

ADDRESS: 130 N 3RD ST

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

Review Requested: Final Approval

Owner: 130 N. 3rd 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.



Gnome Architects LLC.
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Philadelphia, PA 19148
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215 279 7531

02.02.2023

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

RE: 130 N. 3rd St.
Philadelphia, PA 19106
Application for Formal Review
Owner: 130 N 3rd LLC

To Members of Philadelphia Historical Commission,

Please see the attached application for formal review of a proposed 5 story structure, containing 4 dwelling units and 1 vacant commercial space. Included in the presentation documents are photos, zoning & architectural plans, as well as elevations/renderings. Per our last meeting we made the following adjustments in based on the feedback of the PHC Architectural Committee:

-The parapet height from the sidewalk has been reduced by 3'-8", achieved by reducing the floor to floor height at the residential levels (floors 2-5) and by minimizing the parapet. Similarly the cornice 'cap' has also been reduced.

-The number of balcony openings on the N. 3rd St. elevation has been reduced from 4 to 3, conforming with the neighborhood context. Similarly the height of the punched openings throughout have been scaled down. These changes have been made to in an effort to resemble more typical masonry proportions.

-The color palate of the upper floors has been changed in favor of a lighter grey/tan brick veneer and bronzed toned cladding panels. The base material remains a darker cast stone but has been adjusted to be articulated in a way that resembles the pilasters typical throughout the historic commercial corridor.

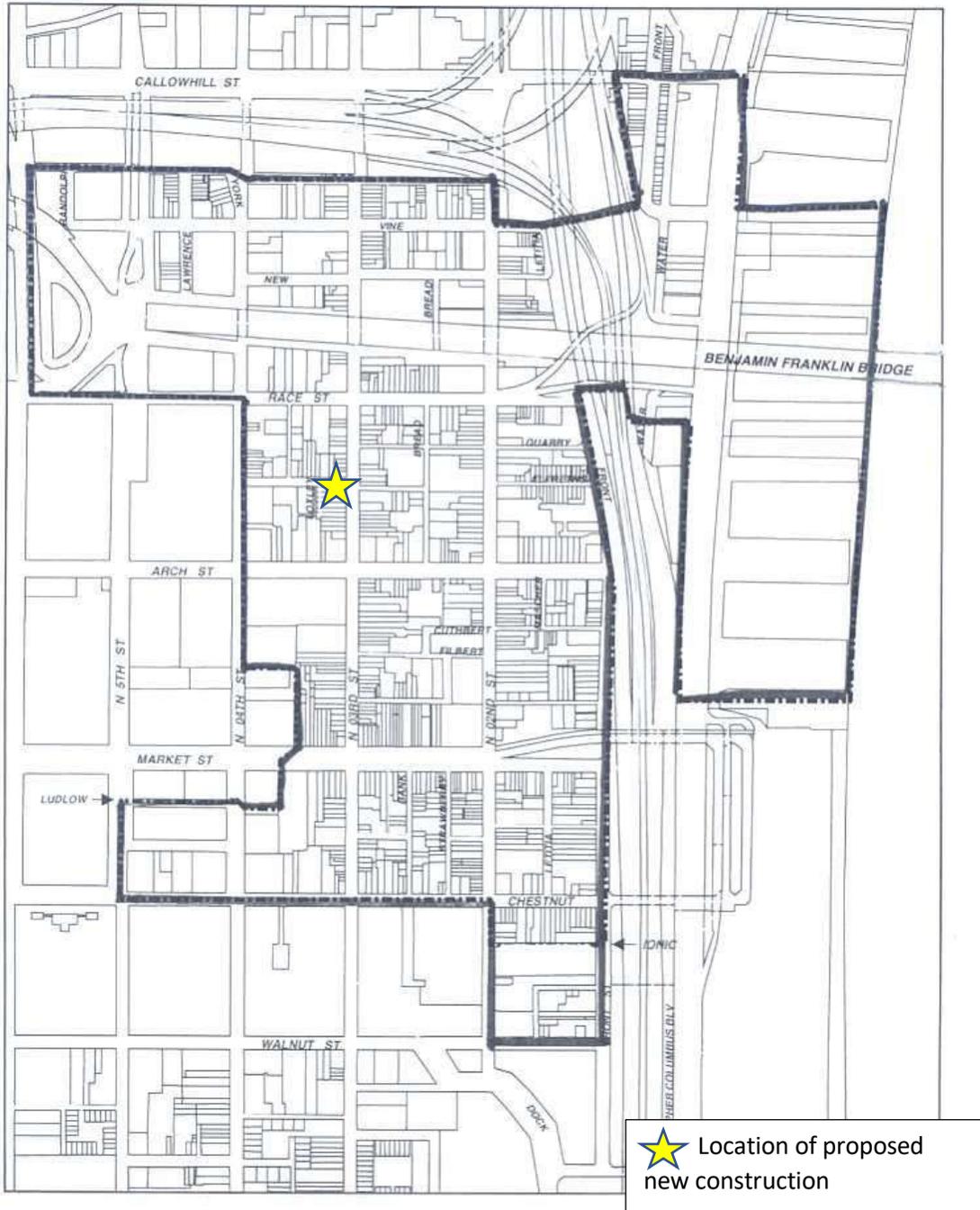
-The garage doors facing Cherry St. have been replaced with an option that is of a more residential scale.

-The rear facing balconies have been reduced in size to appear less conspicuous for Cherry St.

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

Best Regards,
Gabriel Deck RA, LEED AP
Principal Architect

Old City Historic District, designated 12/12/2003



OLD CITY HISTORIC DISTRICT
Designated 12 December 2003

From Old City Historic District Inventory: (N 3rd 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

