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Philadelphia Historical Commission Review
April 5, 2023

501 N FRONT STREET

500 N Columbus Blvd - Building F
Mixed Use Development



*REVISED PER PHC ARCHITECTURAL COMMITTEE COMMENTS 3/28/2023

PROJECT SUMMARY

501 N Front Street is a proposed 7 story mixed-use development with 97 dwelling units over a commercial tenant space, residential lobby, and parking garage. Located at the intersection of Front and Noble Streets and adjacent to the Historically Nominated Site 500 Columbus Boulevard, the project is designed to complement the industrial heritage and topography of the site.

Paying homage to the industrial, the new construction is clad in a skeletal frame inspired by the steel members found at ground level adjacent to the site. The frame system allows for large expanses of glass, maximizing views to the west of the City and south along the Delaware River and providing a unique contrast with the heavy masonry of the existing structures. Topping out at roughly 83 feet 501 N Front Street fits contextually within the industrial complex, with care taken to accommodate the existing smokestack.

Located within the Delaware River Flood Plain, ground level residential and tenant spaces are raised to meet Elevation 12.50, or roughly 4 feet above grade. These spaces are accessed by a series of cascading ramps and stairs which, coupled with the proposed pedestrian walkway on Beach Street and new sidewalks on Front and Noble, will introduce density and foot traffic to the site and contribute to the residential character of a formerly industrial area.

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Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects. Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

<p>Property Information</p> <p>Identify the location of work for the permit(s).</p> <p>If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.</p>	1	<p>Parcel Address: <u>501 N Front Street</u></p> <p>Specific Location: <u>500 N Christopher Columbus Blvd - Building F</u></p> <p><input type="checkbox"/> Check box if this application is part of a project and provide the project number: <u>PR-20</u></p>
<p>Applicant Information</p> <p>Identify how you are associated with the property.</p> <p>Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.</p>	2	<p>I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson</p> <p>Name: <u>José J. Hernandez, AIA, NOMA, NCARB</u> Company: <u>JKRP Architects</u></p> <p>Address: <u>100 E PennSq, Suite 1080, Philadelphia, PA 19107</u></p> <p>Email: <u>johern@jkrapchitects.com</u> Phone No.: <u>215.928.9331</u></p>
<p>Property owner Information</p> <p>Identify the deeded property owner.</p> <p>If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.</p> <p>*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.</p>	3	<p>The property owner is a/an: <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Company*</p> <p>Owner (1)</p> <p>Name: <u>Seth Brown</u> <input type="checkbox"/> Check box if new owner is being listed</p> <p>Address: <u>392 Dean St #2, Brooklyn, NY 11217</u></p> <p>Owner (2)</p> <p>Name: _____</p> <p>Address: _____</p>
<p>Design Professional in Responsible Charge</p> <p>Identify the PA-licensed design professional who is legally responsible.</p>	4	<p>Name: <u>José J. Hernandez, AIA, NOMA, NCARB</u> Firm: <u>JKRP Architects</u></p> <p>PA License No.: _____ Phila. Commercial Activity License No.: _____</p> <p>Email: <u>johern@jkrapchitects.com</u> Phone No.: <u>215.928.9331</u></p>
<p>Project Scope</p> <p>Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed (use separate sheet if needed).</p> <p>(g) Select all conditions that apply to this project (if any).</p> <p>* Provide the associated Streets Review number if 'Project Impacts Streets / Right-of-Way' is selected.</p> <p>** If 'Yes' is selected, an Owners' Acknowledgement of Receipt form must be provided for each affected property.</p>	5	<p>(a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____</p> <p>(b) Scope of Work <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Excavation <input type="checkbox"/> Addition / Alteration <input type="checkbox"/> Shell (No Fit Out) - Option for Commercial Permits Only</p> <p>(c) Earth Disturbance Area of Earth Disturbance: _____ (Sq. Ft.)</p> <p>(d) Building Floor Areas New Floor Area: _____ (Sq. Ft.) Existing Altered Area: _____ (Sq. Ft.)</p> <p>(e) Number of Stories <u>7</u></p> <p>(f) Description of Work _____</p> <p>(g) Project Conditions</p> <p><input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Initial Fit-out of Newly Constructed Space</p> <p><input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Project Impacts Streets/Right-of-Way*</p> <p><input type="checkbox"/> Project Impacts Adjacent Property**</p> <p>* Provide the associated Streets Review number for this project, if applicable: <u>SR-20</u></p> <p>** This project includes work described below: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure. Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel. Structural alterations of a historic structure (excluding one-or-two family dwelling). Modifications to a party wall, including joist replacement, and additions. Severing of structural roof or wall covering spanning properties.



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Including within boundary:

