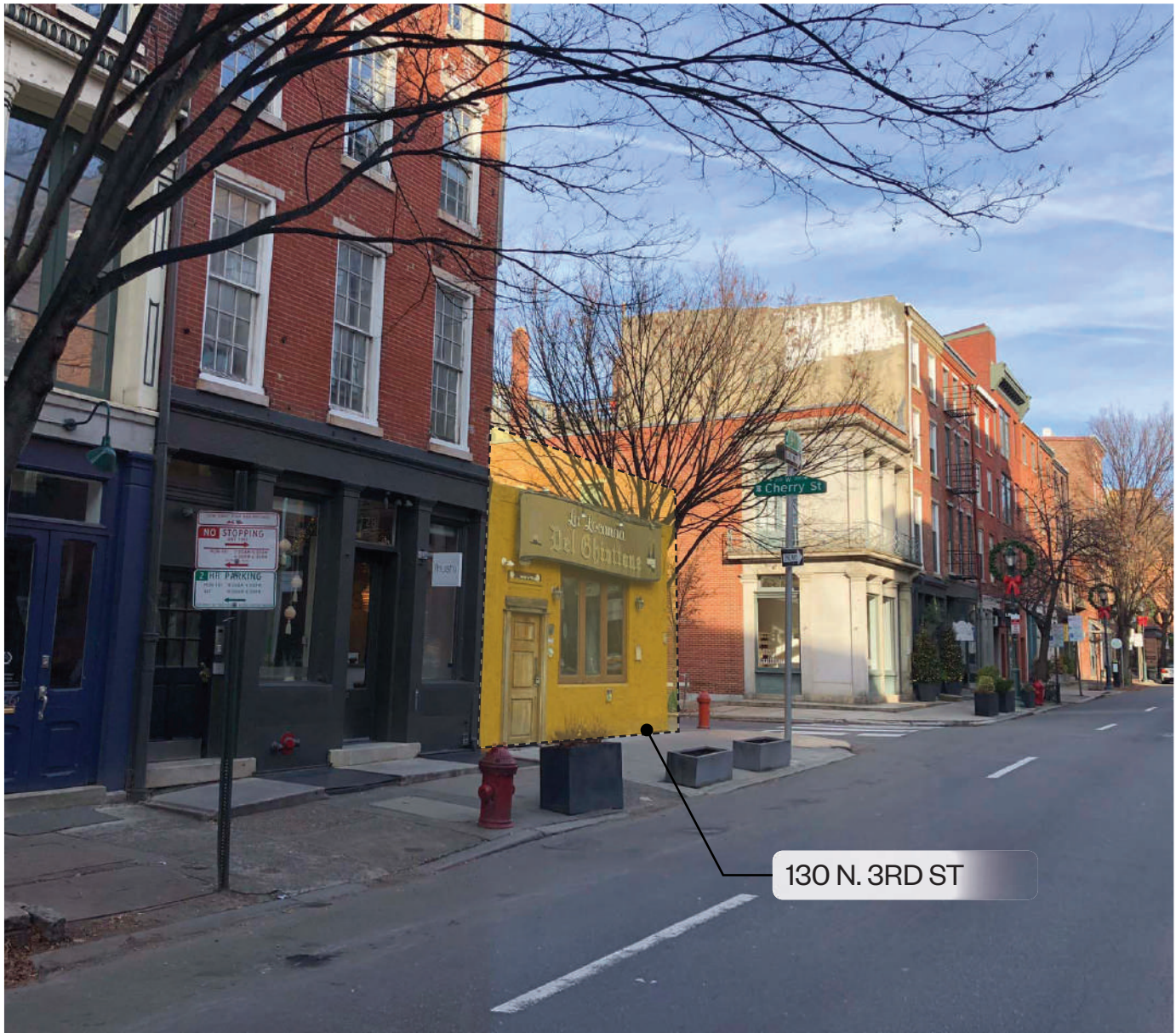


VIEW SOUTHWEST

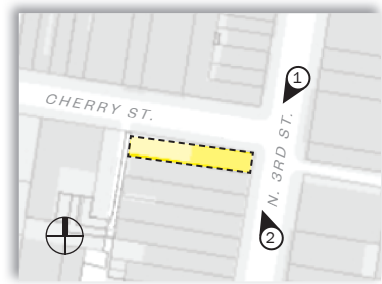




(1) VIEW SOUTH ON N. 3RD ST.



(2) VIEW NORTH ON N. 3RD ST.







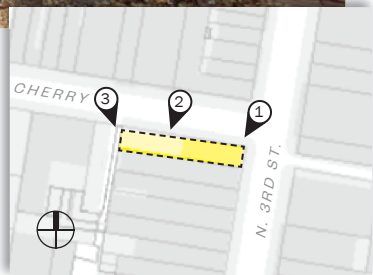
(1) VIEW FROM NW CORNER OF N. 3RD & CHERRY ST.



(2) VIEW FROM CHERRY ST.



(3) VIEW FROM CHERRY ST.







153-163 N. 3RD ST.



133-139 N. 3RD ST.



123-131 N. 3RD ST.



132-146 N. 3RD ST.



122-126 N. 3RD ST.



301-307 CHERRY ST.





NE CORNER AT N. 3RD & ARCH ST



47-55 N. 3RD ST.



40-46 N. 3RD ST.



SE CORNER N. 3RD & ARCH ST



127-131 N. 3RD ST.



40-46 N. 3RD ST.



**PROJECT ADDRESS:**

130 N. 3RD ST. PHILA, PA 19106

**ZONING CLASSIFICATION:**

CMX-3 (COMMERCIAL MIXED USE)

**SCOPE OF WORK:**

NEW 5-STORY PLUS CELLAR MIXED USE STRUCTURE,  
W/ (4) FAMILY DWELLING & VACANT COMMERCIAL SPACE.

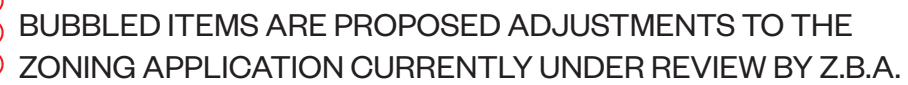
TO INCLUDE (1) ROOF DECK ACCESSED BY PILOT HOUSE,  
(1)EXTERIOR ROOF ACCESS STAIR FOR MAINTENANCE USE,  
WALK OUT REAR DECK AT THE 2ND FLR,  
INTERIOR BALCONIES AT THE 2ND-4TH FLRS,  
EXTERIOR BALCONIES AT THE 3RD-5TH FLRS,  
(4)TOTAL INTERIOR GARAGE PARKING STALLS  
[(3) STANDARD STALLS, (1) ADA ACCEISSBLE STALL].  
ALL PARKING ACCESSORY TO THE RESIDENTIAL USE.  
SIZE AND LOCATION AS PER PLANS.