02.02.2023

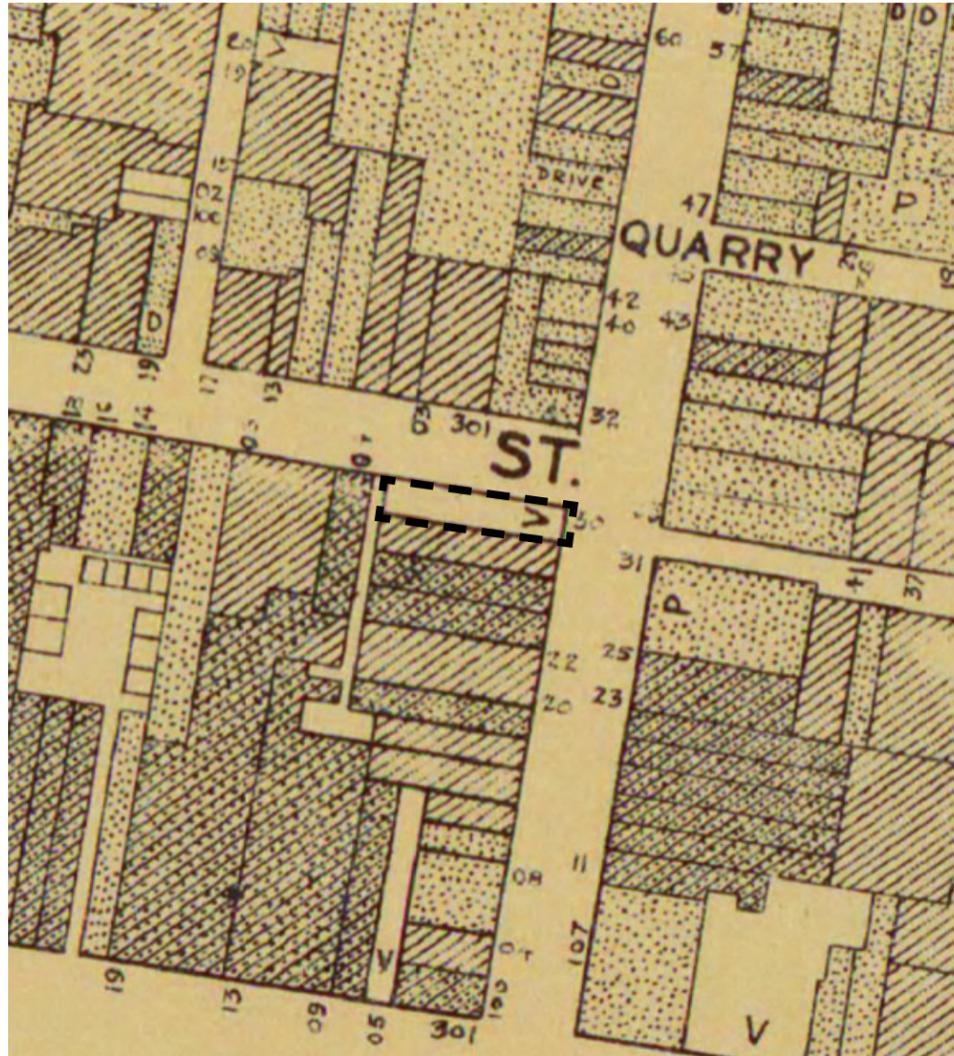


EARLY COMMERCIAL USE



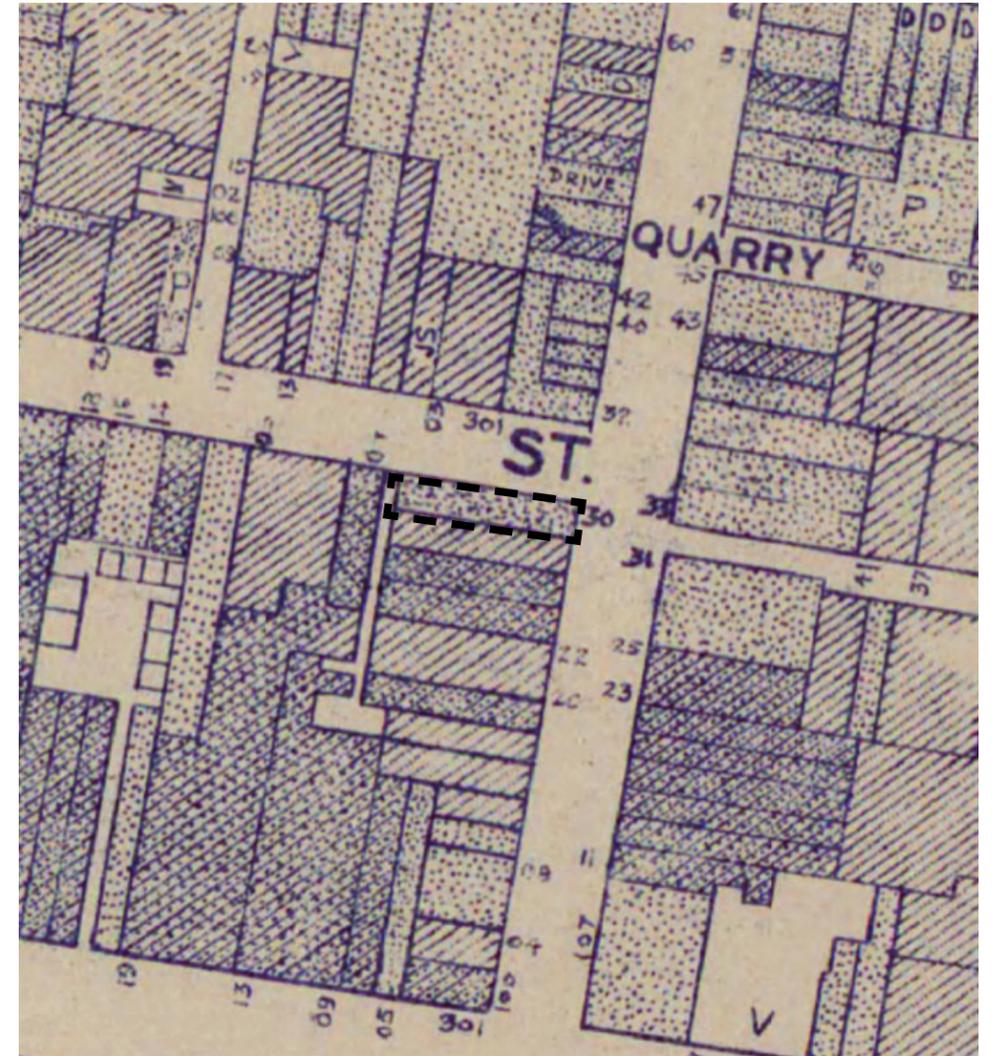
1860

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

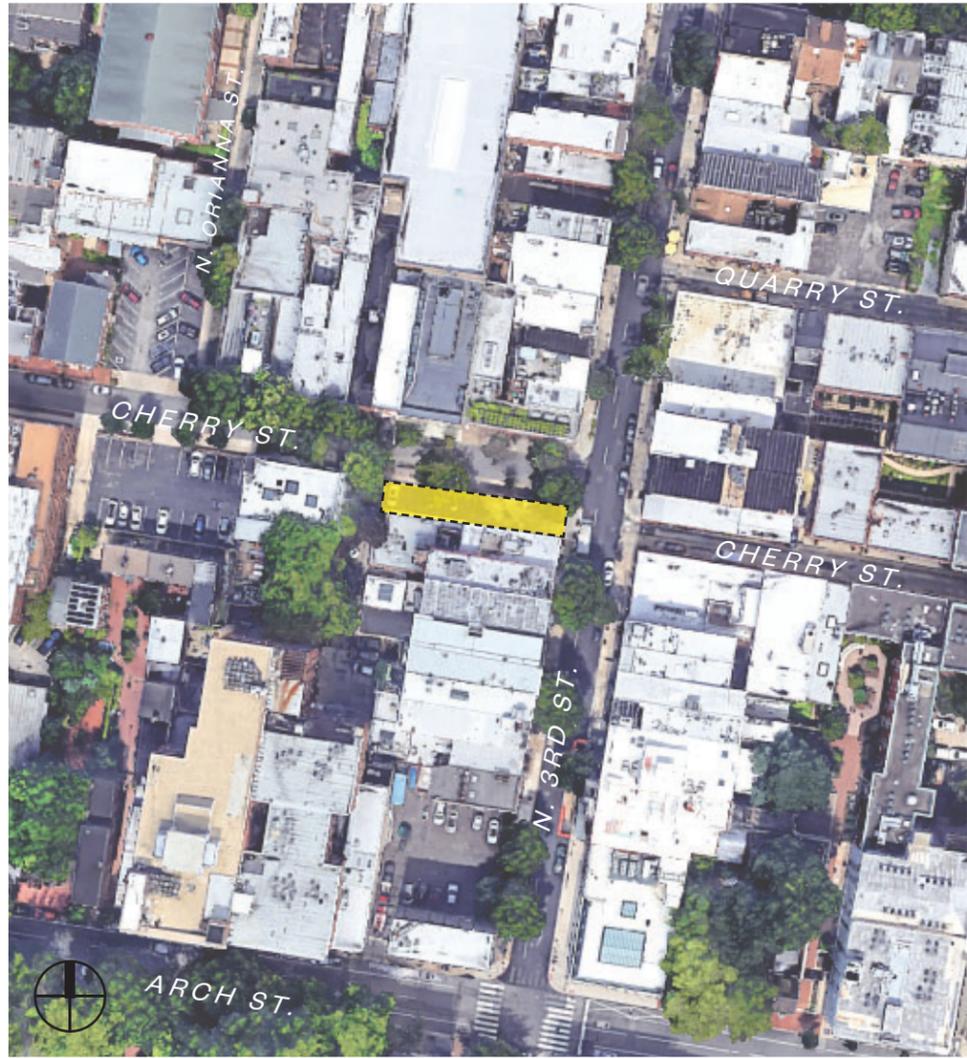


1977

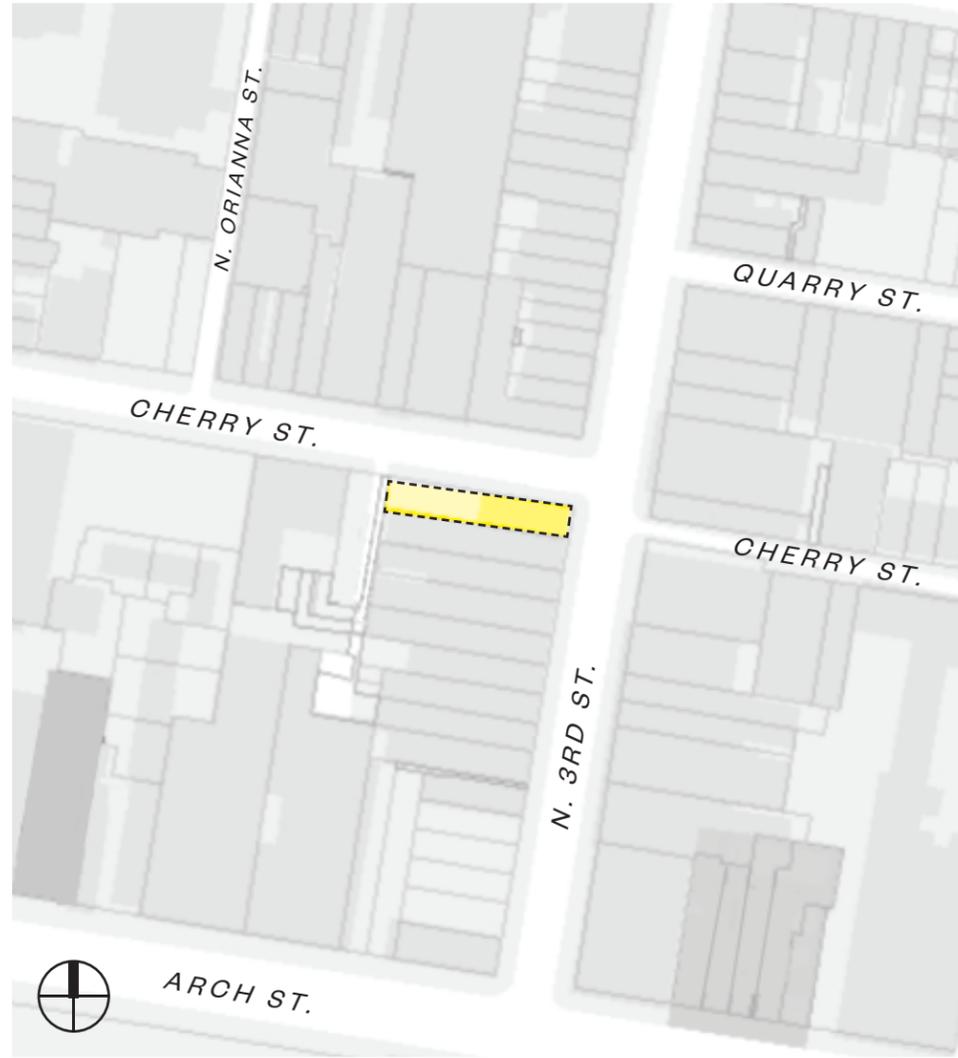


HISTORIC DESIGNATION PHOTOS

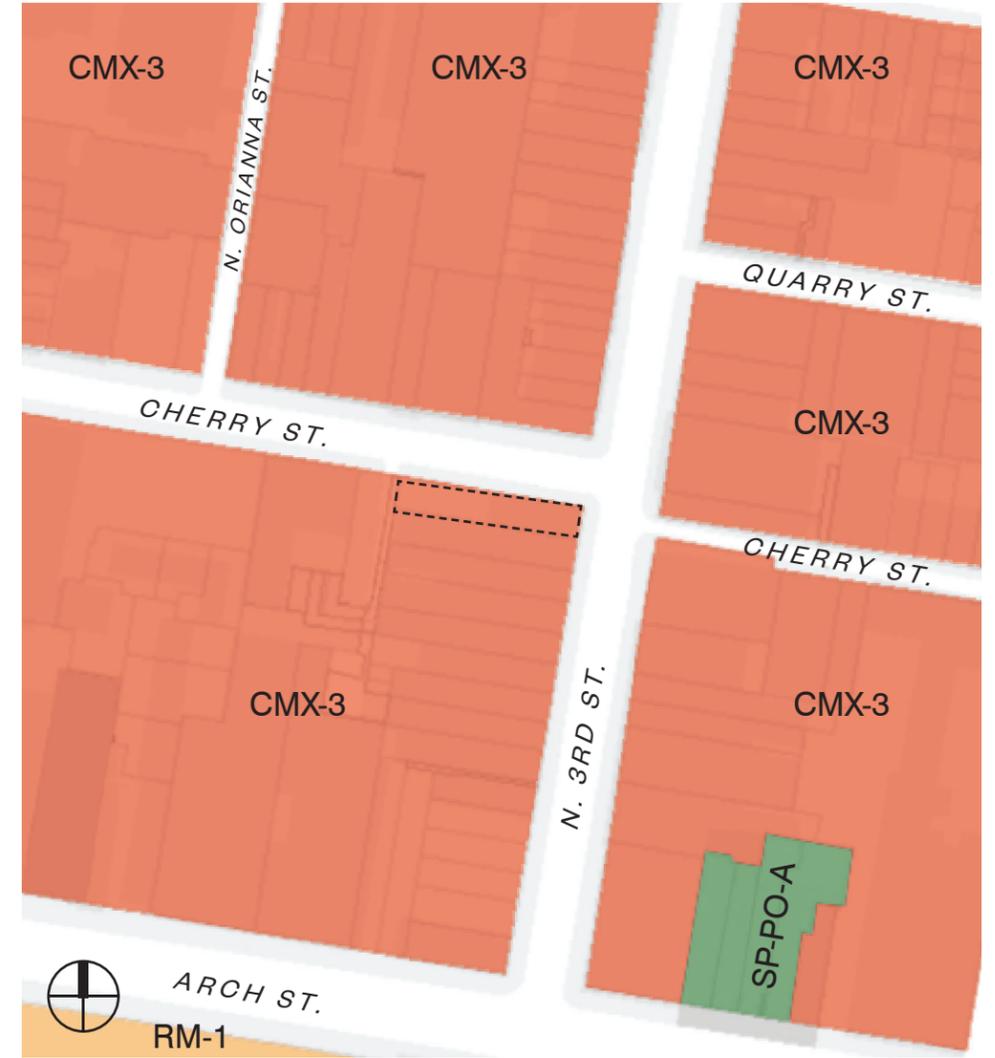




AERIAL VIEW



SITE MAP



ZONING MAP



VIEW NORTHEAST



VIEW NORTHWEST



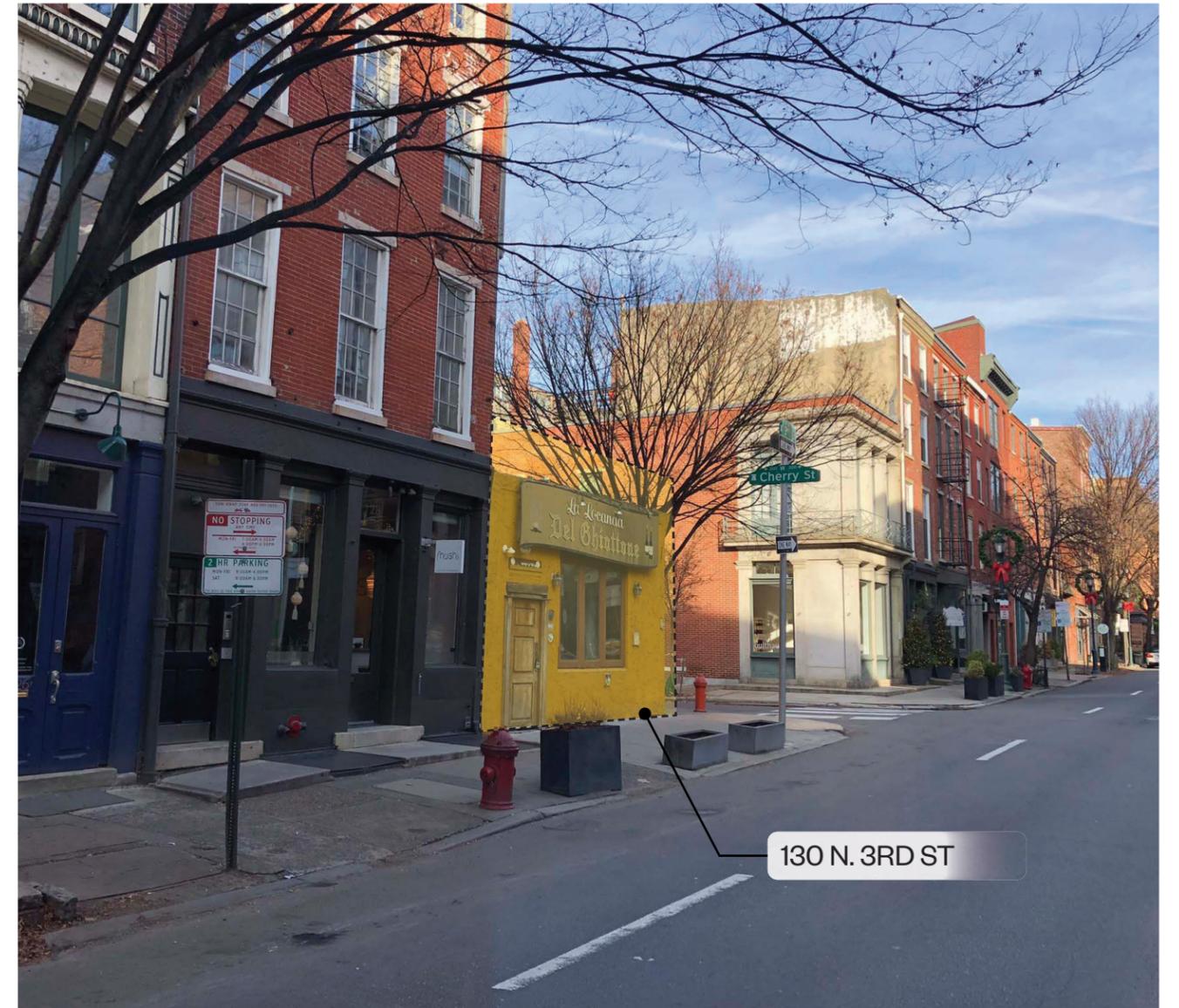
VIEW SOUTHEAST



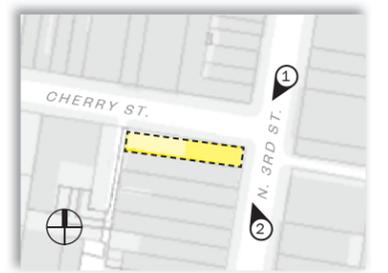
VIEW SOUTHWEST



