

ADDRESS: 502-04 S JUNIPER ST

Proposal: Construct single-family residence

Review Requested: Review In-Concept

Owner: James Ernst

Applicant: James Ernst

History: 1830

Individual Designation: 12/31/1984

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW: This in-concept application proposes to construct a single-family residence at 502-04 S. Juniper Street. At its 8 March 2024 meeting, the Historical Commission voted to approve the demolition of the building at 504 S. Juniper Street, owing to a finding of financial hardship. As part of that application, architectural plans were provided which showed a reconstruction of the three-story historic building at 504 S. Juniper Street, with a four-story adjacent “addition.” However, the approval of demolition was pursuant to a finding of financial hardship and was not contingent upon the building at 504 S. Juniper Street being reconstructed. This in-concept application has been submitted with two options for new construction, one being the bi-level option included as an information-only part of the financial hardship application, and a second option being a level four-story option, with the 504 S. Juniper Street portion taking its design cues from the historic building, but rising to the height of the adjacent addition so that the interior floor heights are aligned. In both options, the “addition” component has been revised in several ways based on comments from the Architectural Committee during its review of the financial hardship application. These revisions include removal of a Juliet balcony, widening of the garage door piers, and salvaging and reinstalling the three marble steps at 504 S. Juniper Street. The property owner is also seeking approval of a small roof deck, either contained to the 502 S. Juniper Street portion, or spanning further if approval is granted for the four-story option.

SCOPE OF WORK:

- Construct single-family residence.

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 work will 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 proposed reconstruction in the bi-level option with the four-story “addition” provides an appropriate massing, height, scale, materials, and features to project the integrity of the environment.

STAFF RECOMMENDATION: Approval in-concept of the bi-level option, with the staff to review details, pursuant to Standard 9.

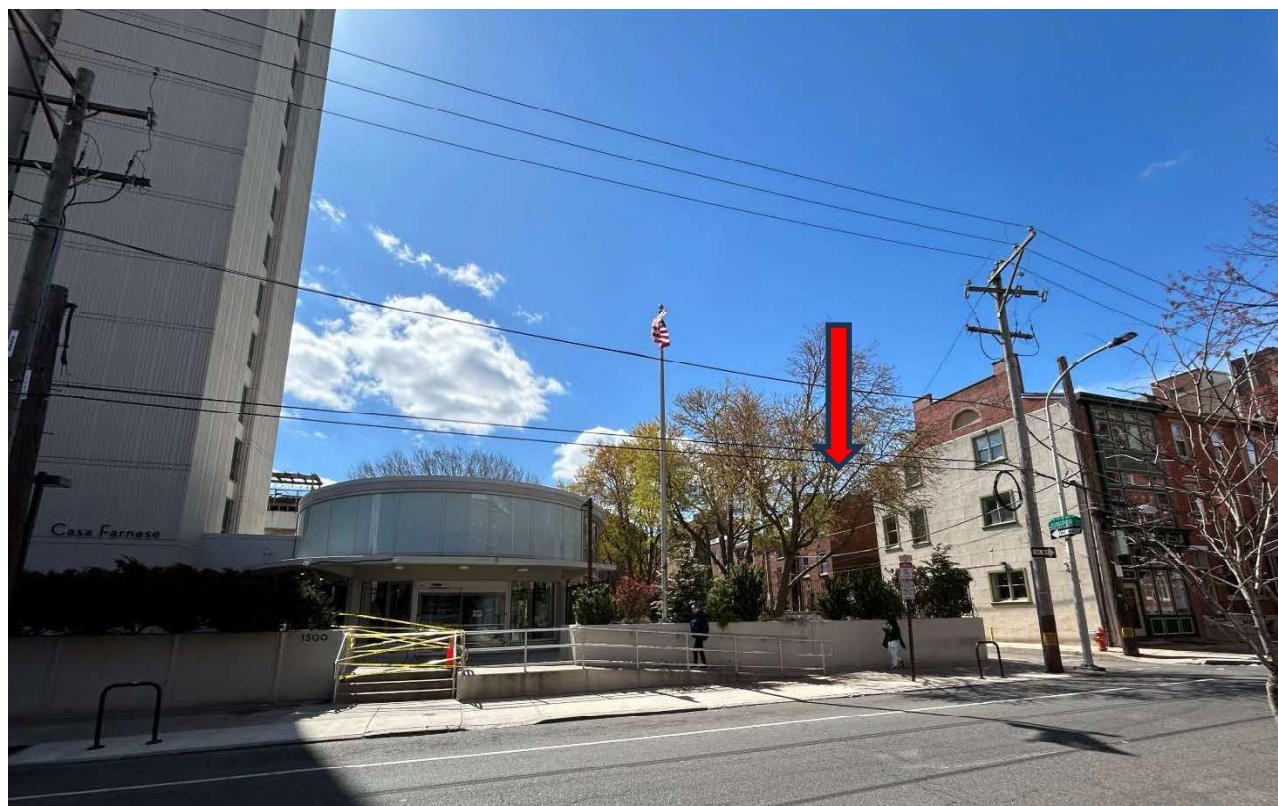


Figure 1. Looking southwest from Lombard Street.