ZONING DATA - 130 N. 3RD ST.			
CMX-3	REQUIRED/ALLOWED	PROPOSED	
LOT AREA	- N/A -	2336.17 SF	
USE	MIXED USE	COMMERCIAL + (4) DWELLING UNITS	
COVERAGE	MAX. 80%	2255.67 SF	(96.6%)
OPEN AREA	MIN. 20%	80.50 SF	(3.4%)
FRONT YARD	- N/A -	NONE	
SIDE YARD	- N/A -	NONE	
REAR YARD	- N/A -	NONE	
HEIGHT	65'-0" A.G. MAX	64'-0" TO T.O. HIGH ROOF	
F.A.R.	500%	500%	
PROPOSED BUILDING INFORMATION			
STREET ENCROACHMENTS		3'-0" BAY PROJECTIONS (2)	
		36'-0" CURB CUT	
		1'-6" ARCHITECTURAL EMBELLISHMENT	

BUBBLED ITEMS ARE PROPOSED ADJUSTMENTS TO THE ZONING APPLICATION CURRENTLY UNDER REVIEW BY Z.B.A.

FLOOR AREA RATIO CALCULATION			
LEVEL	SPACE	AREA	AREATOTAL / FLOOR
CELLAR	- N/A -	- N/A -	
1	INTERIOR SPACE	1333.3 SF	2255.7 SF
	GARAGE SPACE	922.4 SF	
2	INTERIOR SPACE	2221.9 SF	2342.7 SF
	INCLUDED EXTERIOR SPACE	120.8 SF	
3	INTERIOR SPACE	2221.9 SF	2342.7 SF
	INCLUDED EXTERIOR SPACE	120.8 SF	
4	INTERIOR SPACE	2221.9 SF	2342.7 SF
	INCLUDED EXTERIOR SPACE	120.8 SF	
5	INTERIOR SPACE	2221.9 SF	2221.9 SF
ROOF	PILOT HOUSE	175.0 SF	175.0 SF
TOTAL GSF			11680.7 SF
/ LOT AREA			2336.2 SF
PROJECT F.A.R.			500%







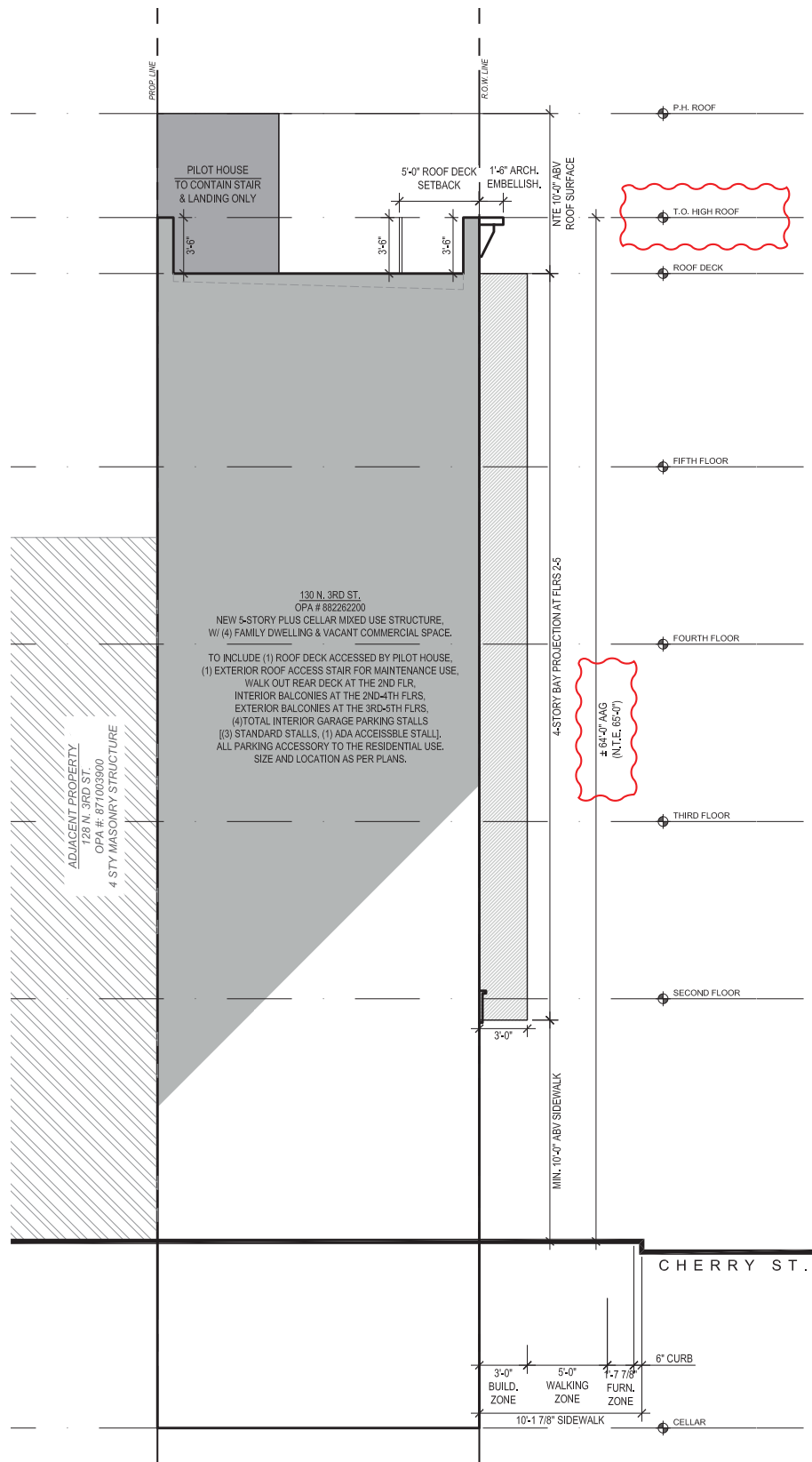
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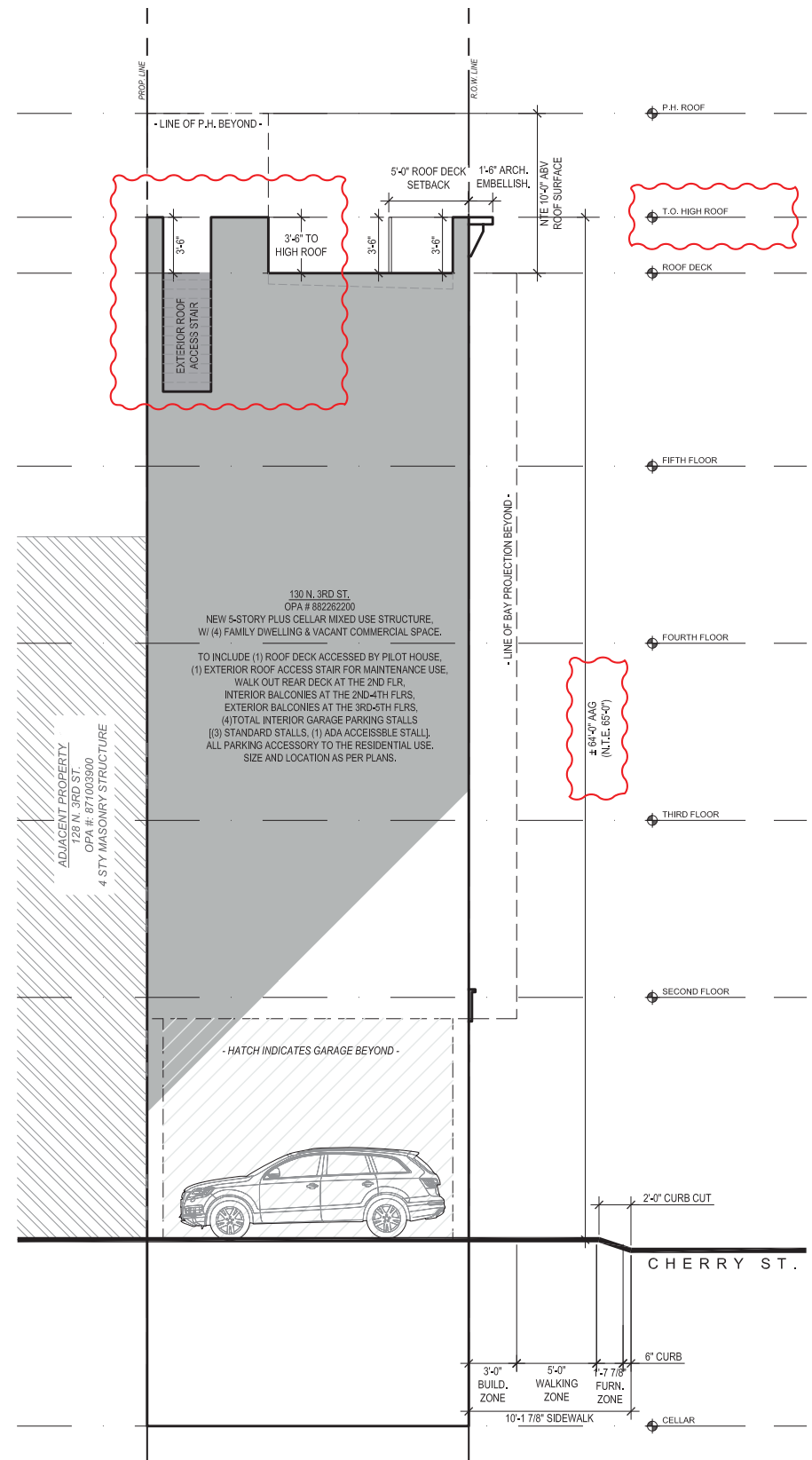
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## PROPOSED ZONING SECTION