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



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



SITE CONDITION

PAGE 5



(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) RESIDENTIAL DWELLING UNITS
& (1) 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.

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	62' - 4" 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	

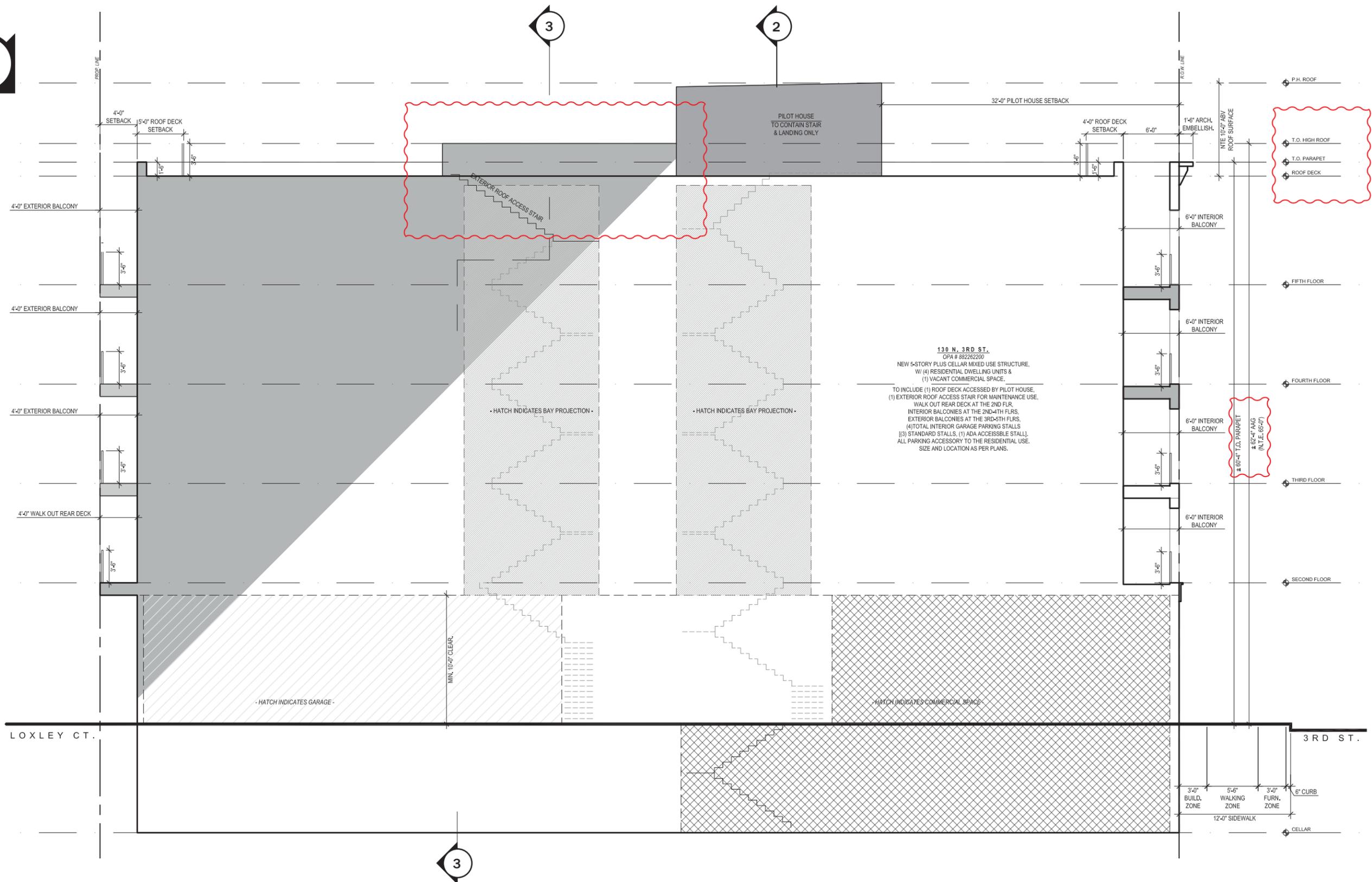
BUBBLED ITEMS ARE PROPOSED ADJUSTMENTS TO THE ZONING APPLICATION CURRENTLY UNDER REVIEW BY Z.B.A.

