

ADDRESS: 502 WOOD ST

Proposal: Construct six-story multi-unit building

Review Requested: Review and Comment

Owner: TierView Development

Applicant: Scott Shiffert, Canno Design

History: Vacant lot

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This Review-and-Comment application proposes to construct a six-story multi-family apartment building on several vacant, undeveloped parcels within the Old City Historic District. The lots at 313, 315 and 317 N. Randolph Street; 504-08 Wood Street; and 312, 314, 316 and 318 N. 5th Street will be consolidated as 502 Wood Street.

SCOPE OF WORK:

- 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The overall design of the building relates to the Old City Historic District through its materials, massing, and proportions.
 - Although the use of brick on the street facing sides of the building is compatible with the historic district, the extent of cement board siding south elevation and fencing should be revisited.
 - The north elevation with the tan brick appears flat and lacks articulation. Adding detail to the cornice, windows, and doorways would increase compatibility with the Old City Historic District.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - As the lots are currently vacant, there would be no adverse impact on the surrounding buildings or on the historic district if this property were to be removed in the future.

STAFF RECOMMENDATION: Approval, provided the cement board siding on the south elevation and detailing of the north elevation are reconsidered, pursuant to Standards 9 and 10.

502 WOOD STREET

PHILADELPHIA HISTORICAL COMMISSION
HISTORICAL COMMISSION REVIEW
PRESENTED NOVEMBER 21st, 2023
UPDATED DECEMBER 8th, 2023

DEVELOPER **TIER VIEW**
ARCHITECT **CANNO DESIGN**

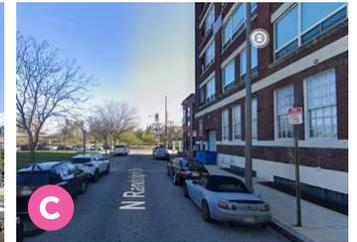
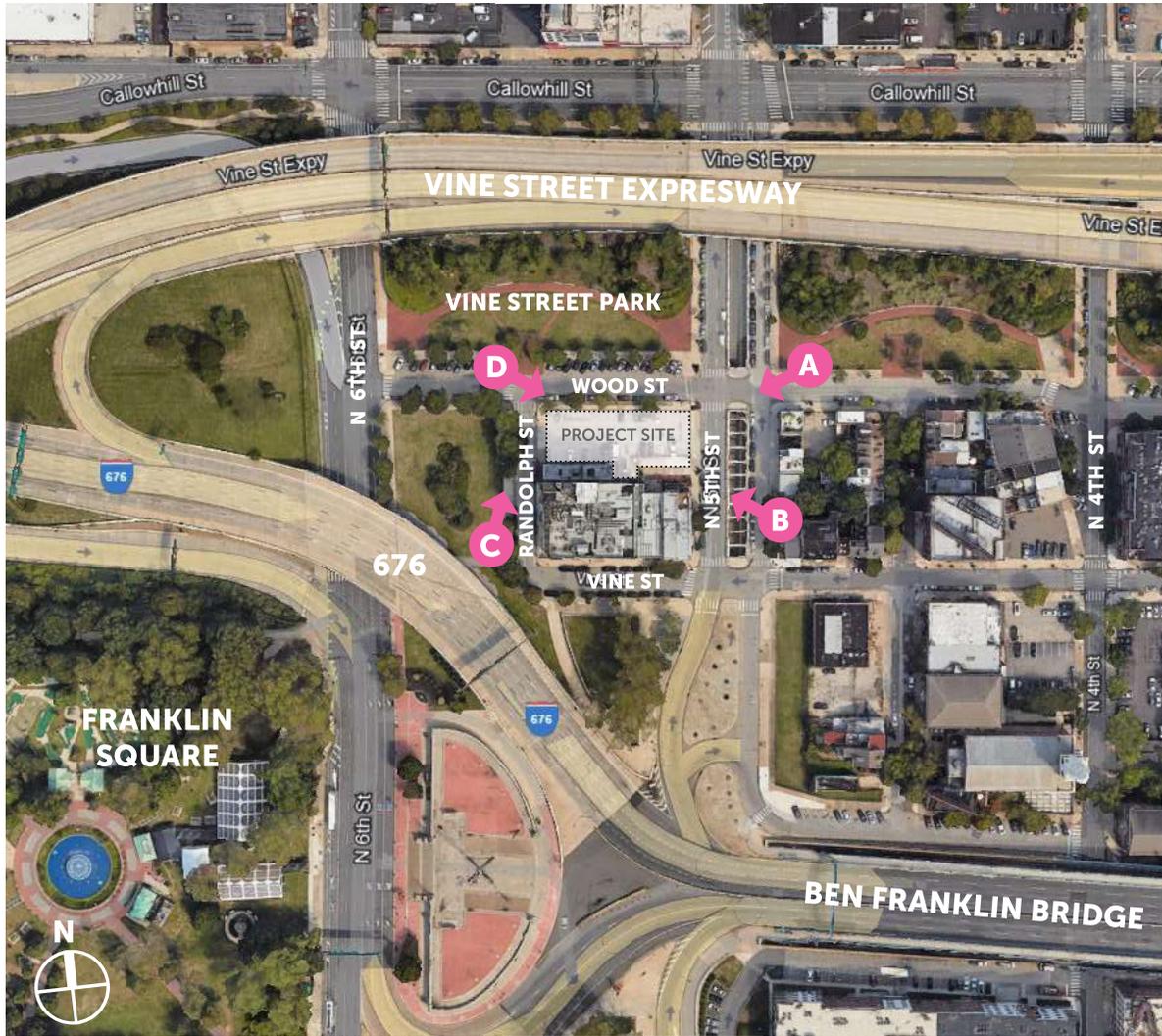
PROJECT DESCRIPTION