Contributing

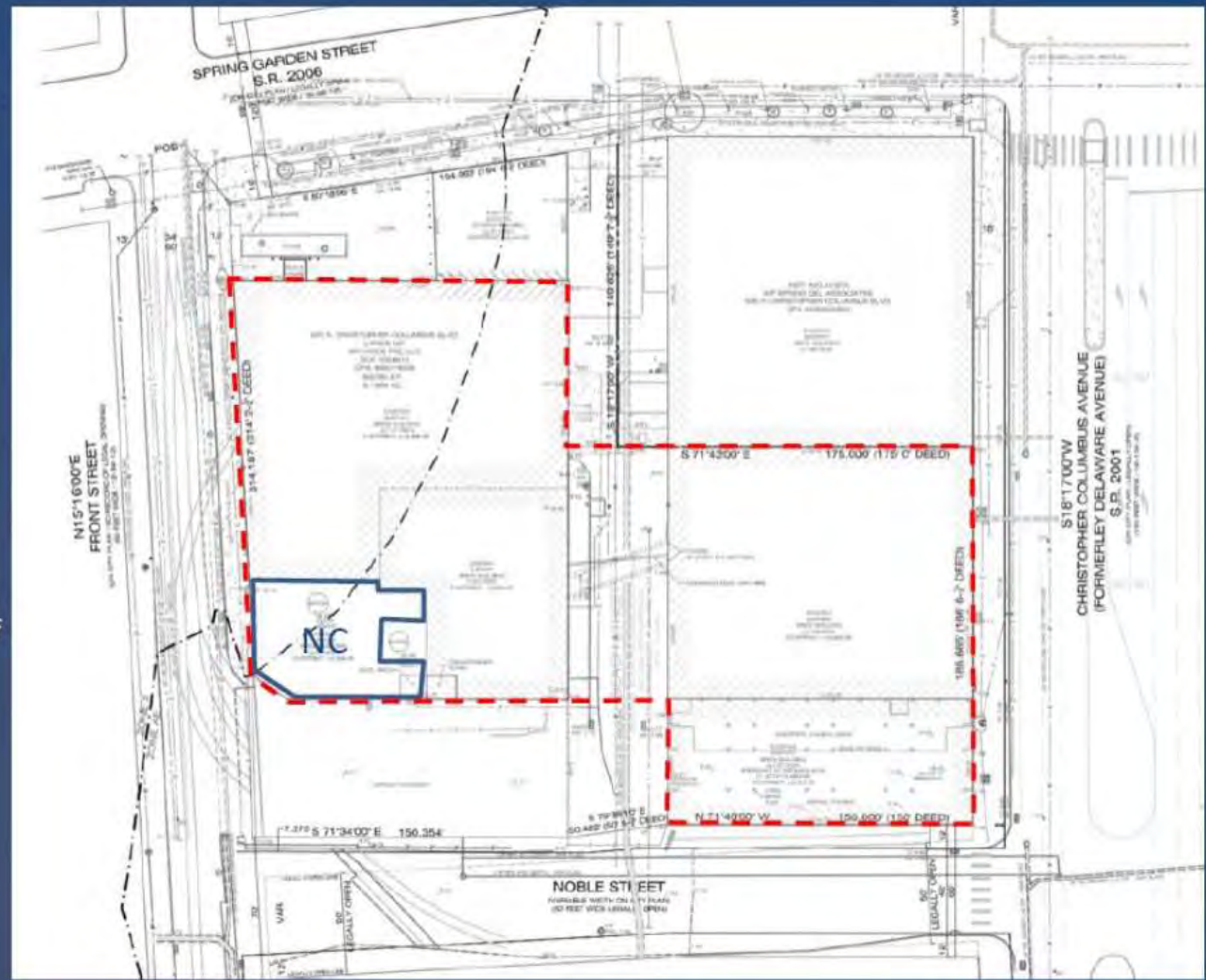
- Warehouse A
- Warehouse B
- Warehouse C
- Machine Shop
- Ice Machine House
- Stack

Non-Contributing

- Boiler House

Outside of boundary:

- North End of Parcel
- South End of Parcel
- North and South End of Beach Street ROW



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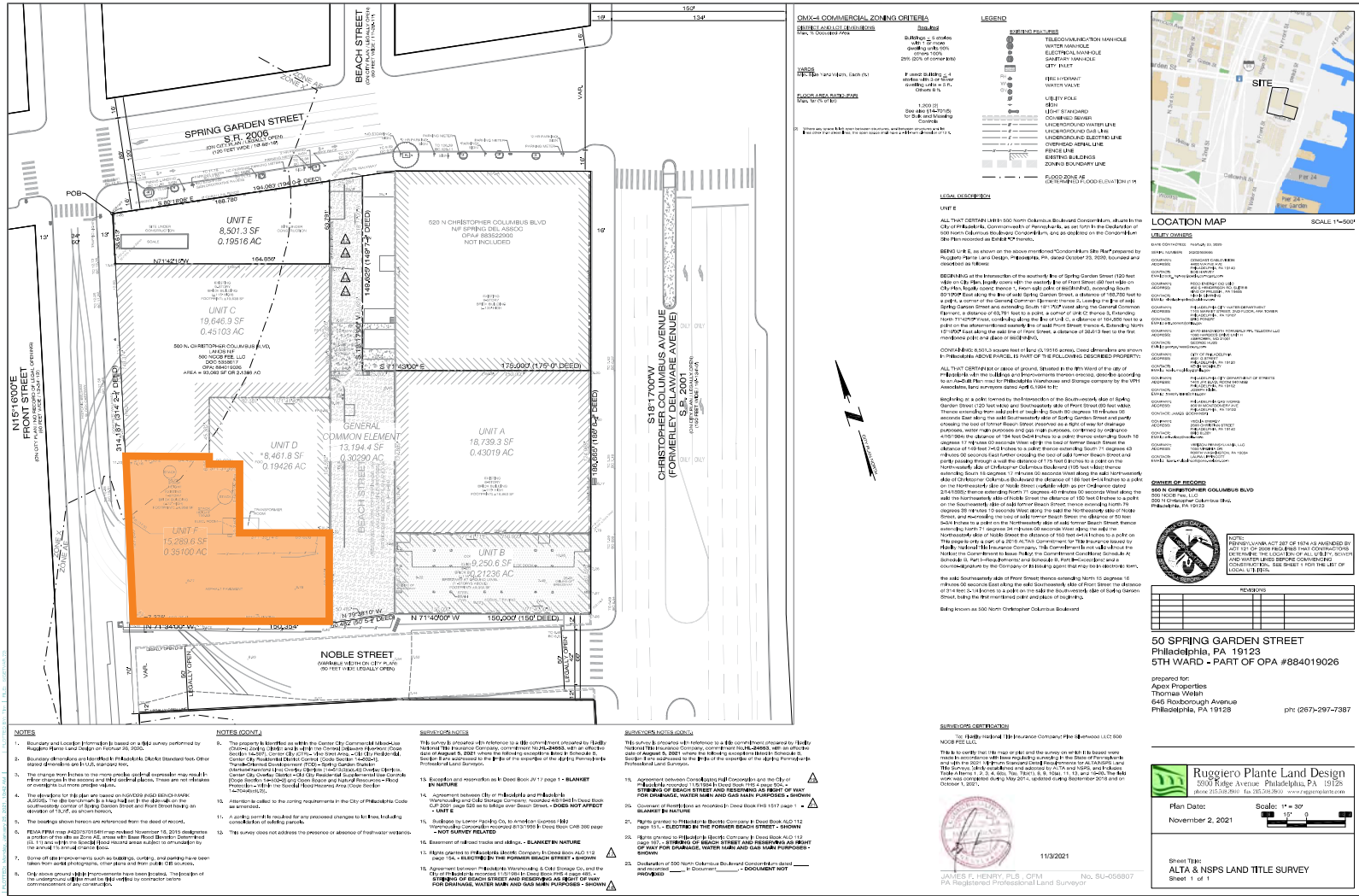
MAP SOURCE: ATLAS.PHILA.GOV
PHOTO SOURCE: PHILLYHISTORY.ORG