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%



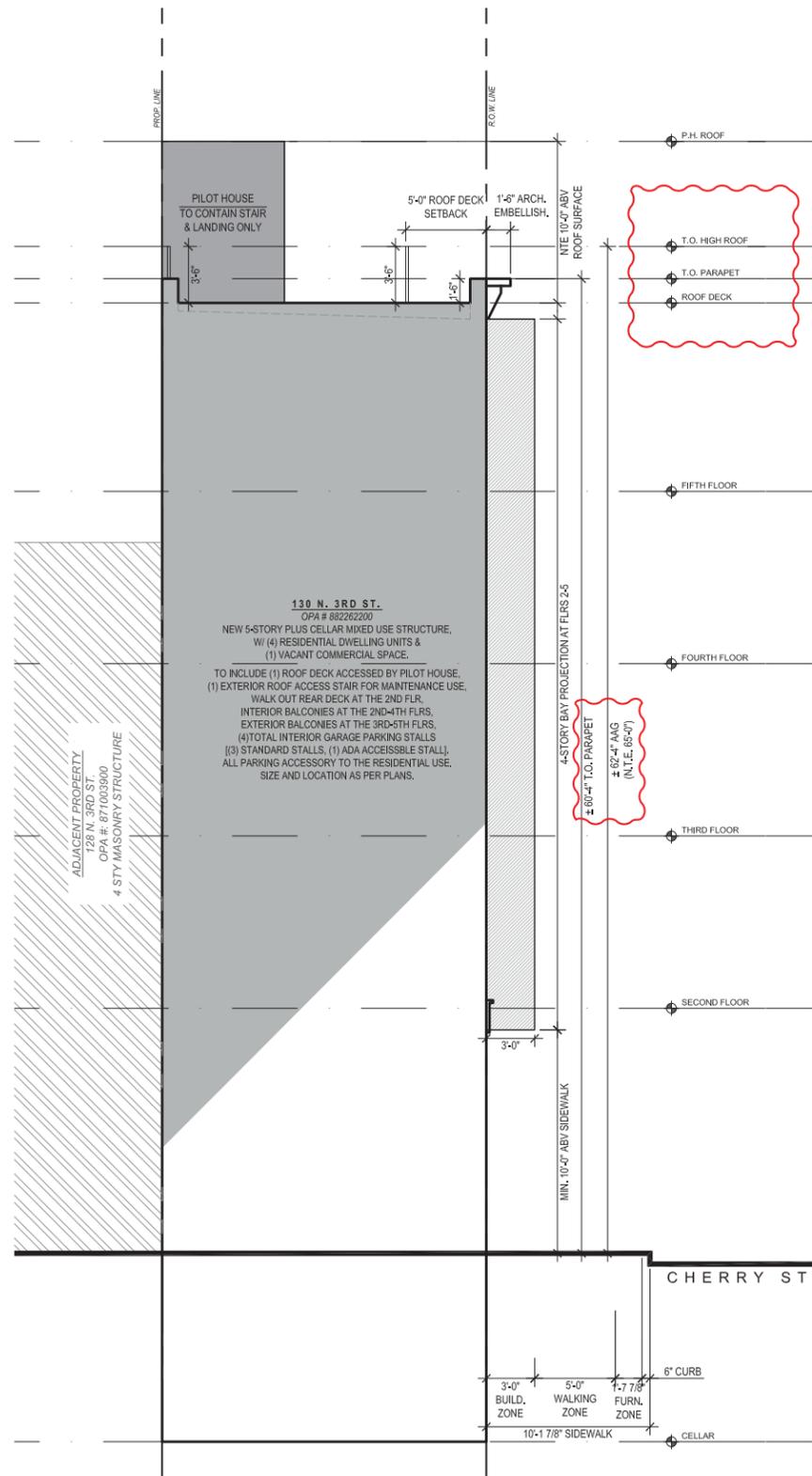
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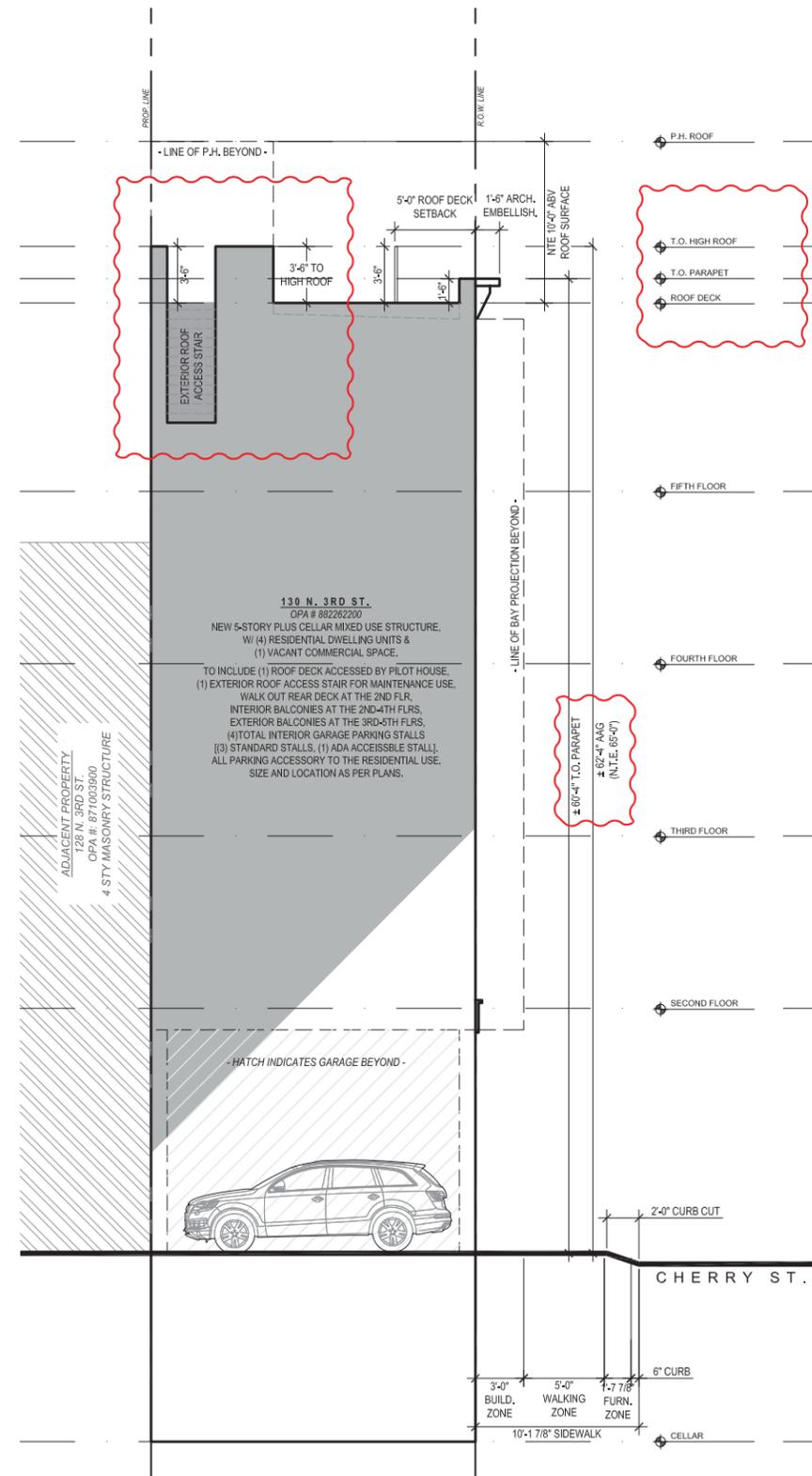
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2

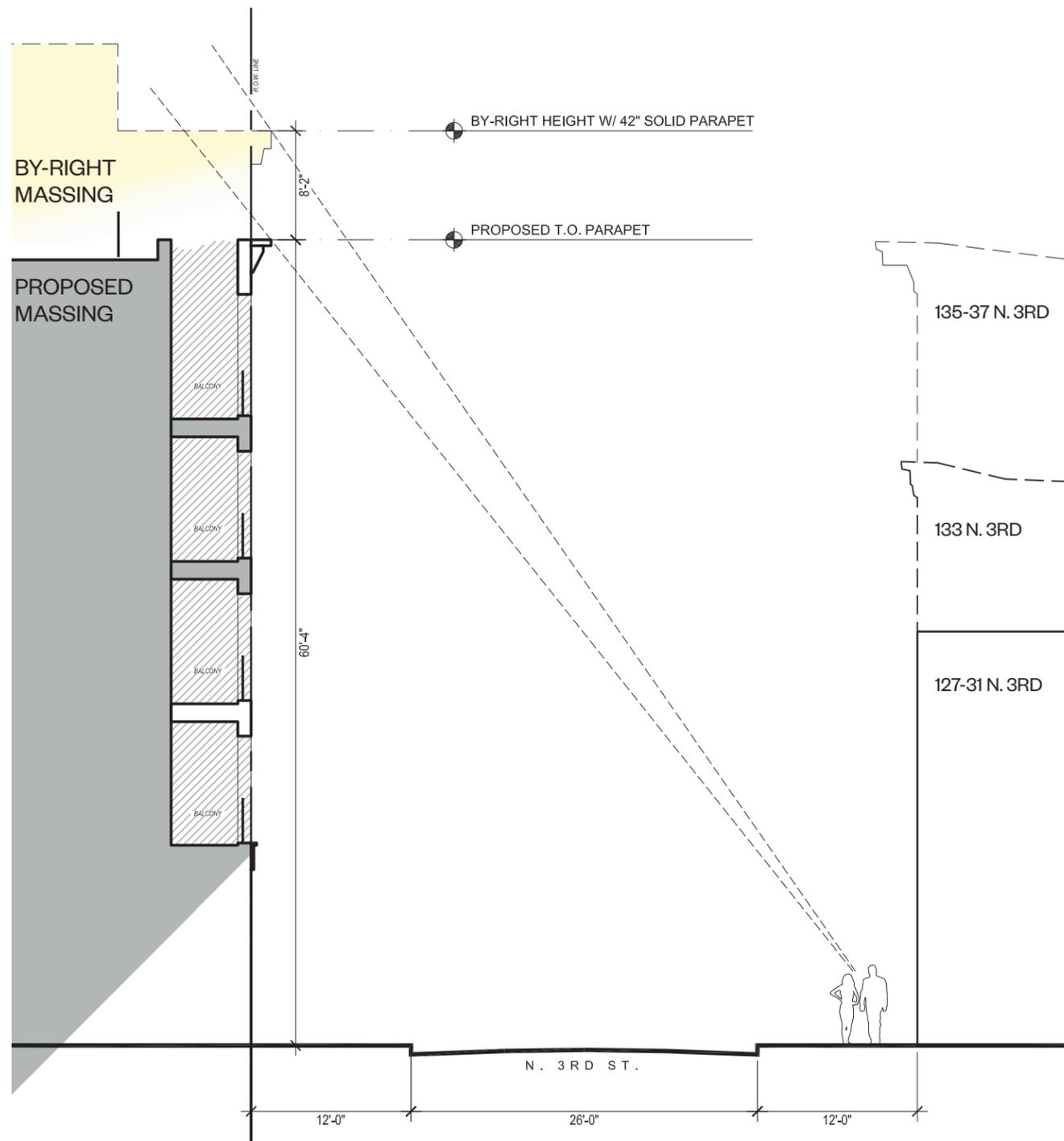


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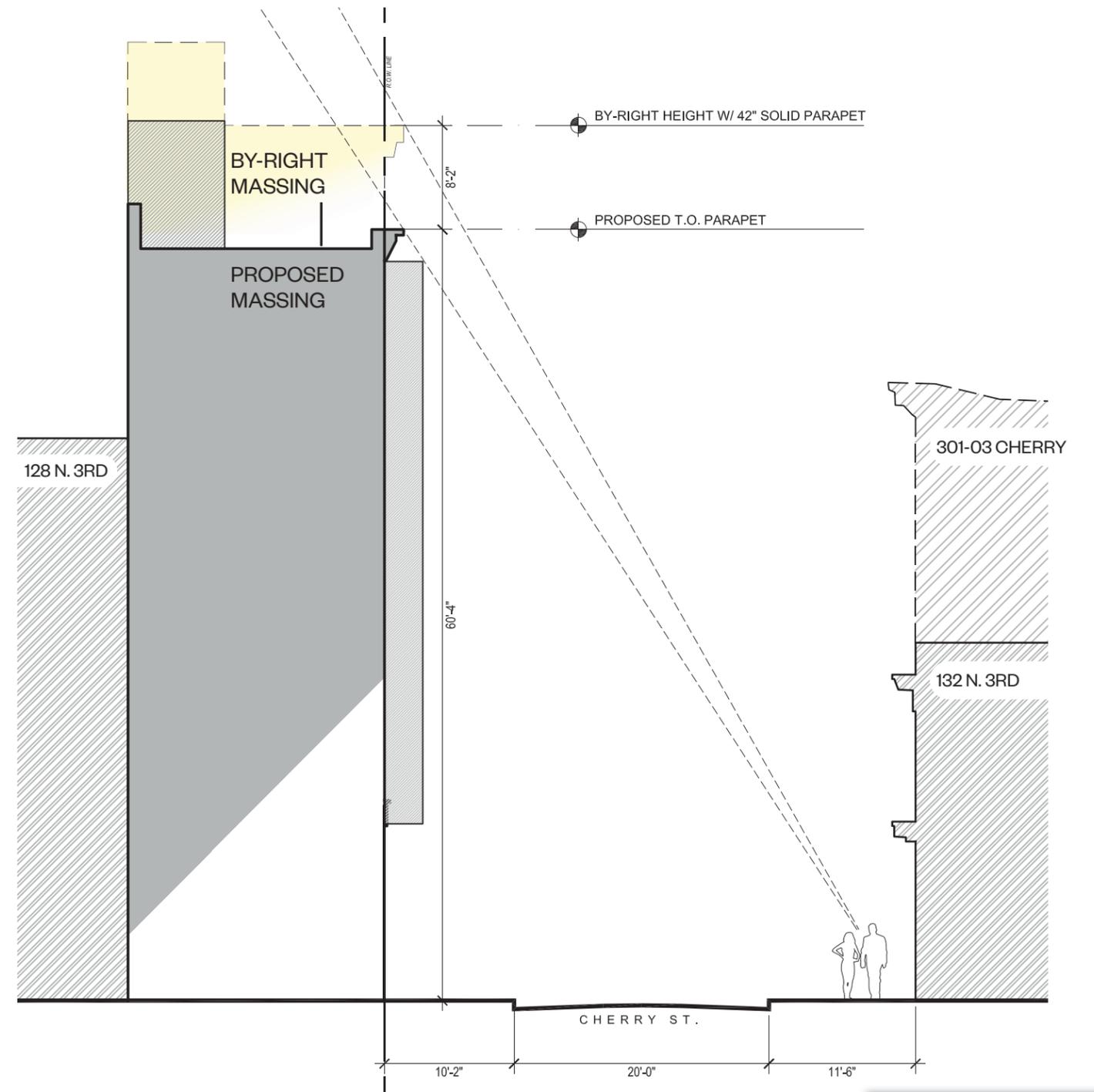


BUBBLED ITEMS ARE PROPOSED ADJUSTMENTS TO THE ZONING APPLICATION CURRENTLY UNDER REVIEW BY Z.B.A.