502 WOOD STREET IS A PROPOSED NEW CONSTRUCTION, MULTI-FAMILY BUILDING LOCATED ON THE EDGE OF OLD CITY. THE BUILDING STANDS SIX STORIES TALL WITH APARTMENT DWELLING UNITS ON ALL FLOORS. SURFACE, ACCESSORY PARKING IS LOCATED AT GRADE, COVERED BY THE BUILDING ABOVE. TENANT AMENITIES INHABIT THE BASEMENT AND A SPACIOUS, SHARED RESIDENTIAL ROOF DECK OVERLOOKS THE CITY SKYLINE.

THE ENTIRETY OF THE BUILDING IS TO BE CONSTRUCTED ON AN EXISTING, SURFACE PARKING LOT. A TRANSFORMER SERVING 509 VINE ST. WILL BE RELOCATED. THERE ARE NO PROPOSED HISTORIC BUILDINGS LOCATED ON THE PROJECT SITE. A DEEDED ACCESS EASEMENT OFF OF RANDOLPH ST. WILL REMAIN SHARABLE WITH NEIGHBORS TO ALLOW FOR THE CURRENT PARKING TO REMAIN WHILE ALSO PROVIDING ACCESS FOR FUTURE TRANSFORMER MAINTENANCE.

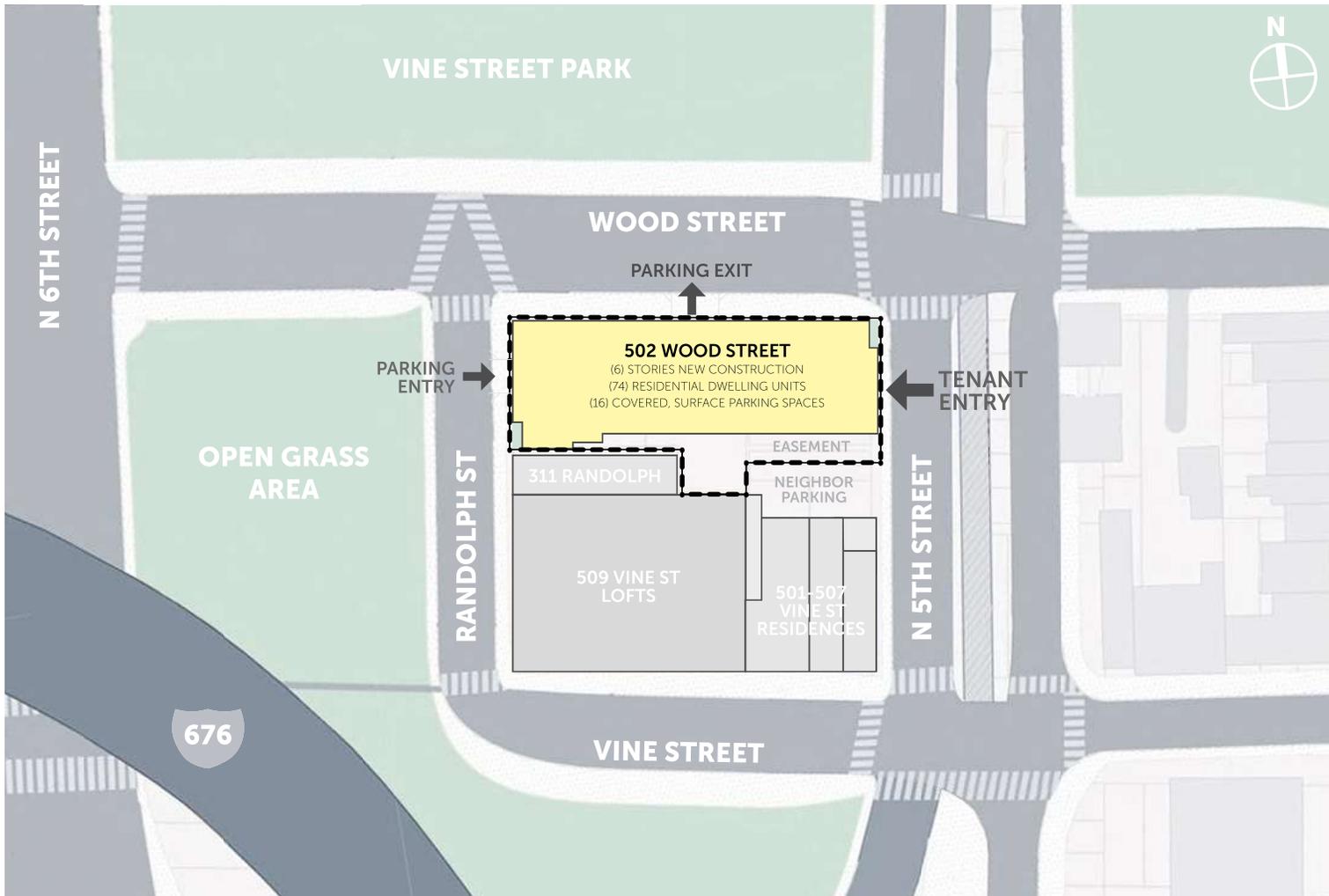
LOT ZONING:	CMX-3
LOT AREA:	11,493 SF
FOOTPRINT:	9,192 SF
BUILDING HEIGHT:	65'-0"
# OF STORIES:	6
FLOOR AREA RATIO:	440 (500 MAX)
DWELLING UNITS:	74
CAR PARKING:	16
BIKE PARKING:	25