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501 N FRONT STREET | MUB
HISTORIC IMAGERY

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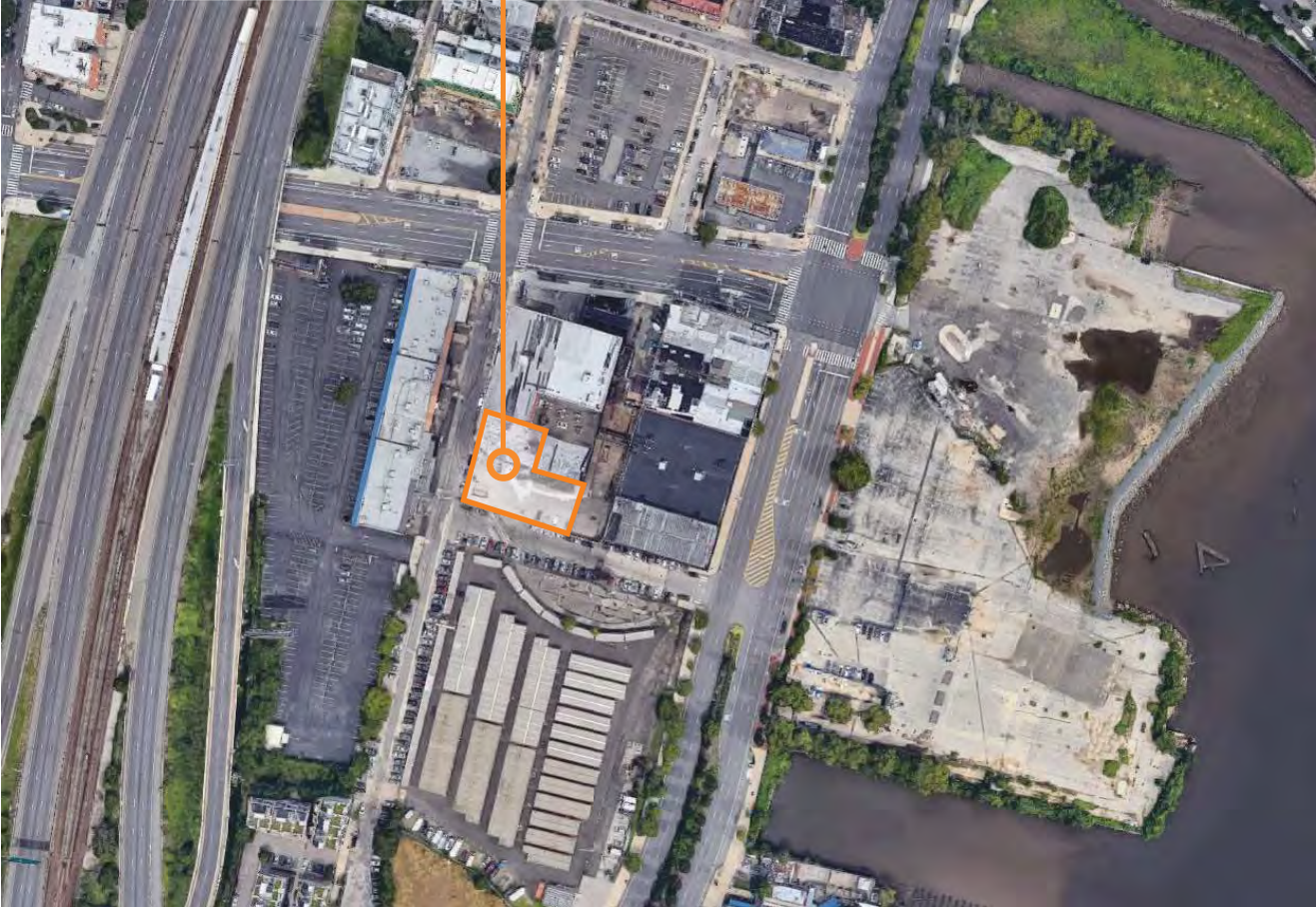
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501 N FRONT STREET | MUB
SITE SURVEY

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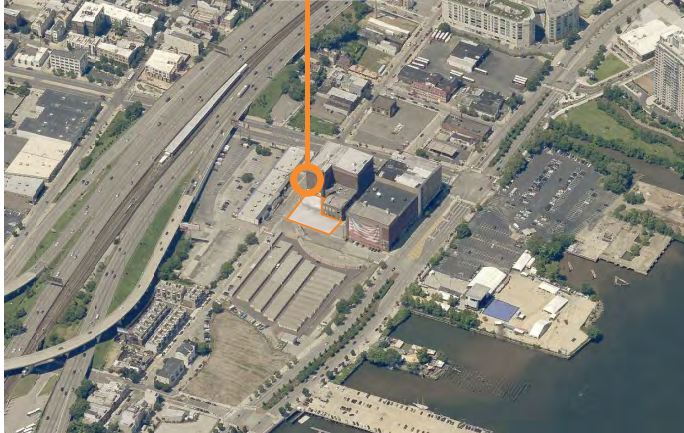
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501 N Front St
500 N Columbus Blvd - Building F