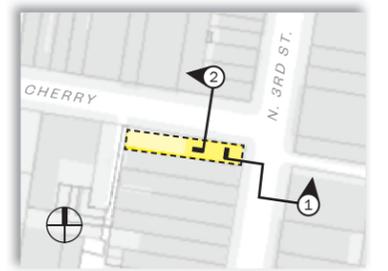


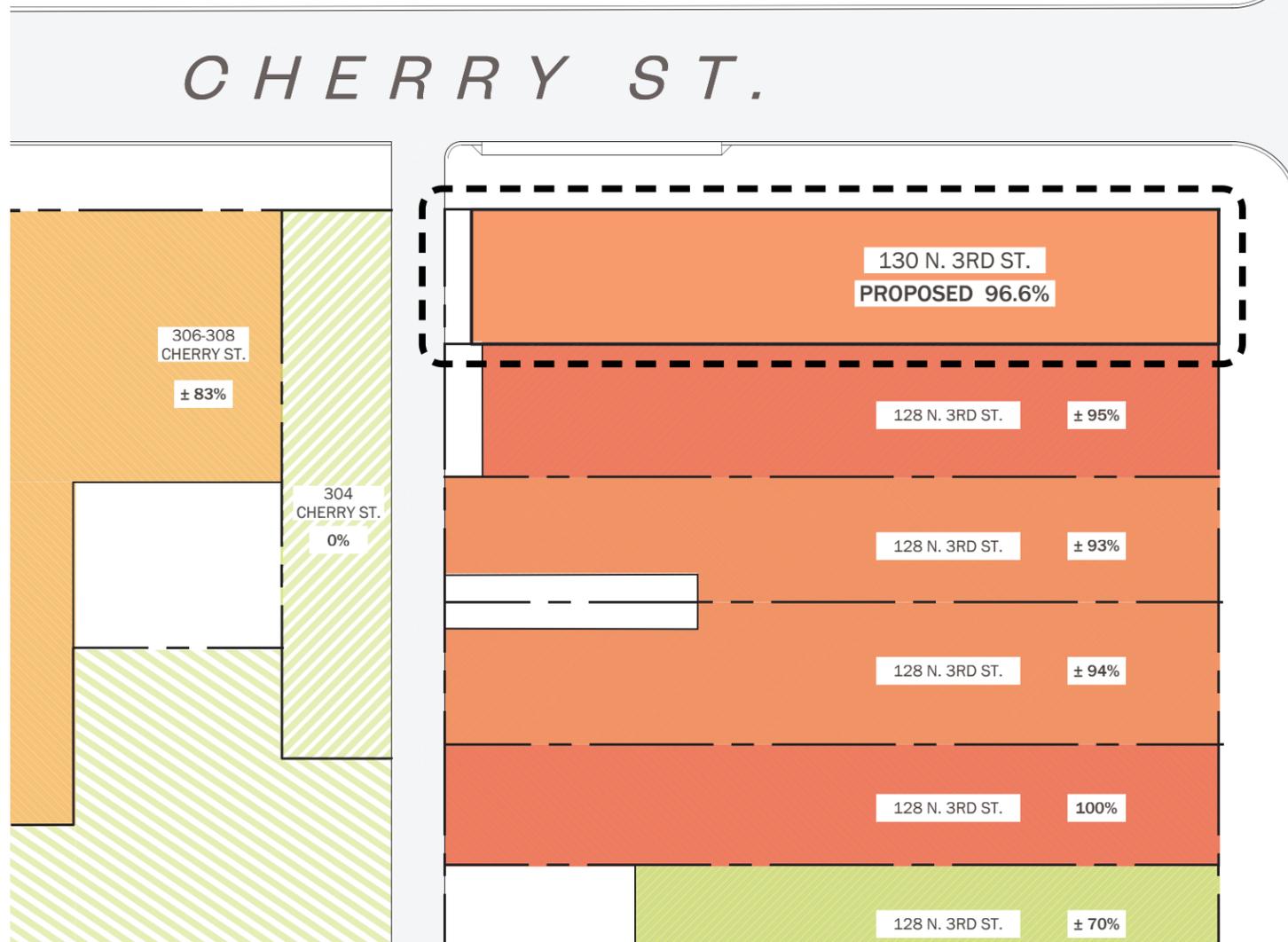
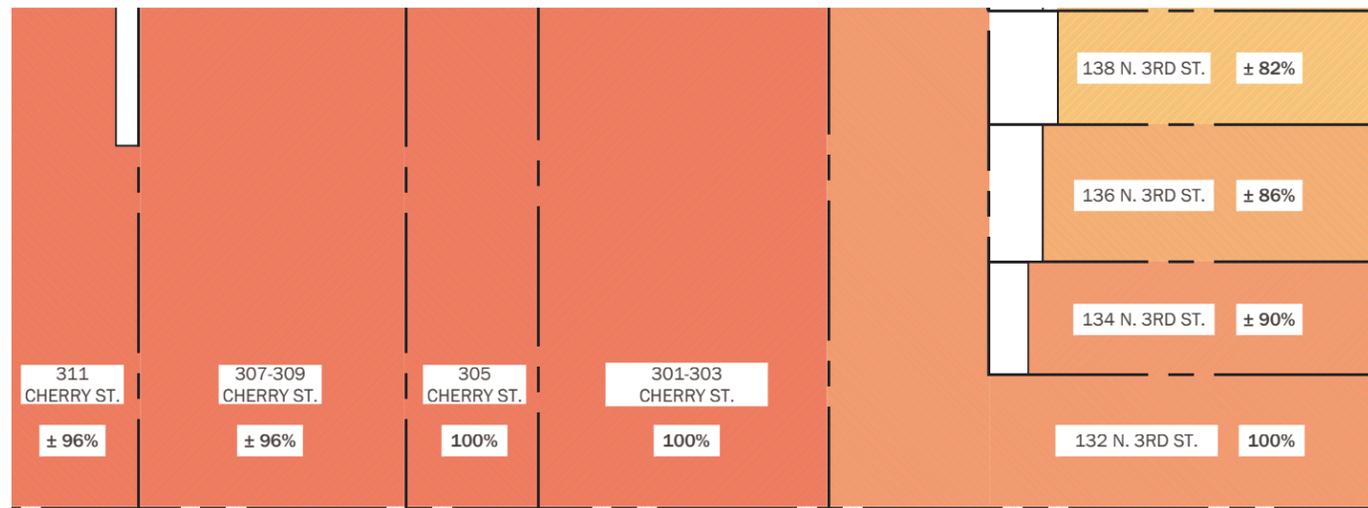


(1) AT N. 3RD ST.

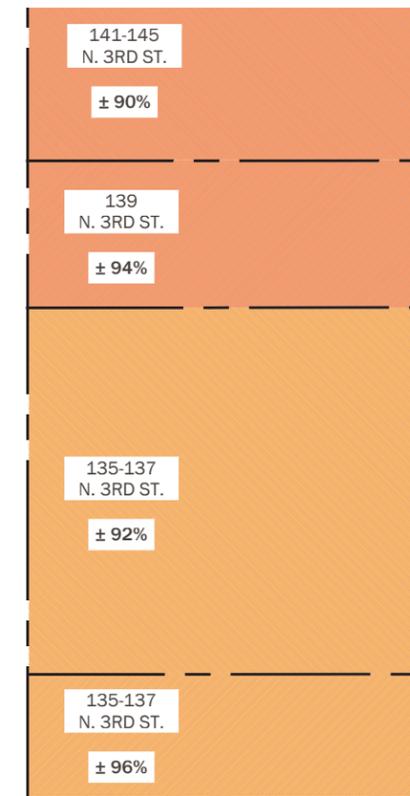


(2) AT CHERRY ST.

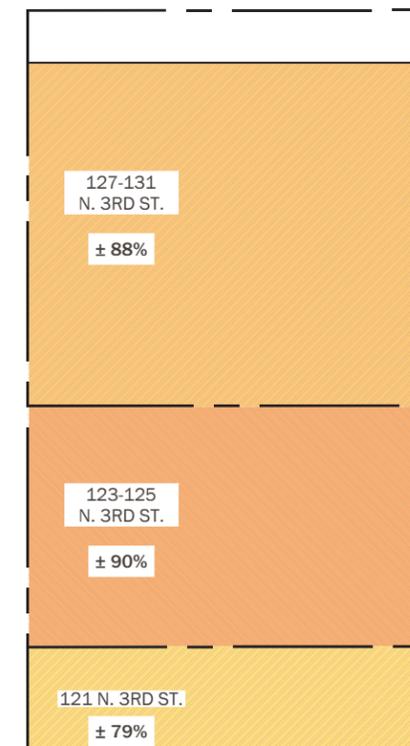




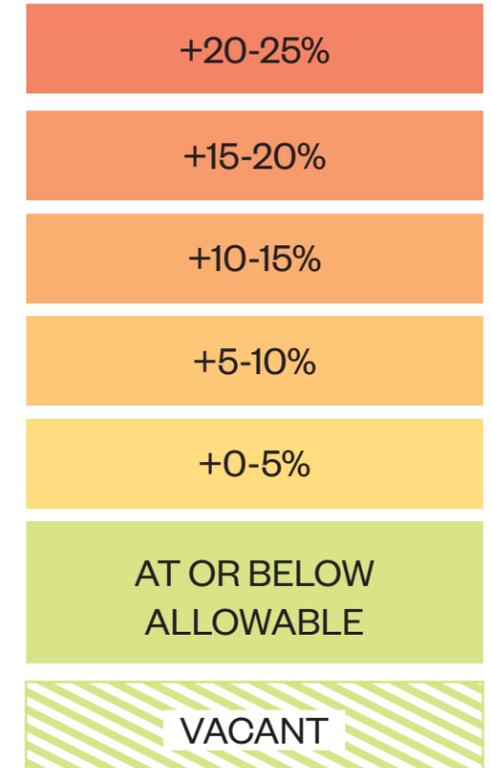
N. 3RD ST



CHERRY ST.