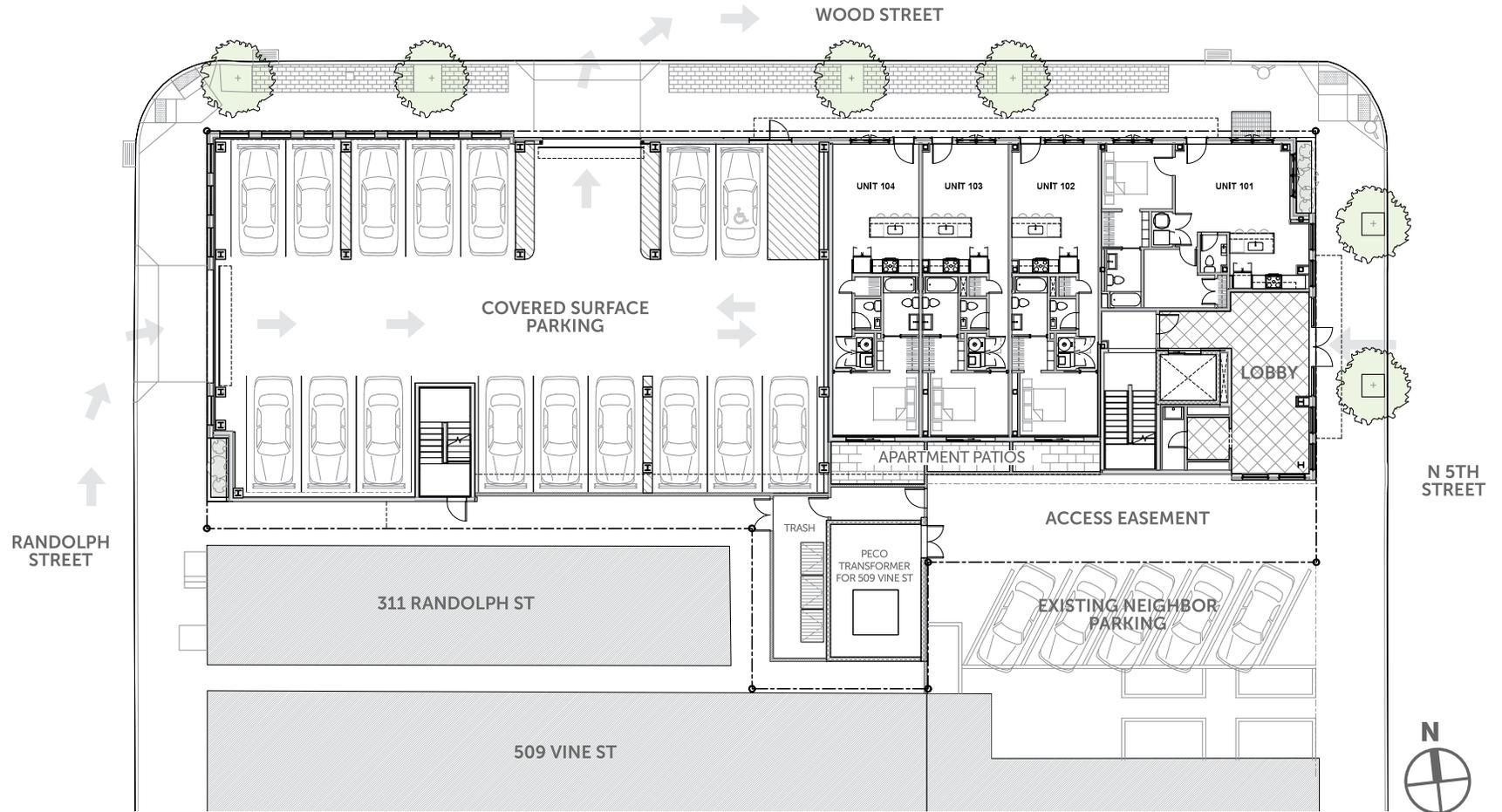
THIS PROJECT IS NOT SEEKING ANY ZONING VARIANCES.