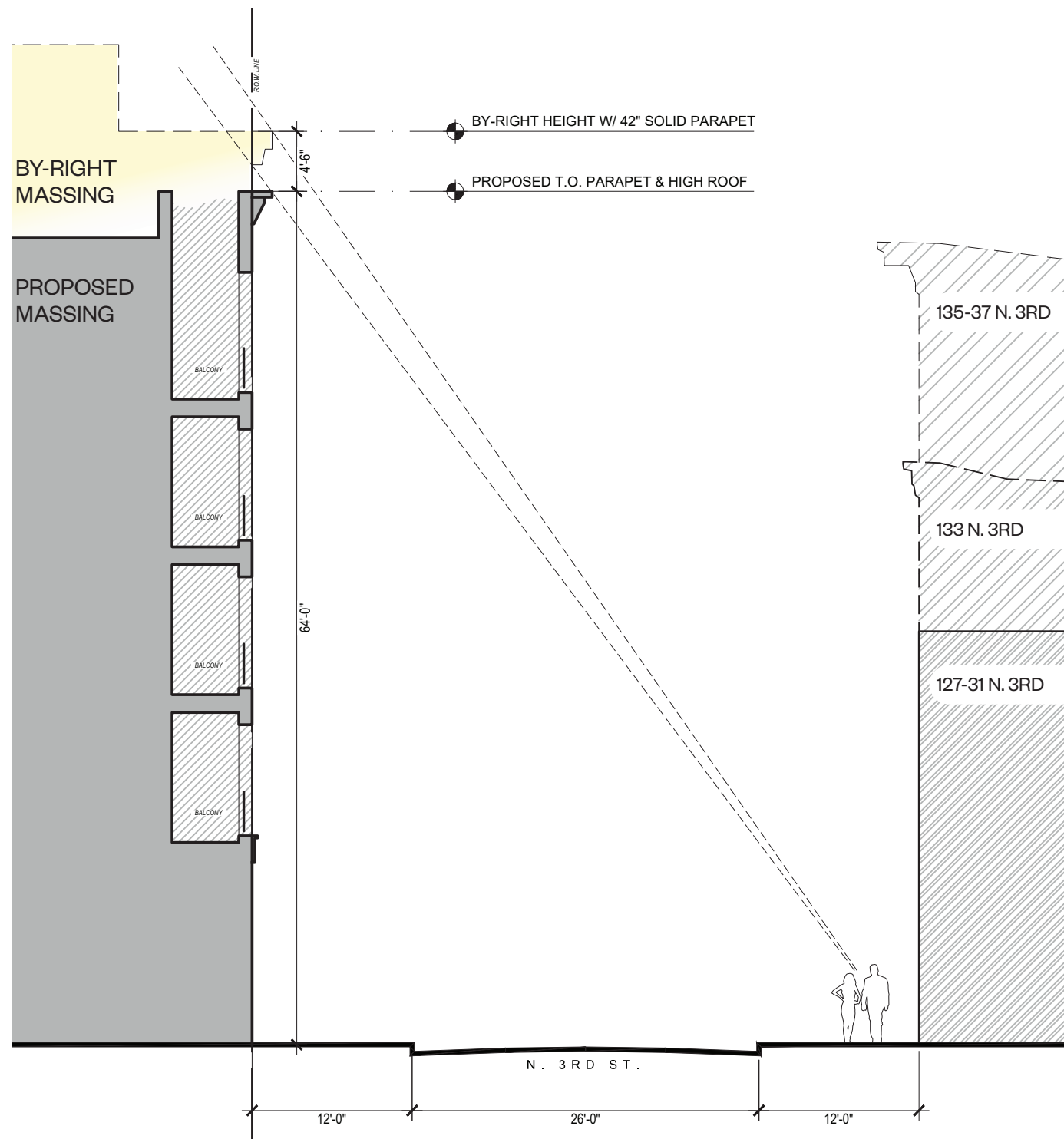




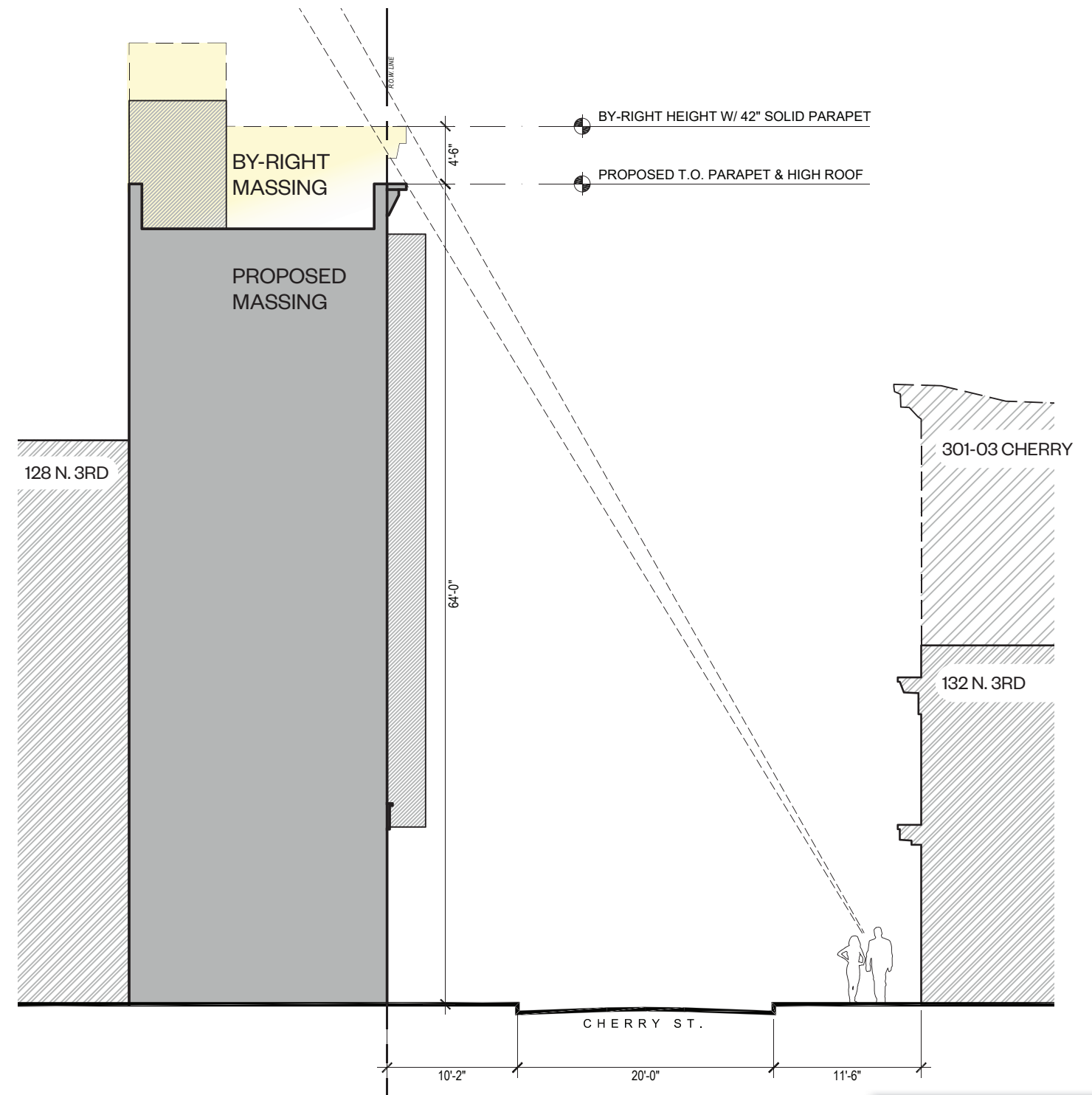
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