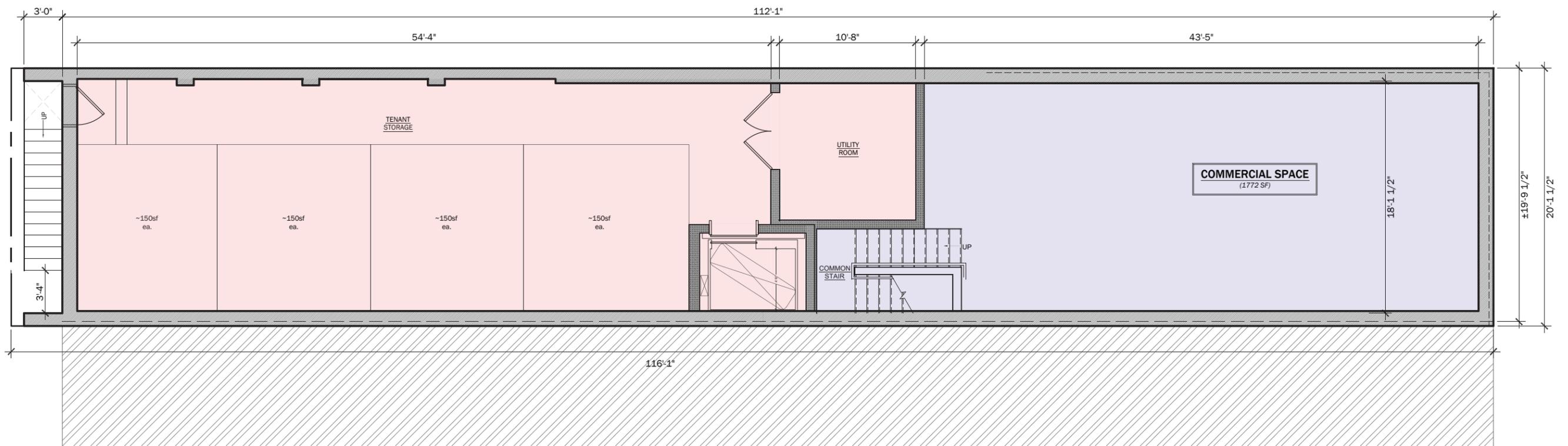


PERCENT OVER ALLOWABLE COVERAGE



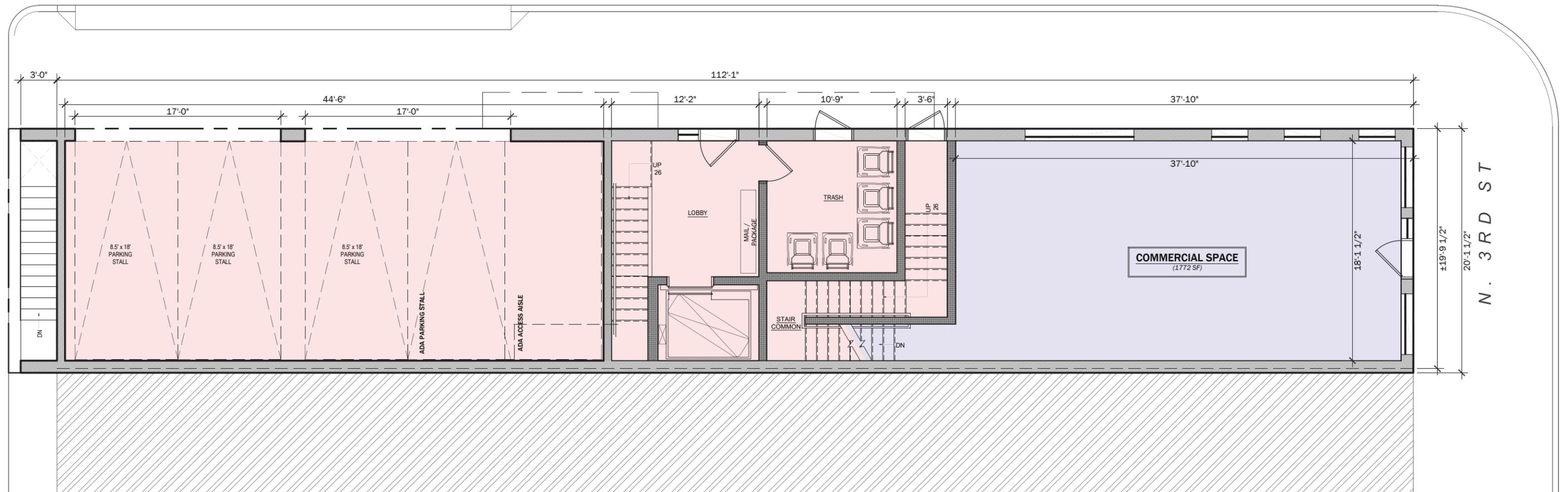
ALL LOTS ZONED CMX-3:
 PERMITS MAX 75% LOT COVERAGE
 MAX 80% FOR CORNER LOTS





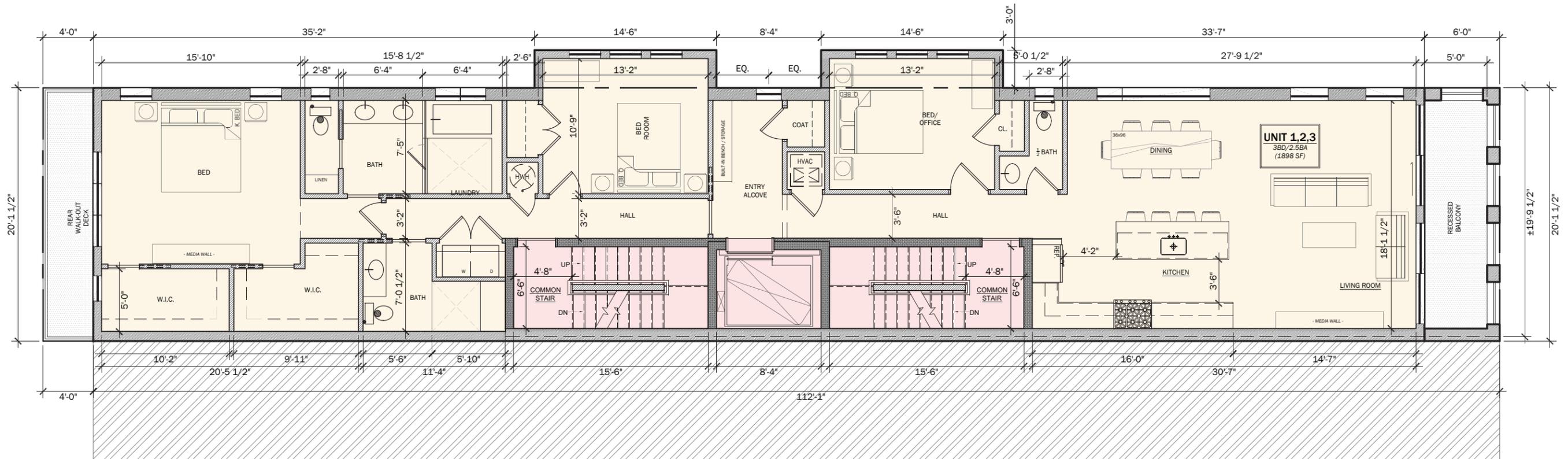
PROPOSED CELLAR FLOOR PLAN

CHERRY ST.