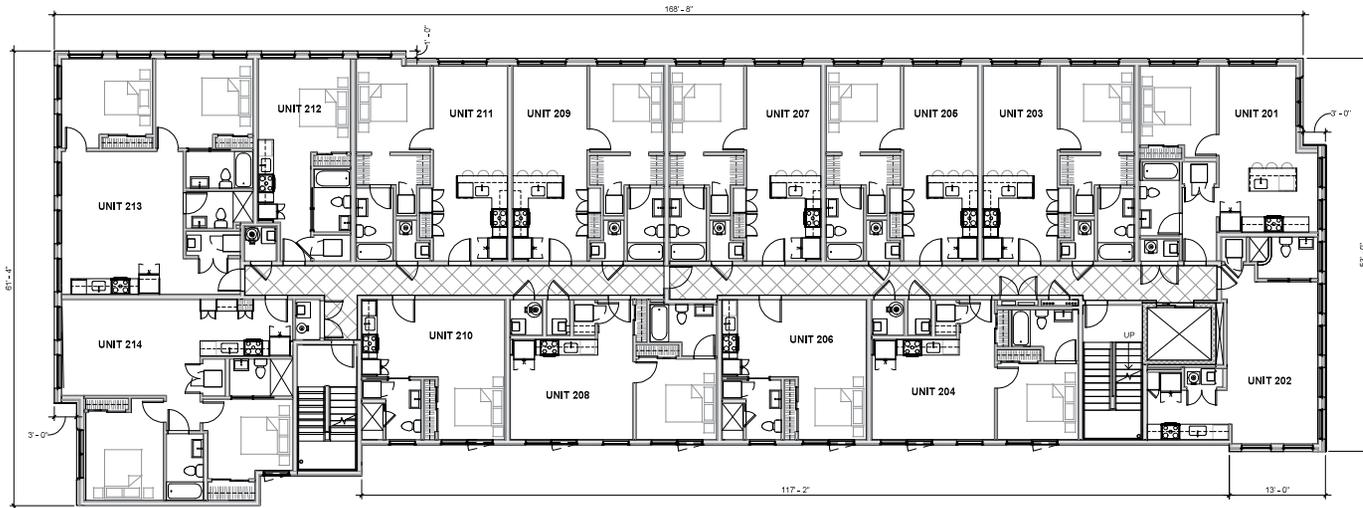
502 WOOD STREET
 HISTORICAL COMMISSION REVIEW

EXISTING CONTEXT

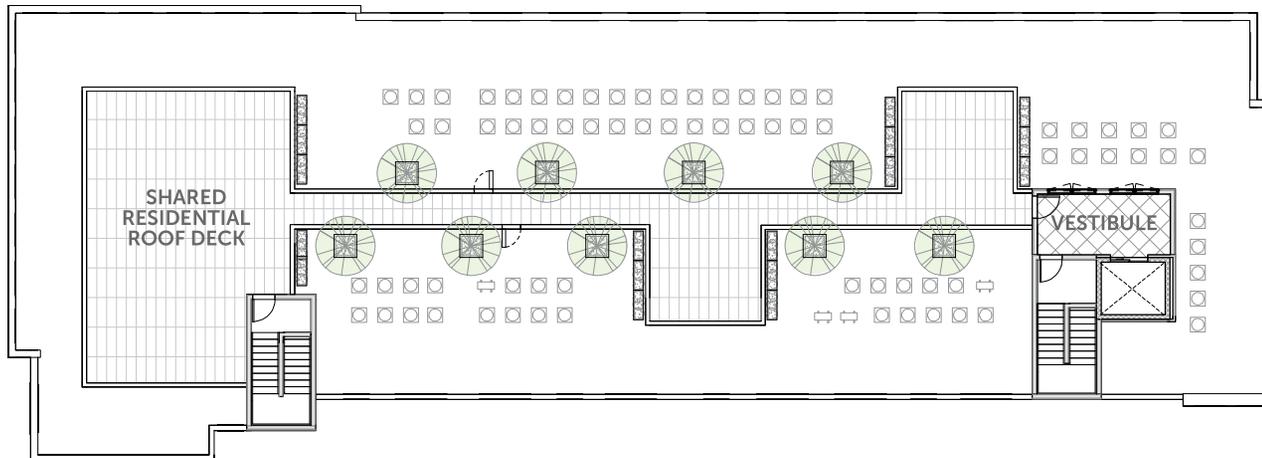




GROUND FLOOR PLAN



SECOND-SIXTH FLOOR PLAN



ROOF PLAN



502 WOOD STREET
HISTORICAL COMMISSION REVIEW



-PREVIOUS VERSION-
EXTERIOR PERSPECTIVE RENDERING



- PILOT HOUSE HEIGHT DECREASED
- CEMENT BOARD SIDING COLOR REVISED TO LIGHTER COLOR



502 WOOD STREET
HISTORICAL COMMISSION REVIEW

-REVISED VERSION-
EXTERIOR PERSPECTIVE RENDERING



502 WOOD STREET
HISTORICAL COMMISSION REVIEW



-PREVIOUS VERSION-
EXTERIOR PERSPECTIVE RENDERING



- EASEMENT WALL REVISED FROM CEMENT BOARD SIDING TO EXISTING BRICK WALL TO REMAIN
- PILOT HOUSE HEIGHT DECREASED
- CEMENT BOARD SIDING COLOR REVISED TO LIGHTER COLOR