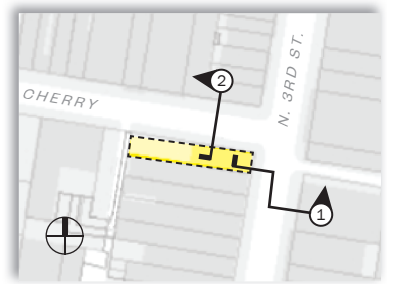




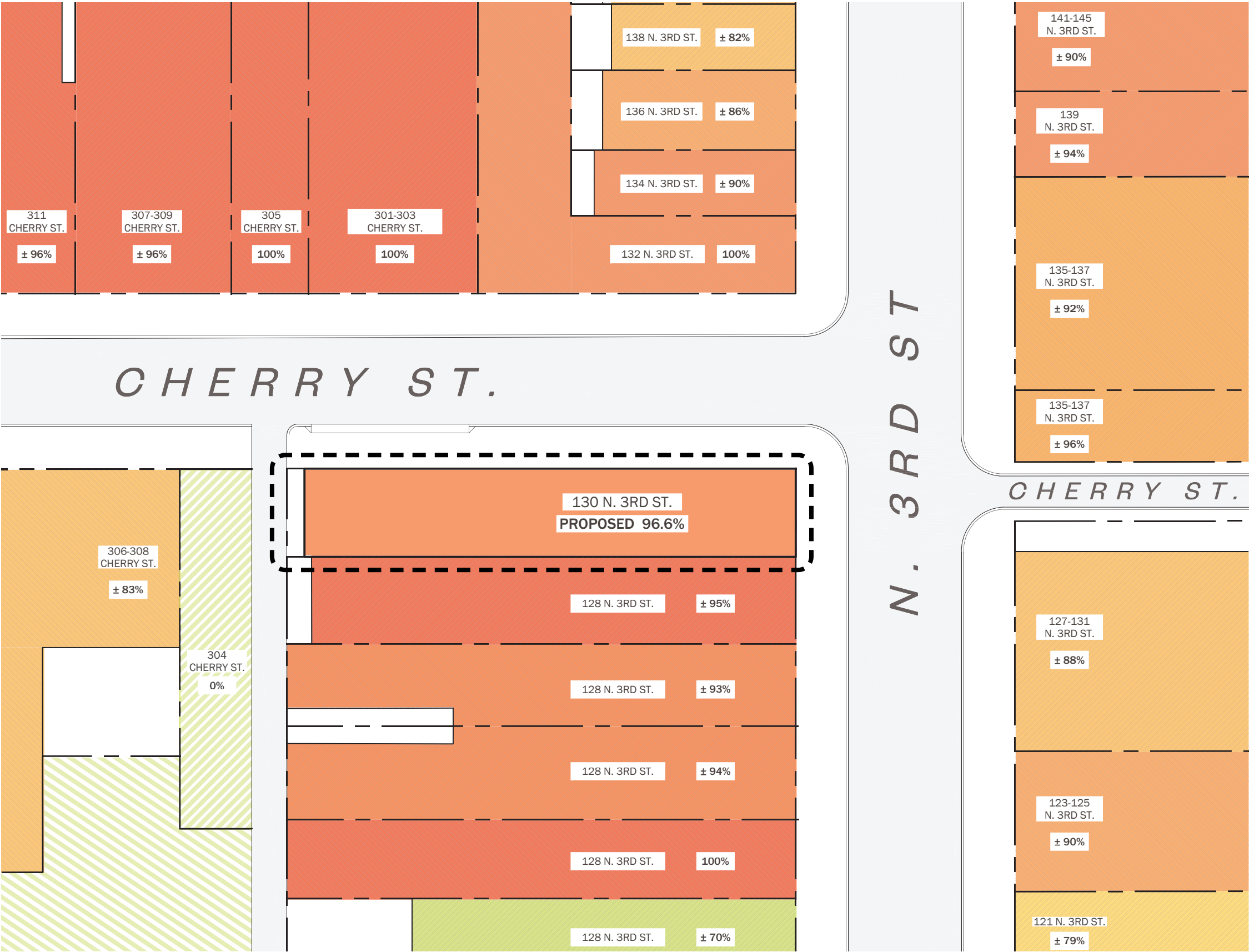
(1) AT N. 3RD ST.