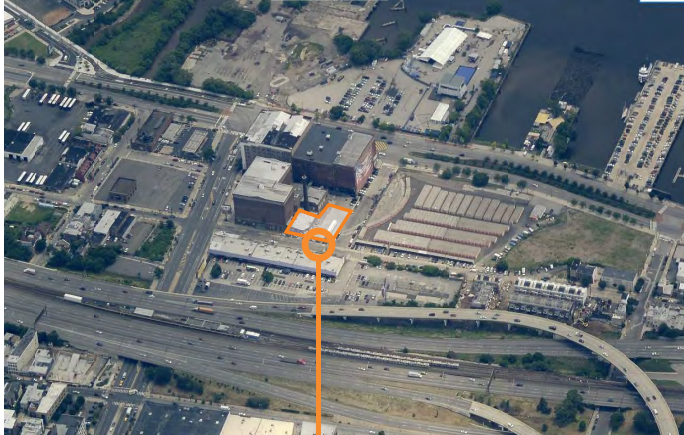


Aerial View

501 N Front St
500 N Columbus Blvd - Building F



Southeast Axon



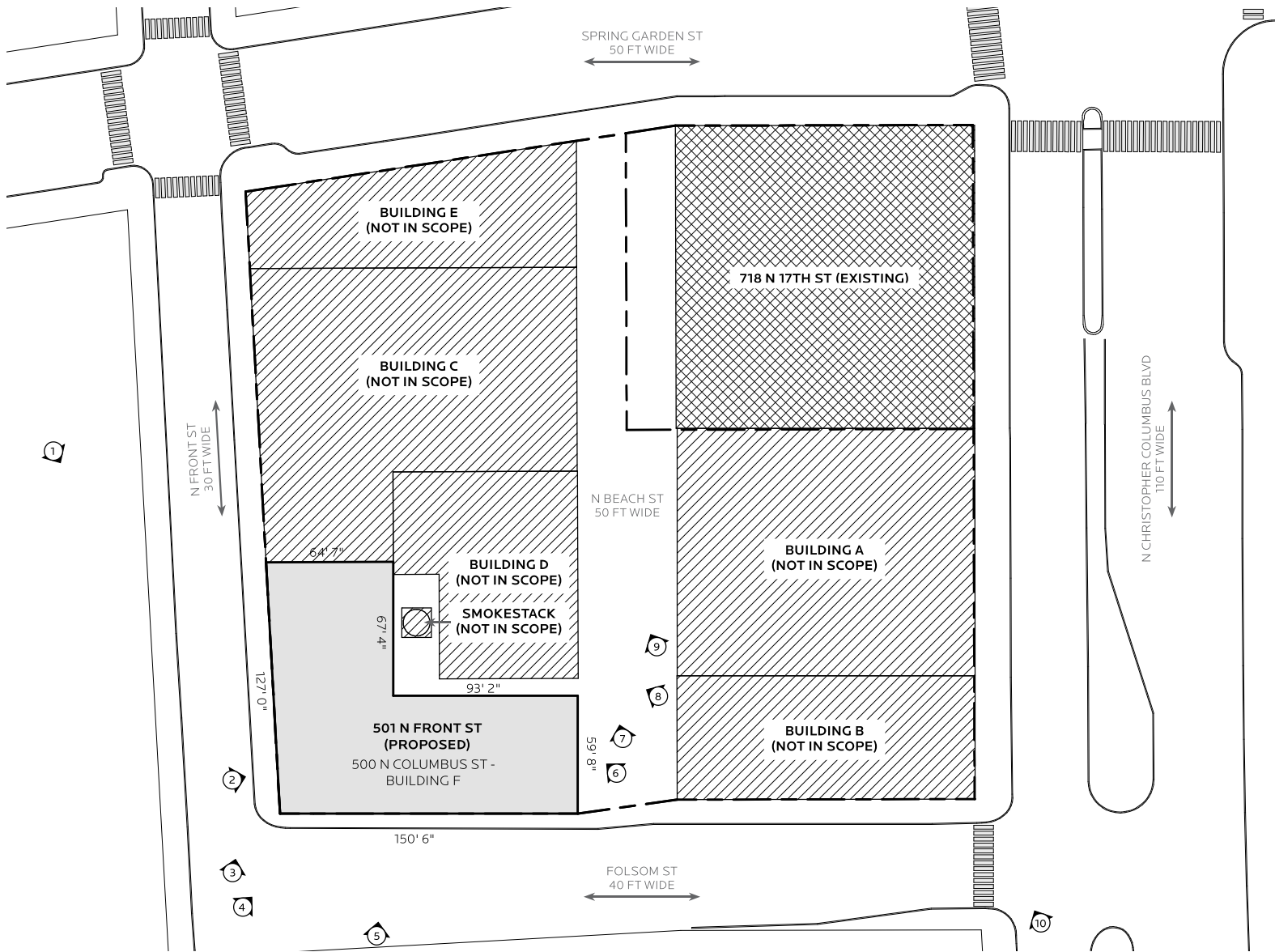
Southwest Axon

501 N Front St
500 N Columbus Blvd - Building F

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SITE CONTEXT



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N FRONT STREET



N FRONT STREET



N FRONT & NOBLE STREET



N FRONT & NOBLE STREET