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HISTORICAL COMMISSION REVIEW

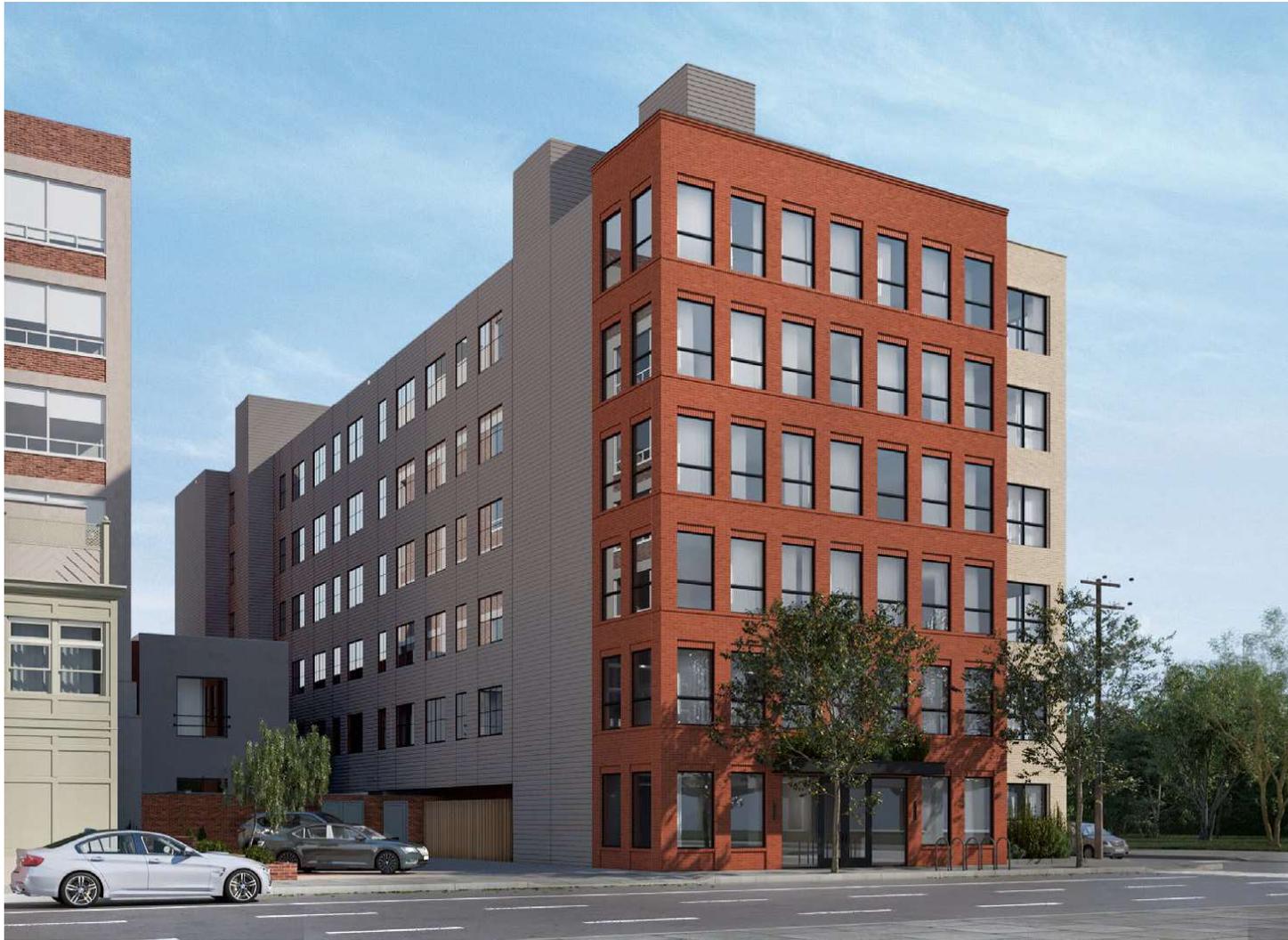
-REVISED VERSION-
EXTERIOR PERSPECTIVE RENDERING



502 WOOD STREET
HISTORICAL COMMISSION REVIEW



-PREVIOUS VERSION-
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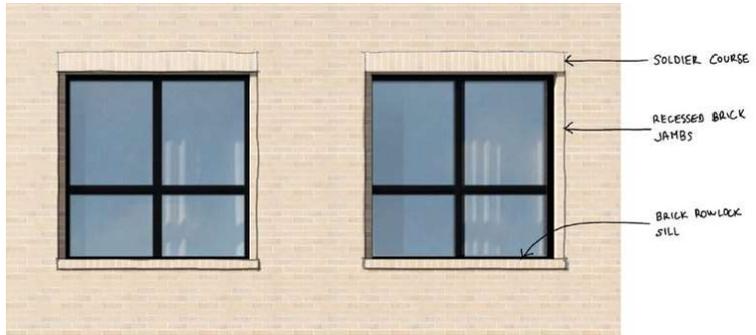
-REVISED VERSION-
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ENLARGED BRICK DETAILING AT WINDOWS