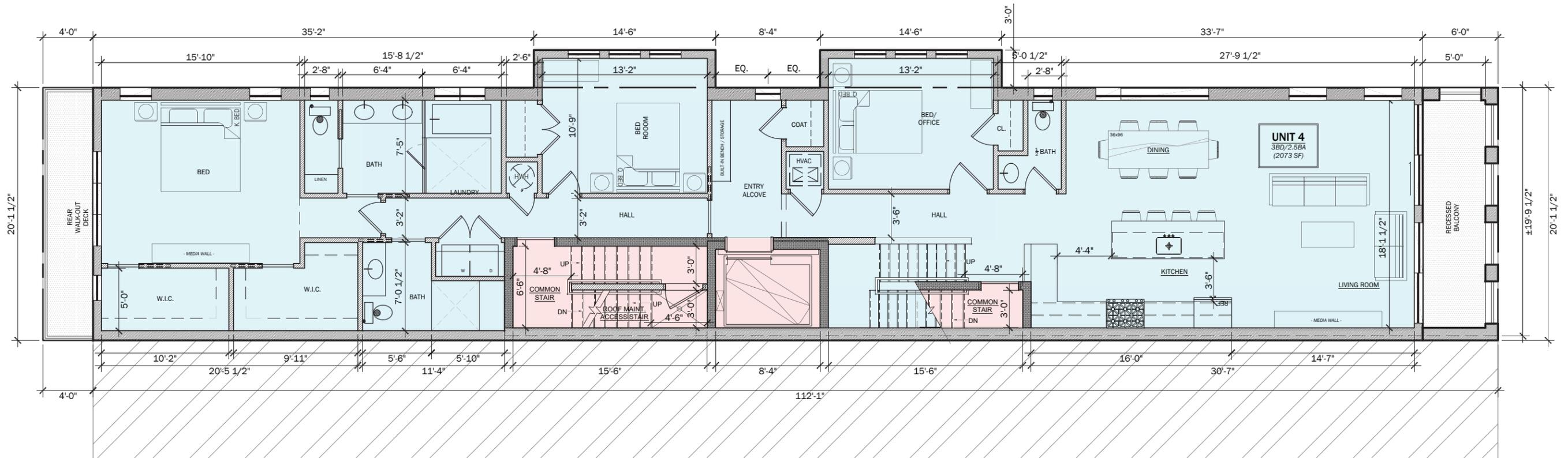


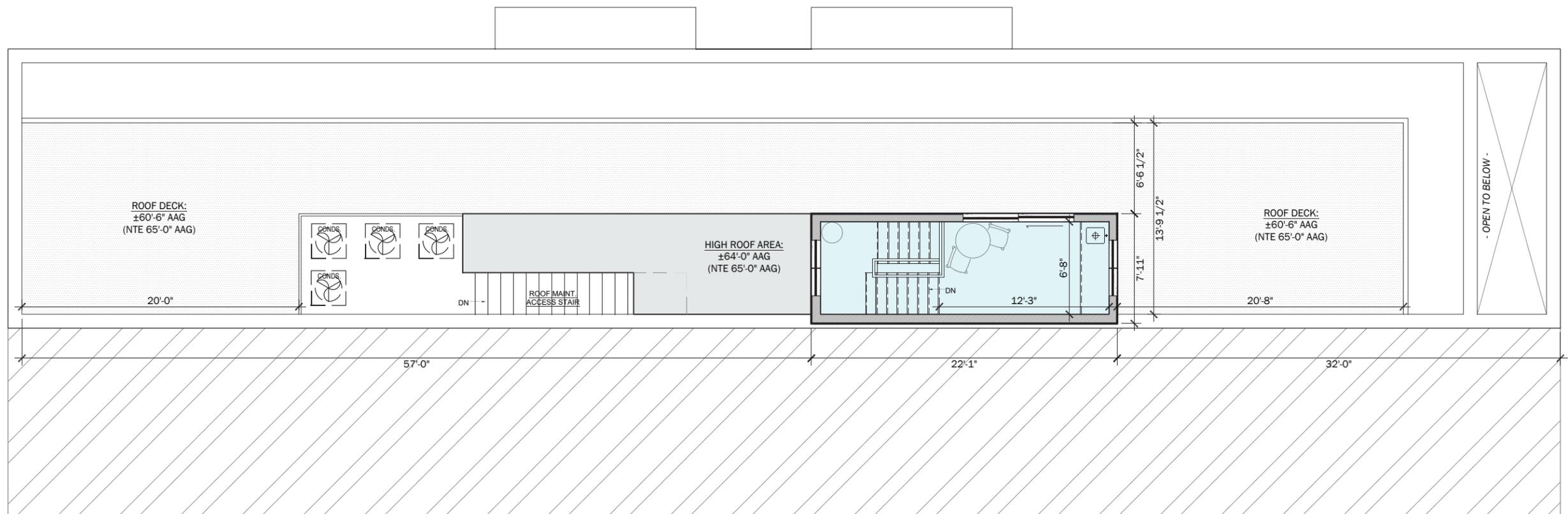
N. 3RD ST

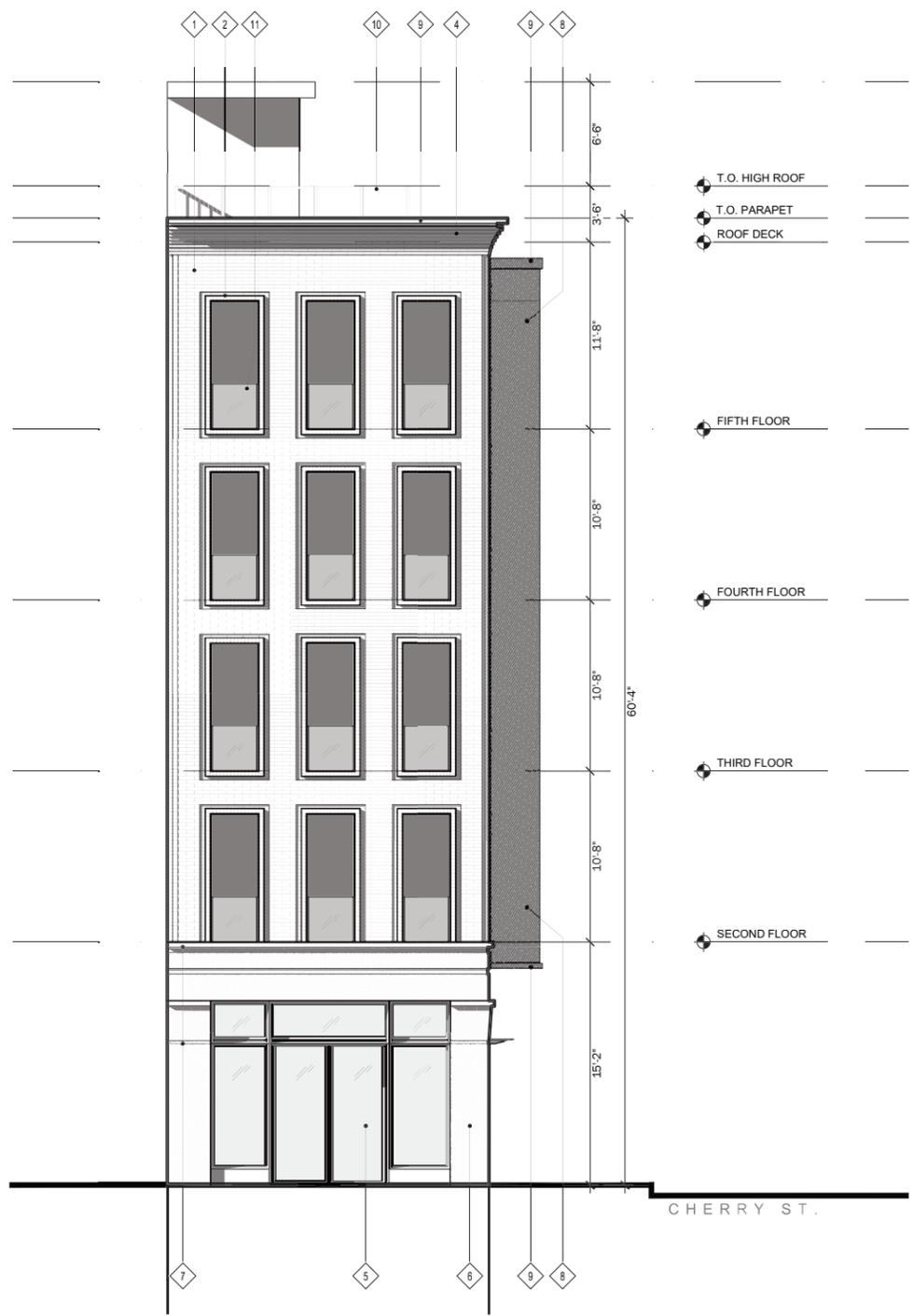




PROPOSED SECOND, THIRD & FOURTH FLOOR PLAN







FRONT ELEVATION (FROM N. 3RD ST.)



REAR ELEVATION (FROM LOXLEY CT.)

#	ELEVATION KEY NOTE LEGEND		
	MATERIAL	MANUF.	COLOR
1	BRICK VENEER, 12 IN RUNNING BOND	GLEN GERY	MINK GREY IRONSPOT,
2	BRICK VENEER, PROJECTED FRAME	MATCH [1]	MATCH [1]
3	BRICK VENEER, STACK BOND	MATCH [1]	MATCH [1]
4	CORBELLED BRICK CORNICE	MATCH [1]	MATCH [1]
5	STOREFRONT ASSEMBLY	TBD	BLACK
6	CAST STONE, PANEL	TBD	DARK GREY
7	CAST STONE, BANDING	TBD	MATCH [6]
8	COMPOSITE METAL PANEL	ATAS	DARK BRONZE
9	COMPOSITE PROFILE TRIM	ATAS	MATCH [8]
10	METAL GAUDDRAIL	TBD	BLACK
11	GLASS GAUDDRAIL	TBD	--
12	OVERHEAD DOOR	TBD	BLACK





SIDE ELEVATION (FROM CHERRY ST.)



REVISED

VIEW S. ON 3RD ST.



PROJECT RENDERS

PAGE 23

REVISED

3RD ST. ELEVATION

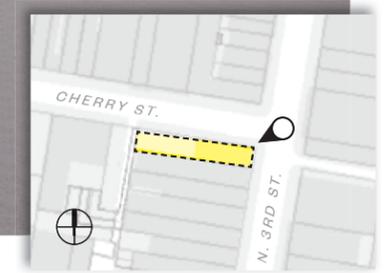


PROJECT RENDERS

PAGE 24

REVISED

STREET LEVEL VIEW



PROJECT RENDERS

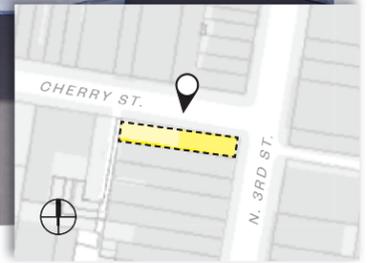
PAGE 25

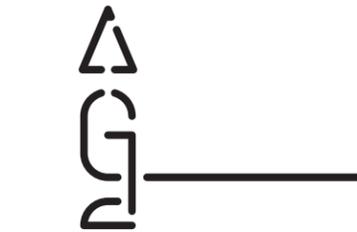
VIEW E. ON CHERRY ST.



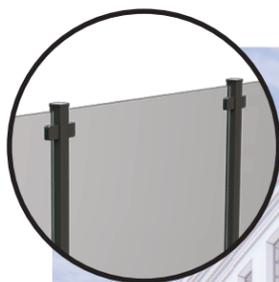
REVISED

CHERRY ST. ELEVATION





PROPOSED EXTERIOR MATERIAL DIAGRAM



FRAMELESS GLASS
GUARDRAIL



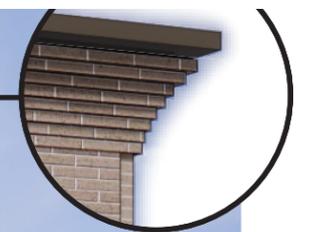
MINK GREY IRONSPOT
BRICK VENEER
WITH MATCHING MORTAR



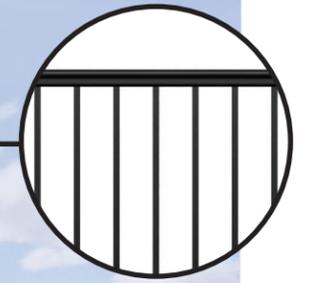
CAST STONE, DARK GREY
WITH MATCHING MORTAR,
LARGE FORMAT & BANDS



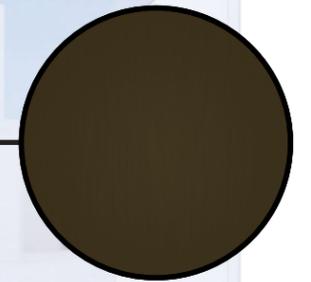
ALUMINUM STOREFRONT
GLAZING ASSEMBLY
WITH BLACK FRAMES



CORNICE,
CORBELLED BRICK
WITH METAL CAP



VERTICAL PICKET
GUARDRAIL, BLACK



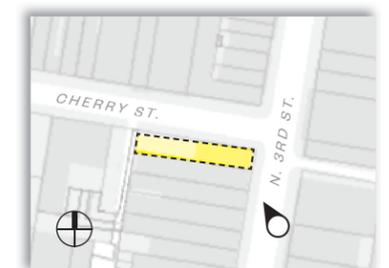
COMPOSITE METAL
PANEL, DARK BRONZE



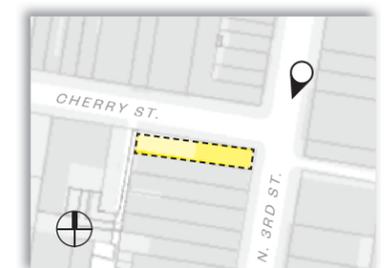
CONTEMPORARY
RESIDENTIAL
GARAGE DOOR, BLACK



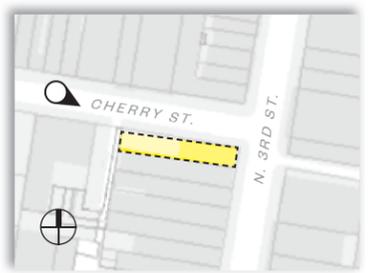
VIEW N. ON 3RD ST.