NOBLE STREET



N BEACH STREET



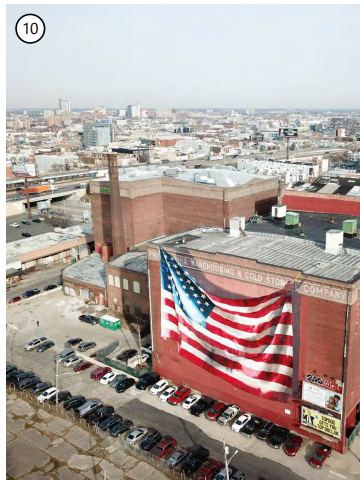
N BEACH STREET



N BEACH STREET



N BEACH STREET



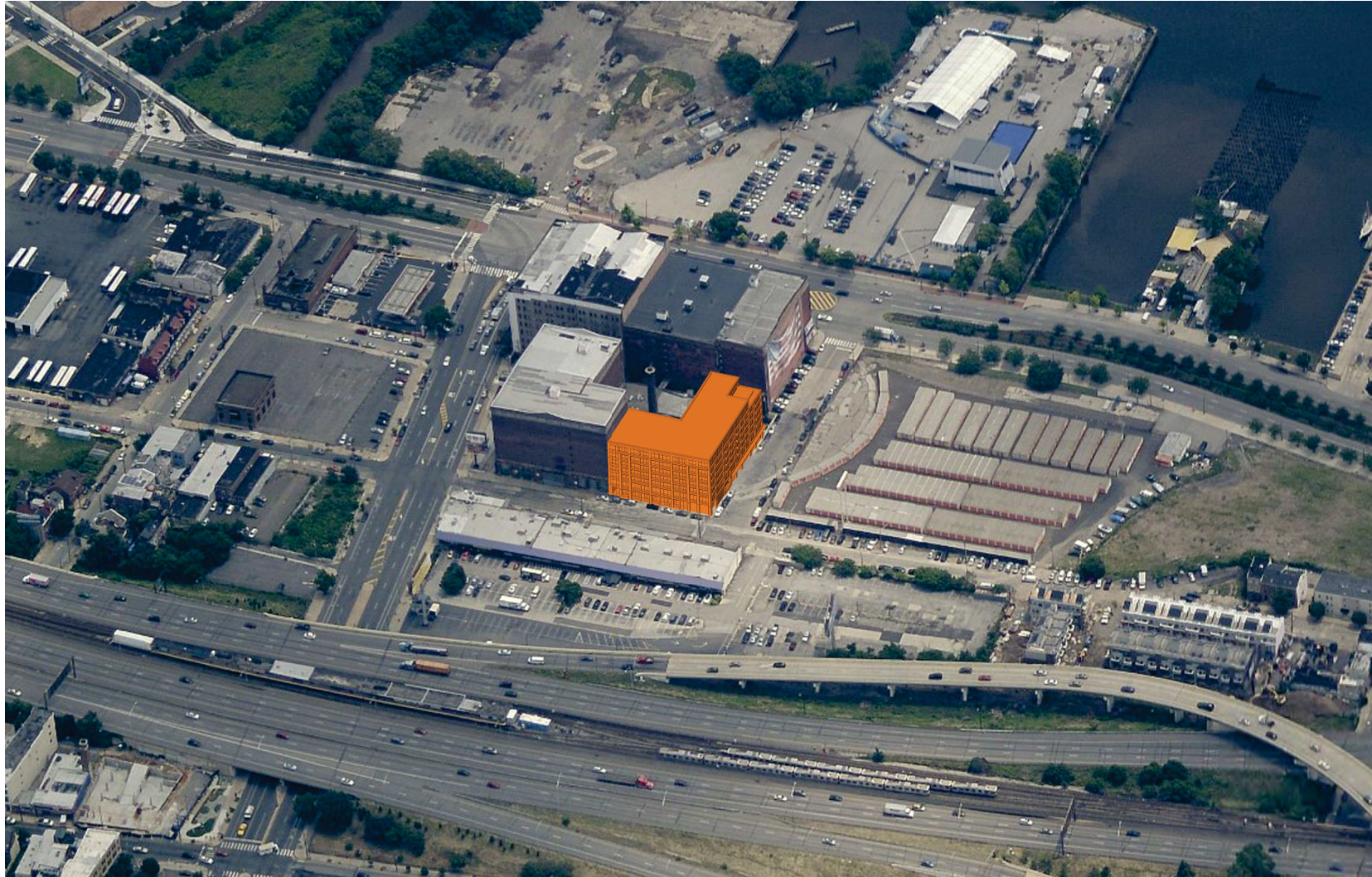
NOBLE STREET & COLUMBUS BLVD

ALL PHOTOS TAKEN ON 2023.02.07

501 N FRONT STREET | MUB
SITE PHOTOS



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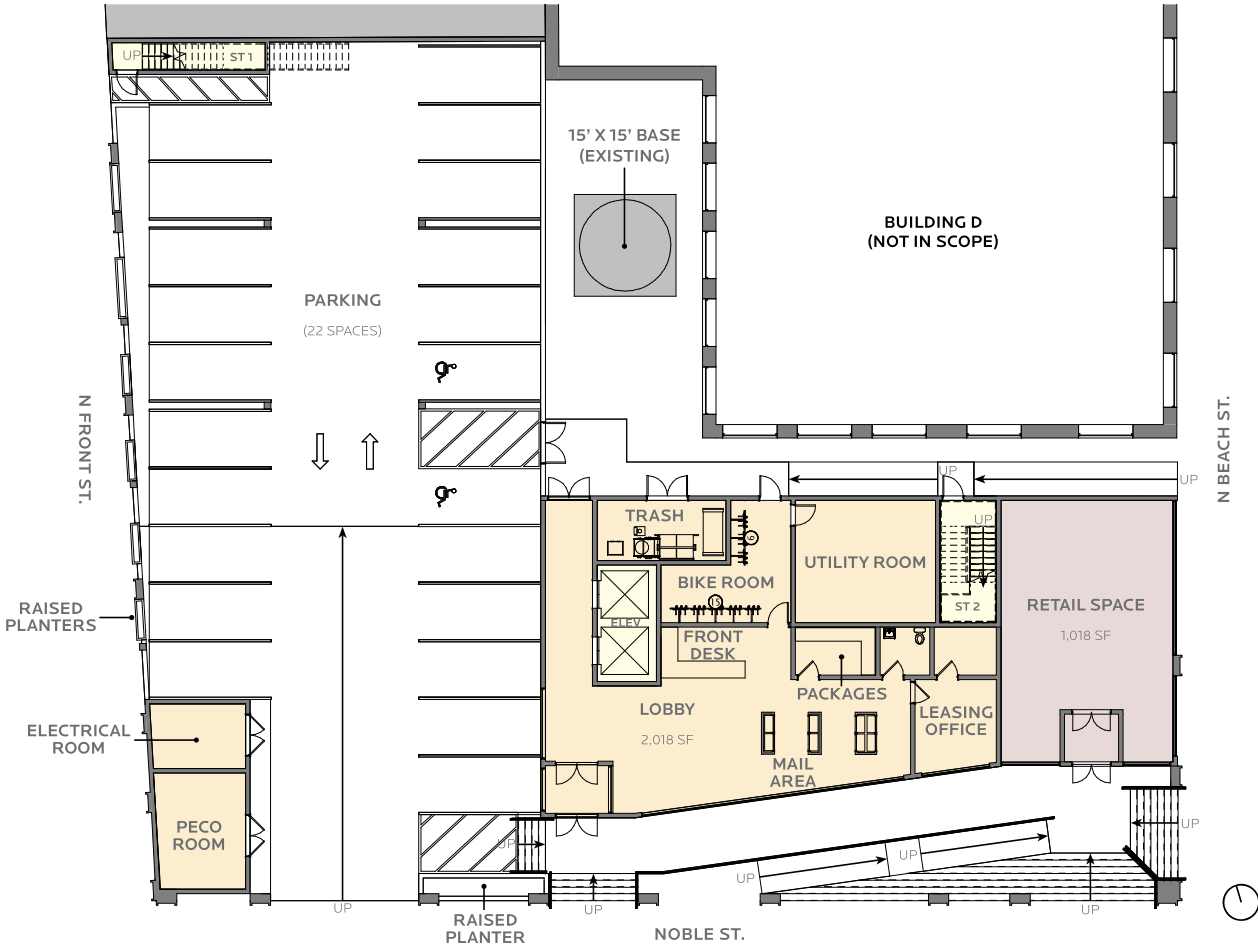
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SITE INFORMATION