- PILOT HOUSE HEIGHT DECREASED
- BRICK DETAILING CLARIFIED



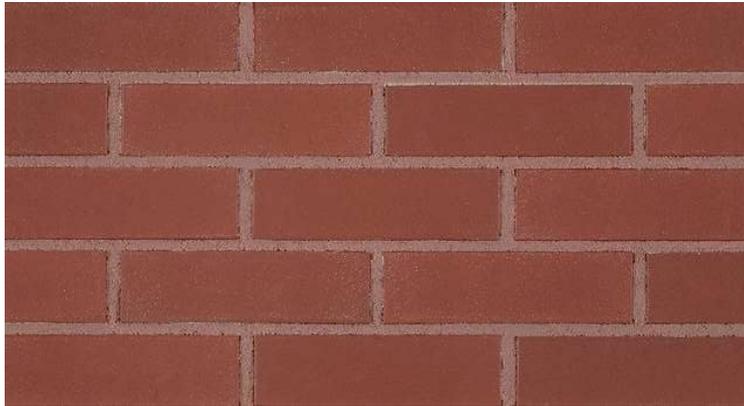
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-REVISED VERSION-
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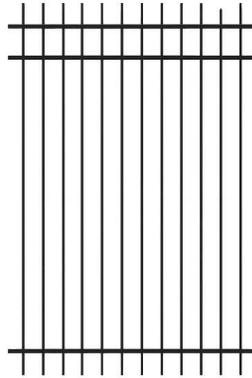


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EXTERIOR PERSPECTIVE RENDERING