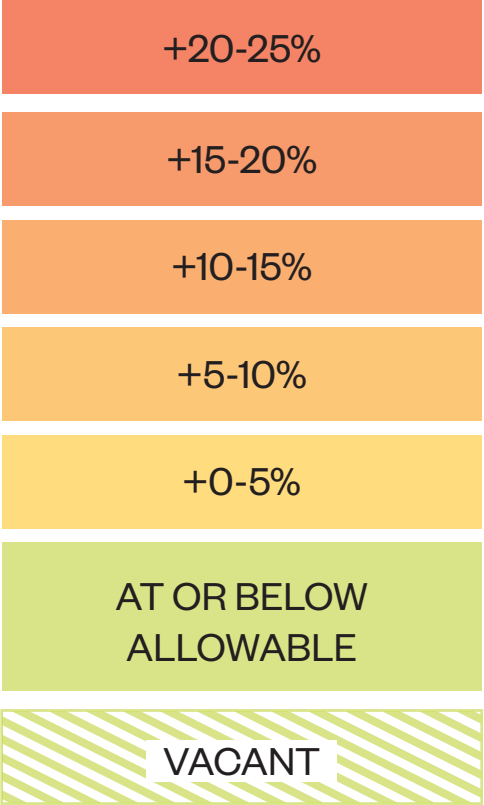
(2) AT CHERRY ST.