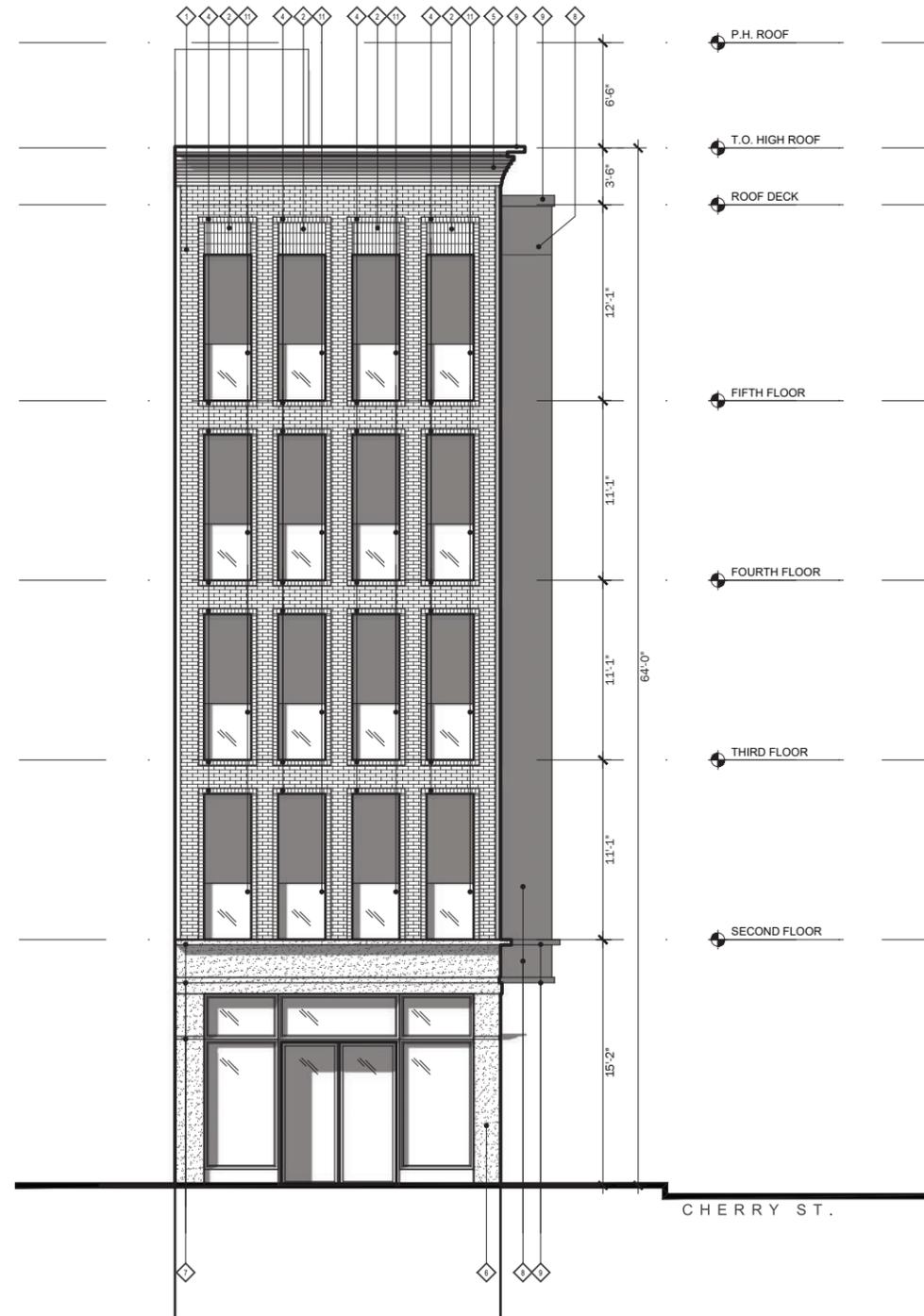
VIEW S. ON 3RD ST.



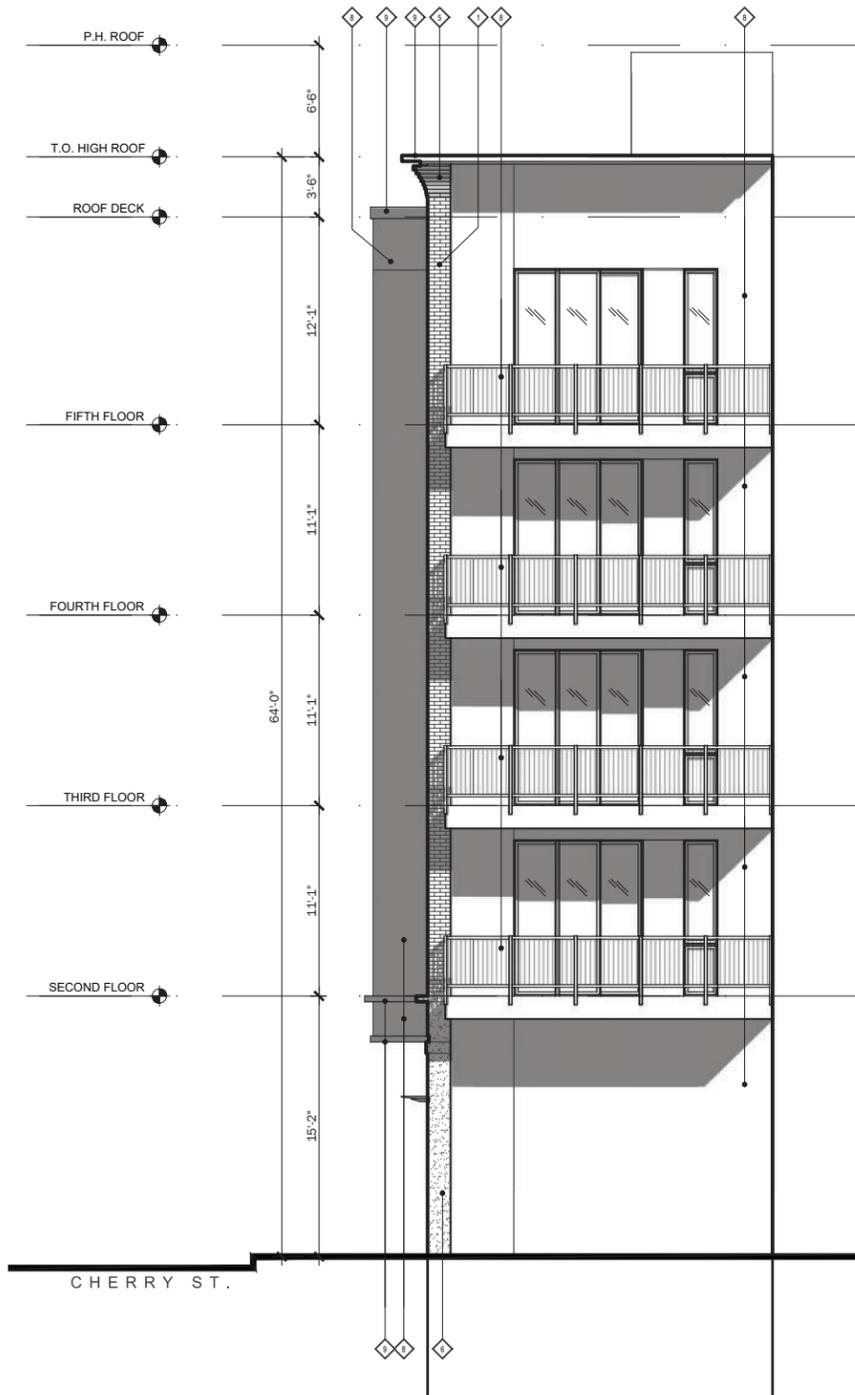
VIEW E. ON CHERRY ST.







FRONT ELEVATION (FROM N. 3RD ST.)



REAR ELEVATION (FROM LOXLEY CT.)

#	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	--

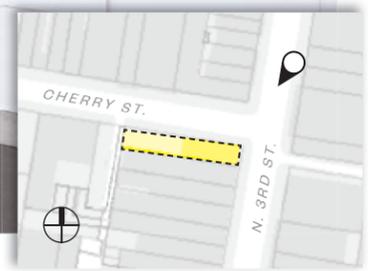


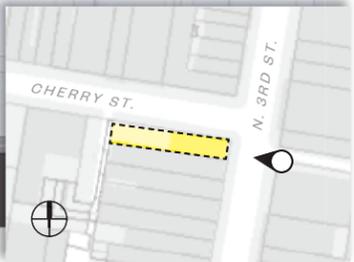
SIDE ELEVATION (FROM CHERRY ST.)



VIEW S. ON 3RD ST.

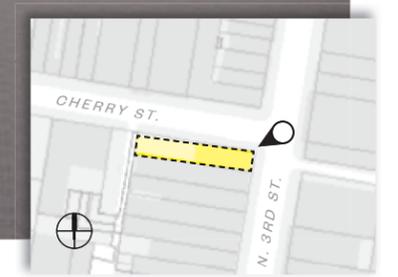
ORIGINAL





STREET LEVEL VIEW

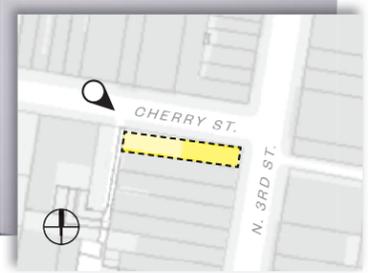
ORIGINAL

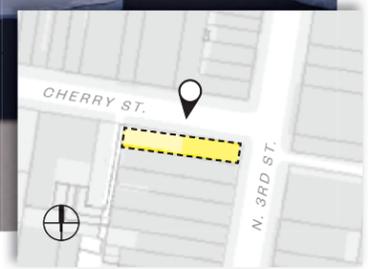


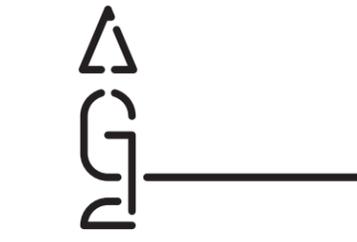
PROJECT RENDERS

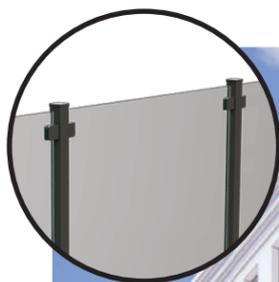
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VIEW E. ON CHERRY ST.









FRAMELESS GLASS
GUARDRAIL



DARK IRONSPOT VELOUR
BRICK VENEER
WITH MATCHING MORTAR



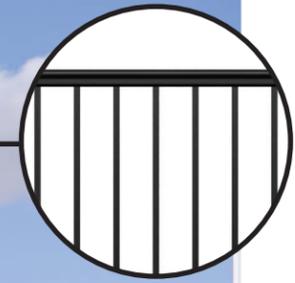
CAST STONE, DARK GREY
WITH MATCHING MORTAR,
LARGE FORMAT & BANDS



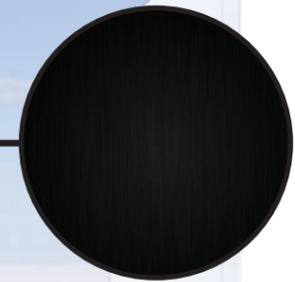
ALUMINUM STOREFRONT
GLAZING ASSEMBLY
WITH BLACK FRAMES



CORNICE,
CORBELLED BRICK
WITH METAL CAP



VERTICAL PICKET
GUARDRAIL, BLACK



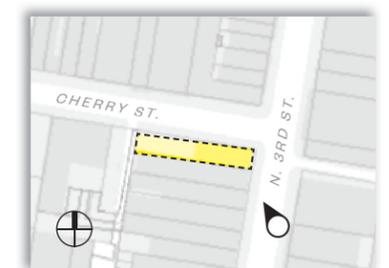
COMPOSITE METAL
PANEL, BLACK



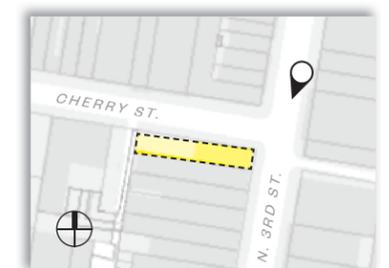
SOLID PANELED
GARAGE DOOR, BLACK



VIEW N. ON 3RD ST.



VIEW S. ON 3RD ST.



VIEW E. ON CHERRY ST.