ZONING : CMX-4

BUILDING INFORMATION

BUILDING FOOTPRINT : 13,196 SF
 GROSS FLOOR AREA : 93,182 SF

UNITS	RETAIL AREA:
1ST : (0)	1,018 SF
2ND : (3) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
3RD : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
4TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
5TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
6TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
7TH : (4) STUDIO, (6) 1 BD, (4) 2 BD	0 SF
TOTAL : (97) TOTAL UNITS	1,018 SF

UNIT RATIO

STUDIO: 28%
 1 BED : 47%
 2 BED : 25%

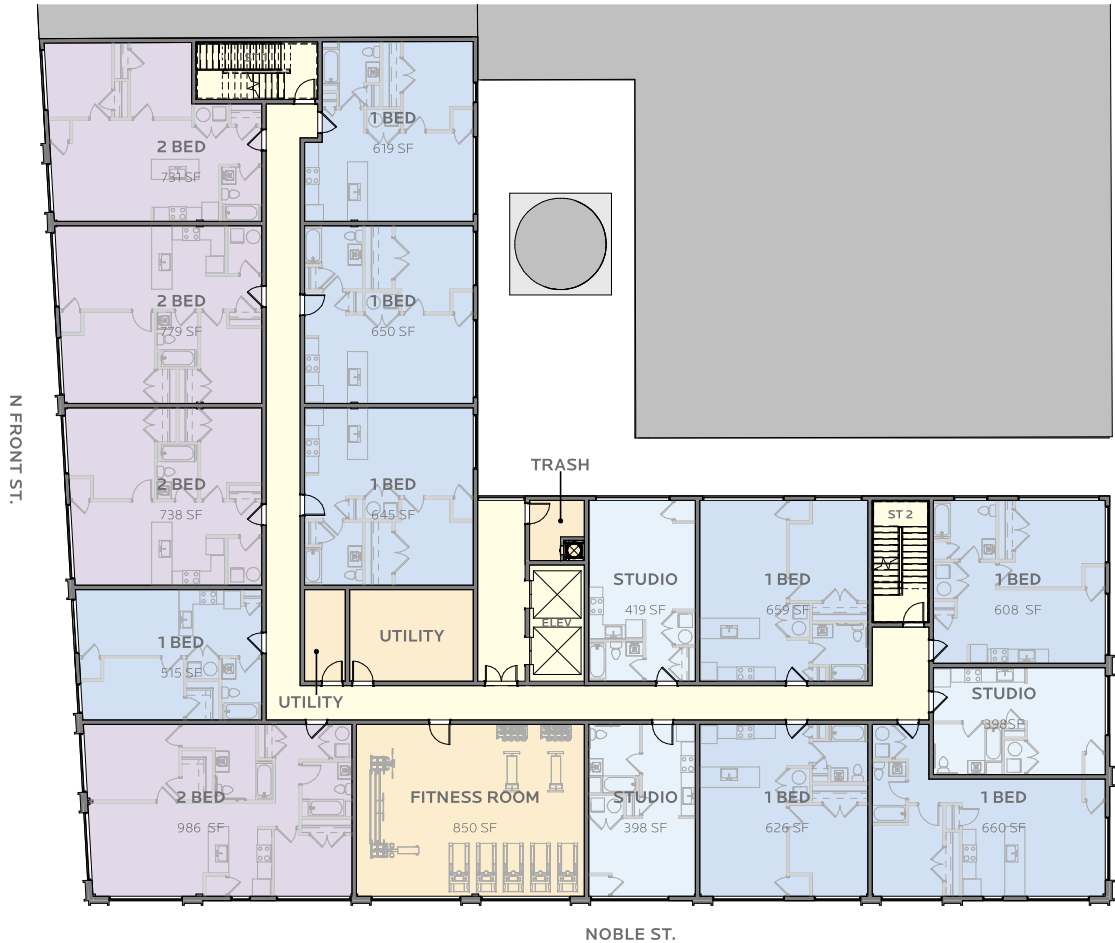


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501 N FRONT STREET | MUB
 LEVEL 1 PLAN