## SECTIONAL COMPARISON

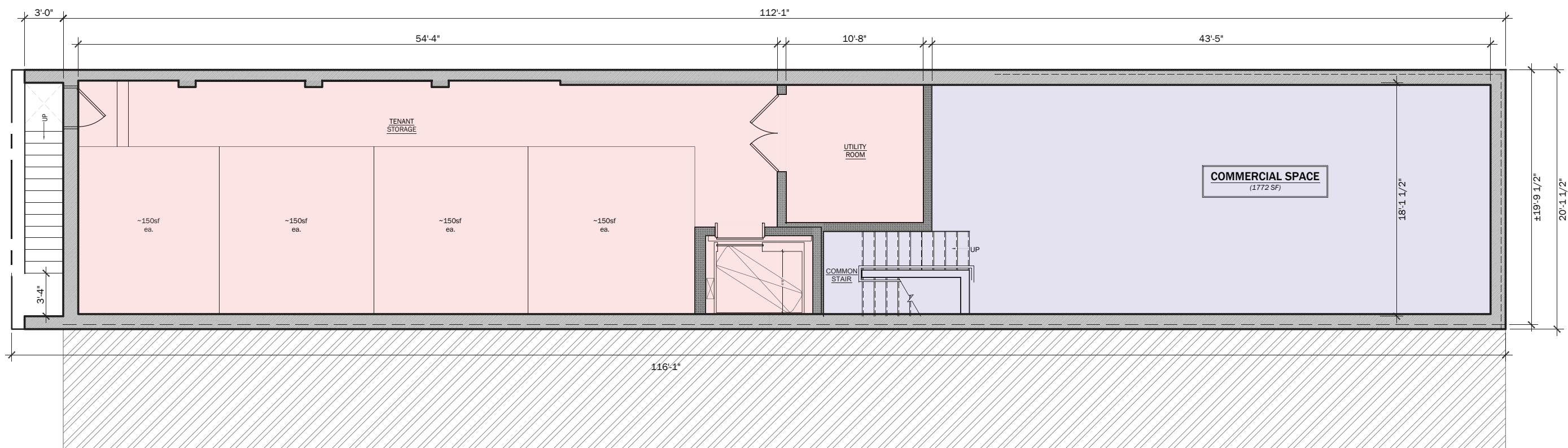


PERCENT OVER  
ALLOWABLE COVERAGE



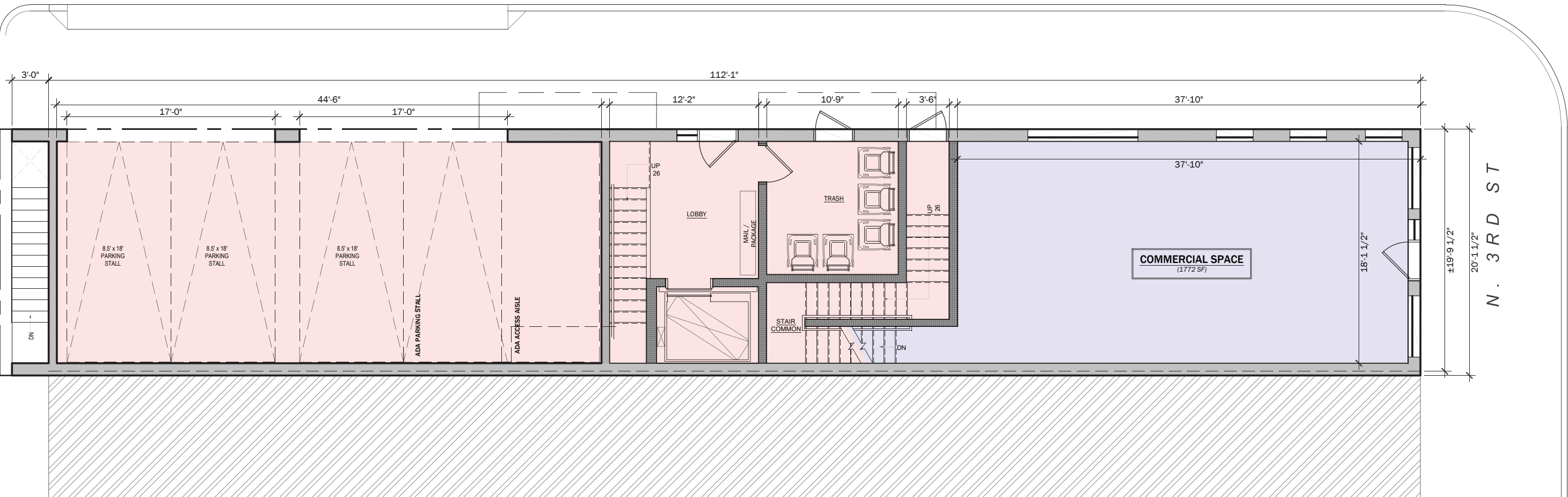
ALL LOTS ZONED CMX-3:  
PERMITS MAX 75% LOT COVERAGE  
MAX 80% FOR CORNER LOTS

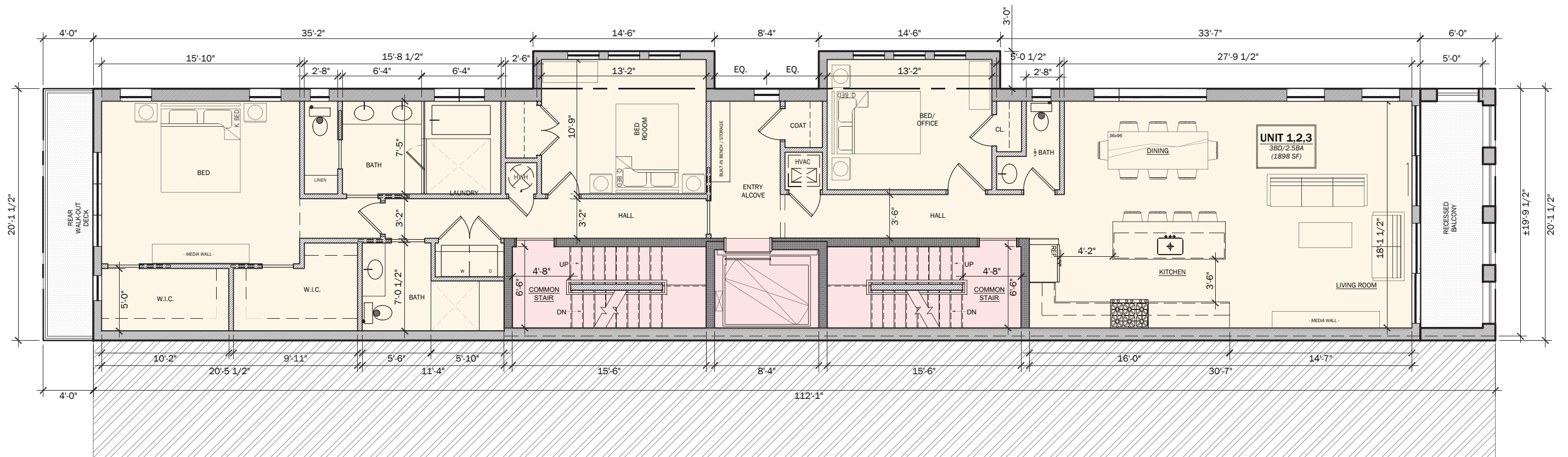




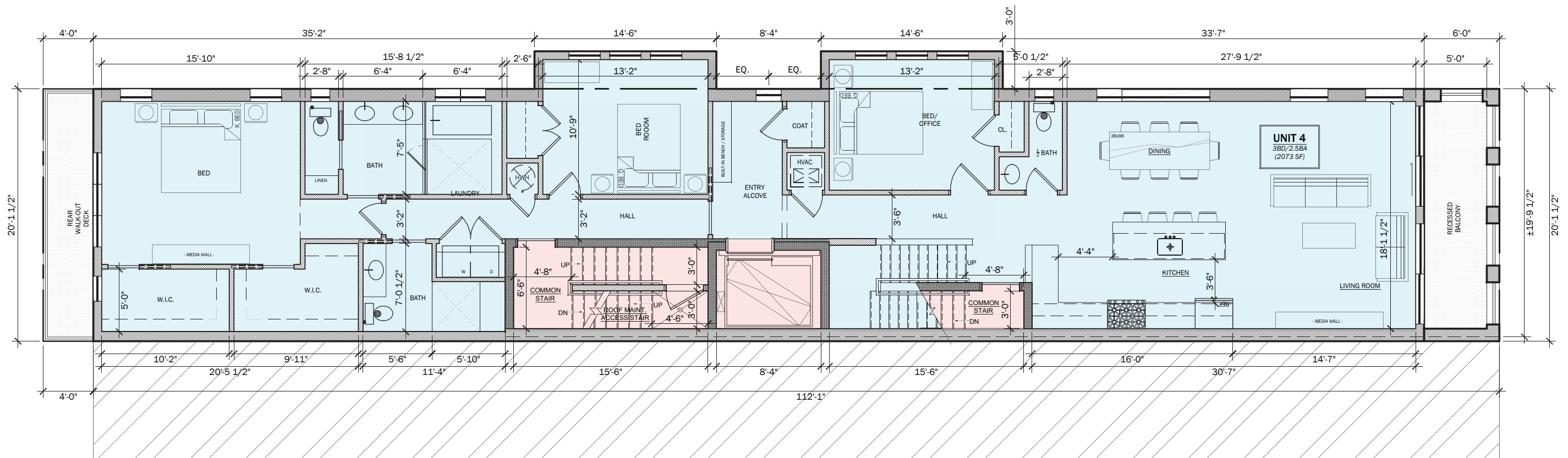
## PROPOSED CELLAR FLOOR PLAN

C H E R R Y   S T .