PROPOSED RED BRICK
ENDICOTT RED BLEND SMOOTH



GARAGE FENCE
BLACK ALUMINUM



PROPOSED WINDOWS
INTUS WINDOWS, BLACK FRAMES

*PHOTOS OF INTUS WINDOWS INSTALLED AT 965 FRANKFORD AVE



PROPOSED TAN BRICK, MIXED
TAYLOR CLAY PRODUCTS #143 GRAY
TAYLOR CLAY PRODUCTS #120 GRAY
TAYLOR CLAY PRODUCTS OYSTER GRAY

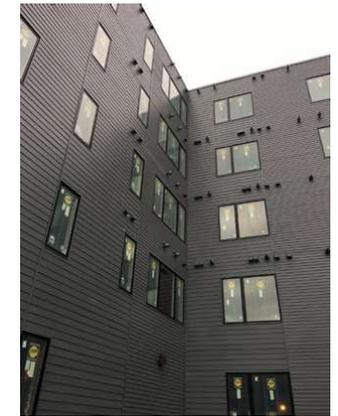


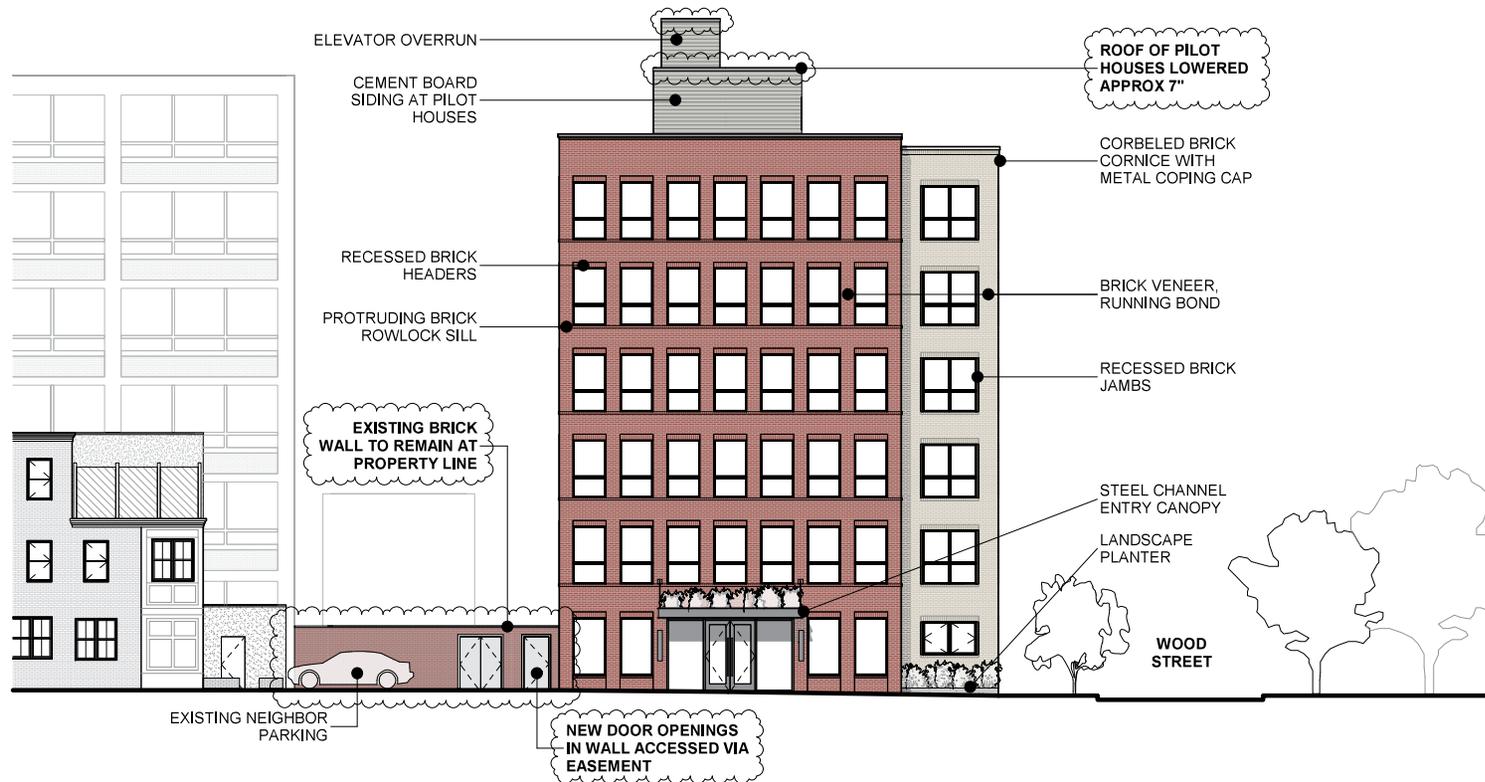
ENTRY CANOPY
STEEL CHANNEL FRAME
*PHOTO OF 1720 FAIRMOUNT AVE



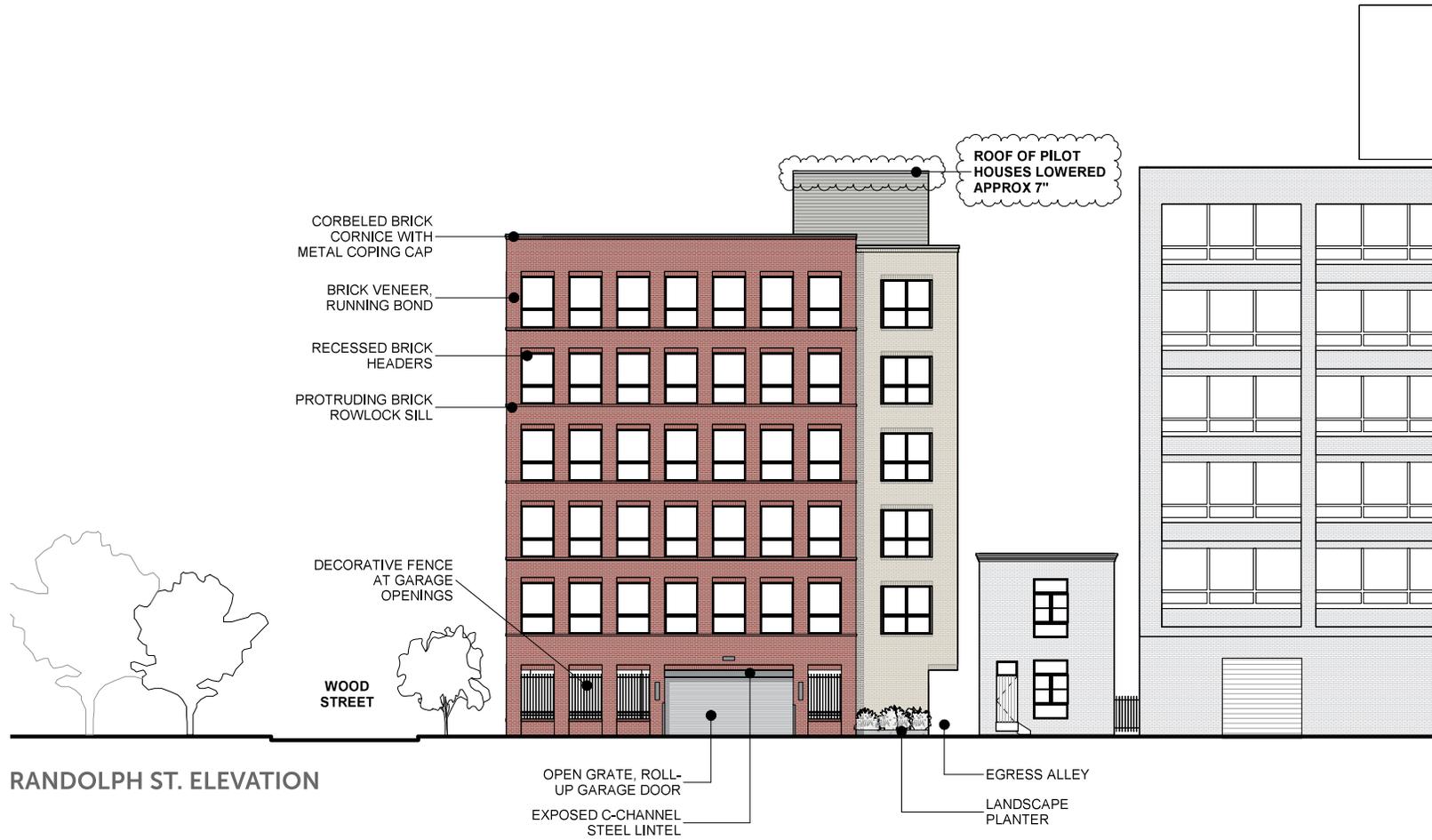
PROPOSED CEMENT BOARD SIDING
HARDIE PLANK LAP SIDING, **COBBLE STONE** COLOR

*PHOTO OF LAP SIDING INSTALLED AT 965 FRANKFORD AVE





N 5TH ST. ELEVATION



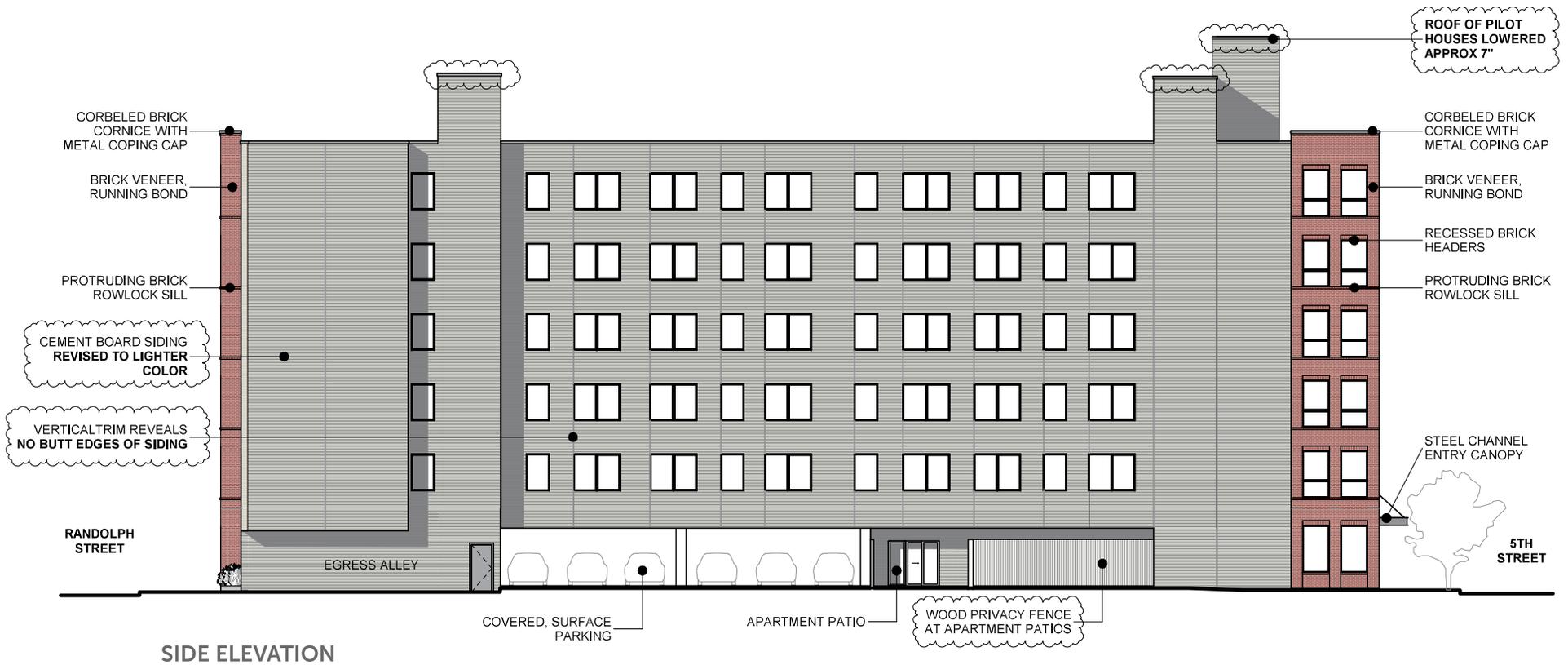
502 WOOD STREET
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-REVISED VERSION-
 EXTERIOR ELEVATIONS



502 WOOD STREET
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-REVISED VERSION-
 EXTERIOR ELEVATIONS



502 WOOD STREET
 HISTORICAL COMMISSION REVIEW

-REVISED VERSION-
 EXTERIOR ELEVATIONS



1357 RIDGE AVENUE
Completed 2019



723 NORTH 6TH STREET
Completed 2021



1723 RIDGE AVENUE
Completed 2021



631 NORTH BROAD STREET
Completed 2019



965 FRANKFORD AVENUE
Completed 2021



2333 FAIRMOUNT AVENUE
Completed 2019



545 NORTH BROAD STREET
Completed 2022

502 WOOD STREET
HISTORICAL COMMISSION REVIEW

CANNO DESIGN PROJECT EXPERIENCE

END OF PRESENTATION