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SITE INFORMATION

ZONING : CMX-4

BUILDING INFORMATION

BUILDING FOOTPRINT : 13,196 SF
 GROSS FLOOR AREA : 93,182 SF

UNITS	RETAIL AREA:
1ST : (0)	1,018 SF
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3RD : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
4TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
5TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
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7TH : (4) STUDIO, (6) 1 BD, (4) 2 BD	0 SF
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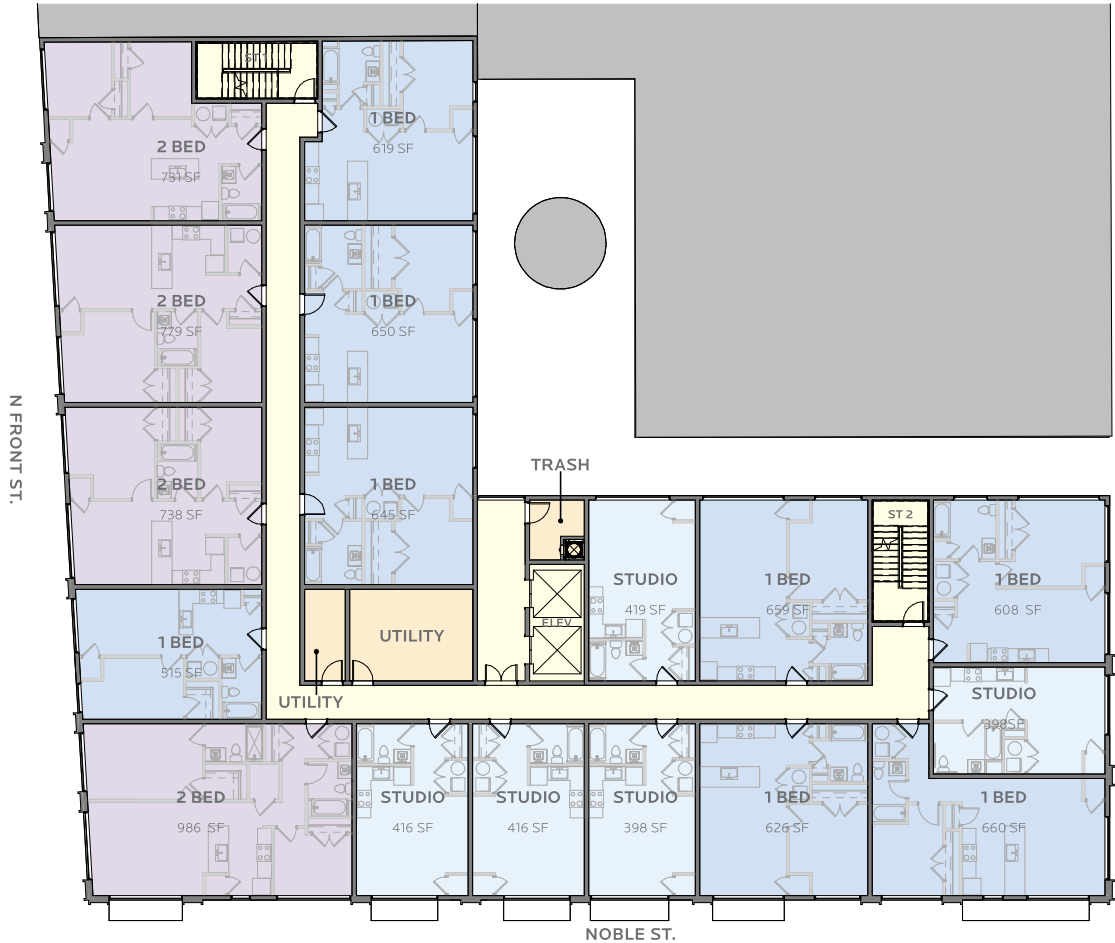
UNIT RATIO

STUDIO: 28%
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 2 BED : 25%



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SITE INFORMATION

ZONING : CMX-4

BUILDING INFORMATION

BUILDING FOOTPRINT : 13,196 SF
 GROSS FLOOR AREA : 93,182 SF

UNITS	RETAIL AREA:
1ST : (0)	1,018 SF
2ND : (3) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
3RD : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
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5TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
6TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
7TH : (4) STUDIO, (6) 1 BD, (4) 2 BD	0 SF
TOTAL : (97) TOTAL UNITS	1,018 SF

UNIT RATIO

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 1 BED : 47%
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501 N FRONT STREET | MUB
 TYPICAL (3RD-6TH) LEVEL PLAN

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SITE INFORMATION

ZONING : CMX-4

BUILDING INFORMATION

BUILDING FOOTPRINT : 13,196 SF
 GROSS FLOOR AREA : 93,182 SF

UNITS	RETAIL AREA:
1ST : (0)	1,018 SF
2ND : (3) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
3RD : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
4TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
5TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
6TH : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
7TH : (4) STUDIO, (6) 1 BD, (4) 2 BD	0 SF
TOTAL : (97) TOTAL UNITS	1,018 SF