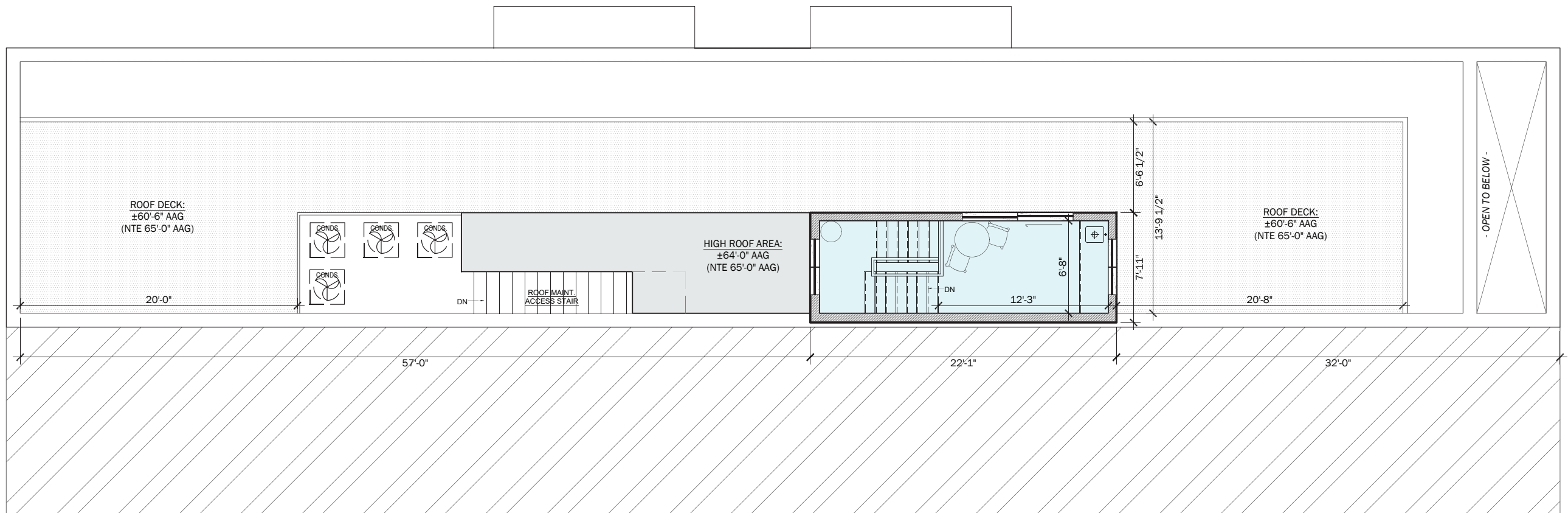




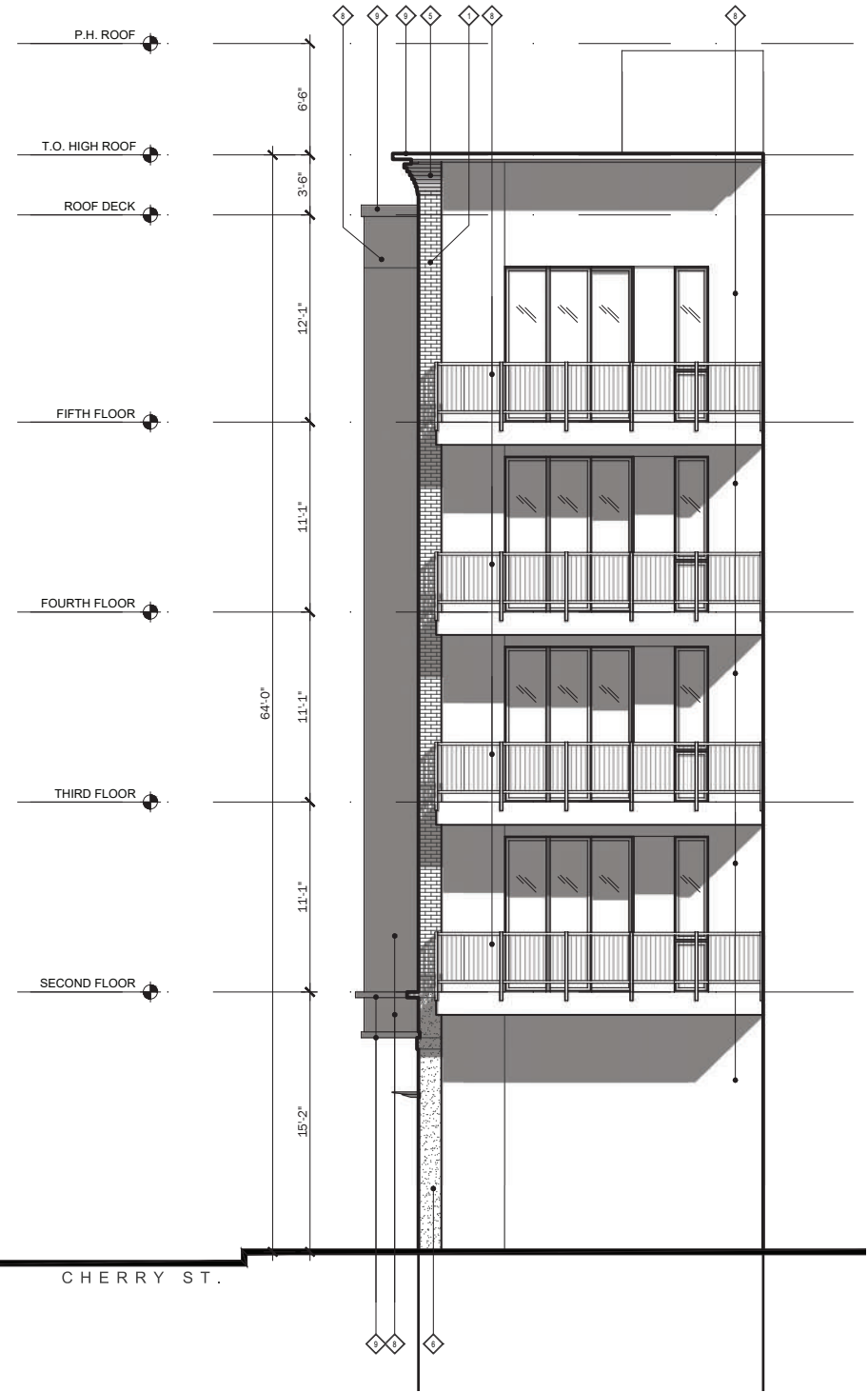
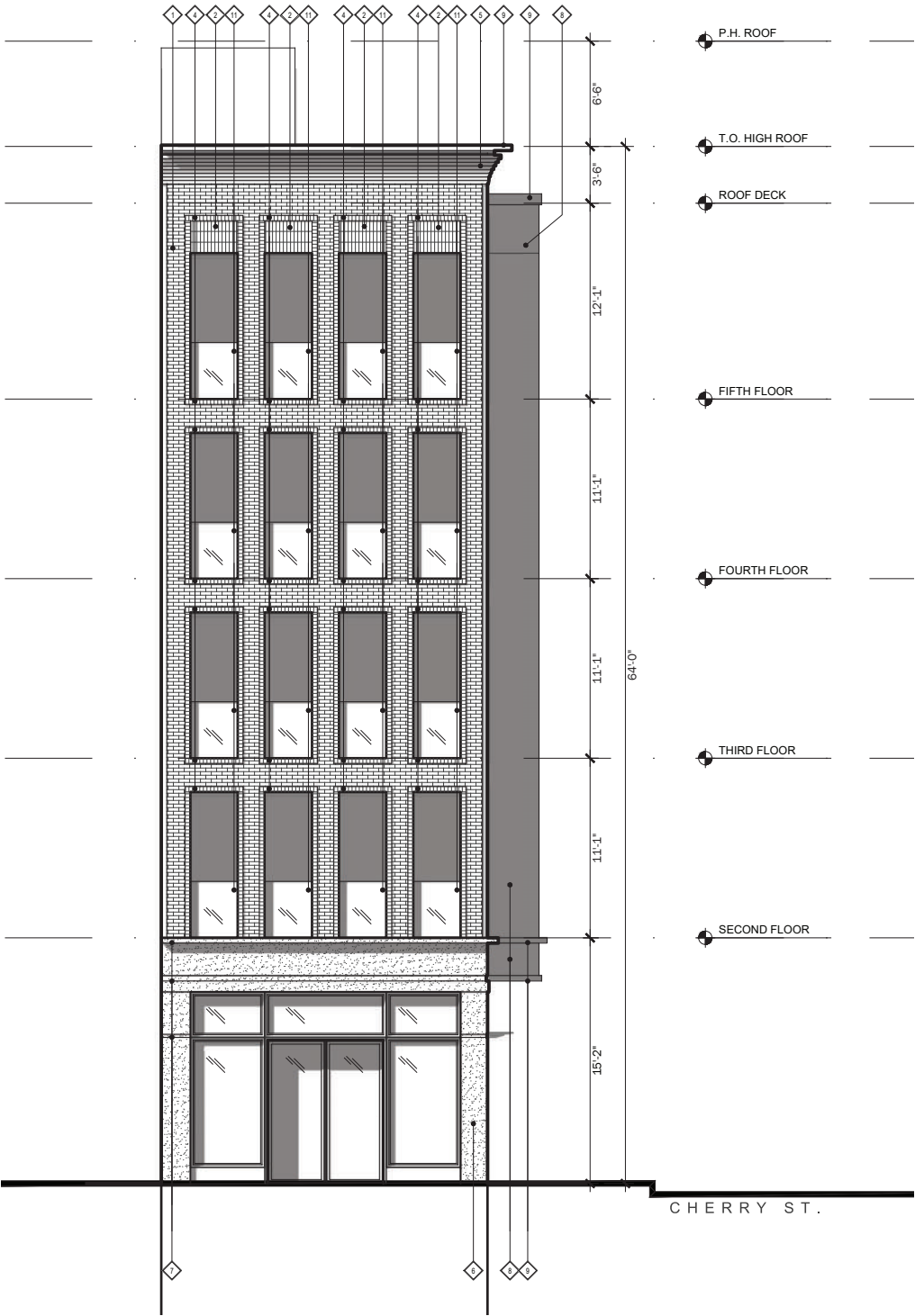
# PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN



# PROPOSED FIFTH FLOOR PLAN







#	ELEVATION KEY NOTE LEGEND		
	MATERIAL	MANUF.	COLOR
1	BRICK VENEER, RUNNING BOND	ENDICOTT	DARK IRONSPOT, VELOUR
2	BRICK VENEER, SOLDIER COURSE	MATCH [1]	MATCH [1]
3	BRICK VENEER, STACK BOND	MATCH [1]	MATCH [1]
4	BRICK VENEER, ROWLOCK	MATCH [1]	MATCH [1]
5	CORBELLED BRICK CORNICE	MATCH [1]	MATCH [1]
6	CAST STONE, PANEL	TBD	DARK GREY
7	CAST STONE, BANDING	TBD	MATCH [5]
8	COMPOSITE METAL PANEL	ATAS	DARK BRONZE
9	COMPOSITE PROFILE TRIM	HARDIE	MATCH [7]
10	METAL GAUDDRAIL	TBD	BLACK
11	GLASS GAUDDRAIL	TBD	--





SIDE ELEVATION (FROM CHERRY ST.)





VIEW S. ON 3RD ST.









STREET LEVEL VIEW





VIEW E. ON CHERRY ST.





CHERRY ST. ELEVATION







FRAMELESS GLASS  
GUARDRAIL

DARK IRONSPOT VELOUR  
BRICK VENEER  
WITH MATCHING MORTAR

CAST STONE, DARK GREY  
WITH MATCHING MORTAR,  
LARGE FORMAT & BANDS

ALUMINUM STOREFRONT  
GLAZING ASSEMBLY  
WITH BLACK FRAMES

CORNICE,  
CORBELLED BRICK  
WITH METAL CAP

VERTICAL PICKET  
GUARDRAIL, BLACK

COMPOSITE METAL  
PANEL, BLACK

SOLID PANELED  
GARAGE DOOR, BLACK



# PROPOSED EXTERIOR MATERIAL DIAGRAM





FRAMELESS GLASS GUARDRAIL

DARK IRONSPOT VELOUR BRICK VENEER WITH MATCHING MORTAR

CAST STONE, DARK GREY WITH MATCHING MORTAR, LARGE FORMAT & BANDS

ALUMINUM STOREFRONT GLAZING ASSEMBLY WITH BLACK FRAMES

CORNICE, CORBELLED BRICK WITH METAL CAP

VERTICAL PICKET GUARDRAIL, BLACK

COMPOSITE METAL PANEL, BLACK

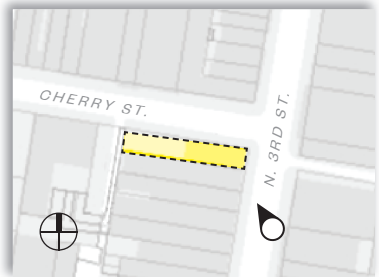
SOLID PANELED GARAGE DOOR, BLACK



# PROPOSED EXTERIOR MATERIAL DIAGRAM

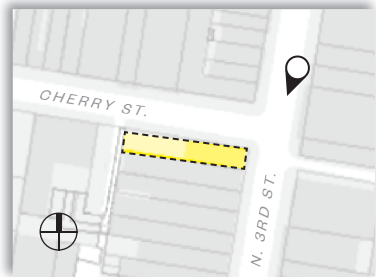


VIEW N. ON 3RD ST.





VIEW S. ON 3RD ST.





VIEW E. ON CHERRY ST.