UNIT RATIO

STUDIO: 28%
 1 BED : 47%
 2 BED : 25%

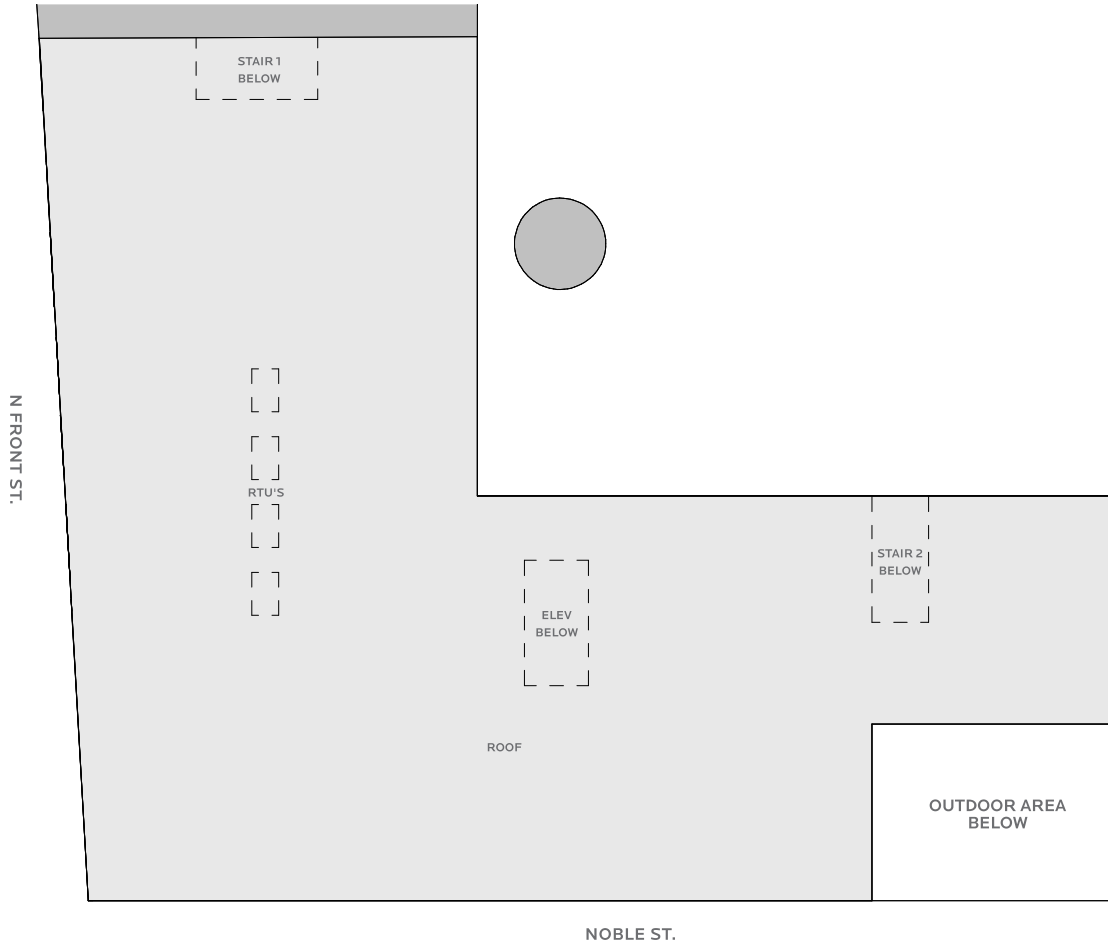


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501 N FRONT STREET | MUB
 LEVEL 7 PLAN

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SITE INFORMATION

ZONING : CMX-4

BUILDING INFORMATION

BUILDING FOOTPRINT : 13,196 SF
 GROSS FLOOR AREA : 93,182 SF

UNITS	RETAIL AREA:
1ST : (0)	1,018 SF
2ND : (3) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
3RD : (5) STUDIO, (8) 1 BD, (4) 2 BD	0 SF
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7TH : (4) STUDIO, (6) 1 BD, (4) 2 BD	0 SF
TOTAL : (97) TOTAL UNITS	1,018 SF

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STUDIO: 28%
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 2 BED : 25%



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N FRONT ST

NOBLE ST

N BEACH ST



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501 N FRONT STREET | MUB
SOUTH ELEVATION

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N FRONT ST

NOBLE ST



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501 N FRONT STREET | MUB
WEST ELEVATION

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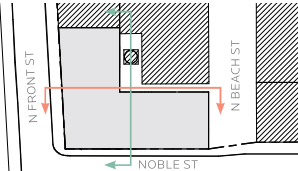
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- ROOF
+/- 83' - 8"
- LEVEL 7
+/- 72' - 0"
- LEVEL 6
+/- 60' - 8"
- LEVEL 5
+/- 50' - 0"
- LEVEL 4
+/- 39' - 4"
- LEVEL 3
+/- 28' - 8"
- LEVEL 2
+/- 15' - 4"
- LEVEL 1
0' - 0"
EL. 12.50'

NOBLE ST

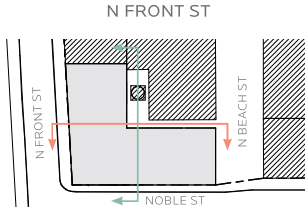
N BEACH ST



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501 N FRONT STREET | MUB
EAST ELEVATION (INTERIOR COURTYARD)

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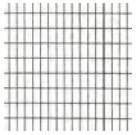
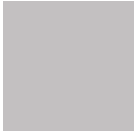


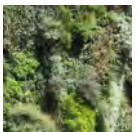




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501 N FRONT STREET | MUB
NORTH ELEVATION (INTERIOR COURTYARD)

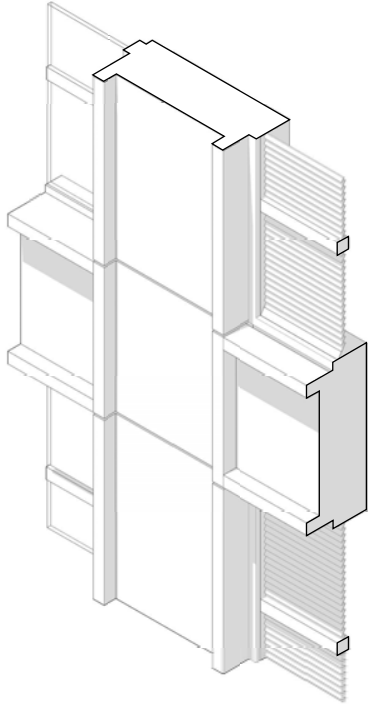
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MATERIAL KEY

 <p>A</p>	<p>GLEN-GERY BRICK OLDE LONDON OPTION: RECYCLED BRICK</p>	 <p>C</p>	<p>GREEN SCREEN WALL TRELLIS SYSTEM</p>
 <p>B1</p>	<p>ATAS COMPOSITE METAL PANEL DOVE GRAY</p>	 <p>D</p>	<p>BLACK FRAMED STOREFRONT INTUS WINDOW SYSTEM</p>
 <p>B2</p>	<p>ATAS COMPOSITE METAL PANEL SLATE GREY</p>	 <p>E</p>	<p>LANDSCAPING</p>
 <p>B3</p>	<p>ATAS COMPOSITE METAL PANEL BLACK</p>	 <p>F</p>	<p>GLASS BALCONY</p>



MUB SOUTH ELEVATION DETAIL



PIER AXON DETAIL

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501 N FRONT STREET | MUB
PERSPECTIVE RENDERING - VIEW 2

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PERSPECTIVE RENDERING - VIEW 3

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PERSPECTIVE RENDERING - VIEW 4

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PERSPECTIVE RENDERING - VIEW 5

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