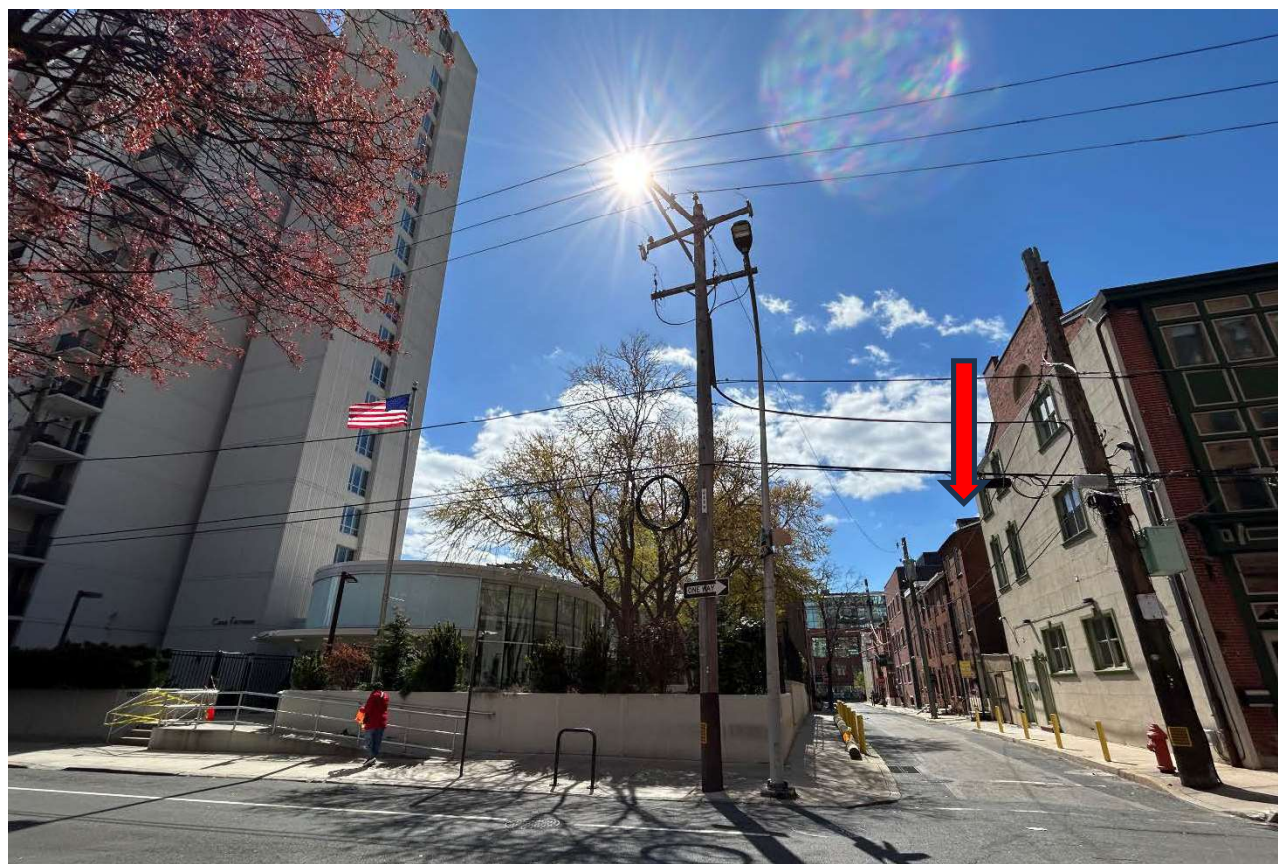


Figure 2. Looking south onto S. Juniper Street from Lombard Street.



Figure 3. View from Juniper and Lombard Streets, showing the existing garage and three-story building at 502-04 S. Juniper Street, which the Historical Commission approved for demolition owing to a finding of financial hardship.

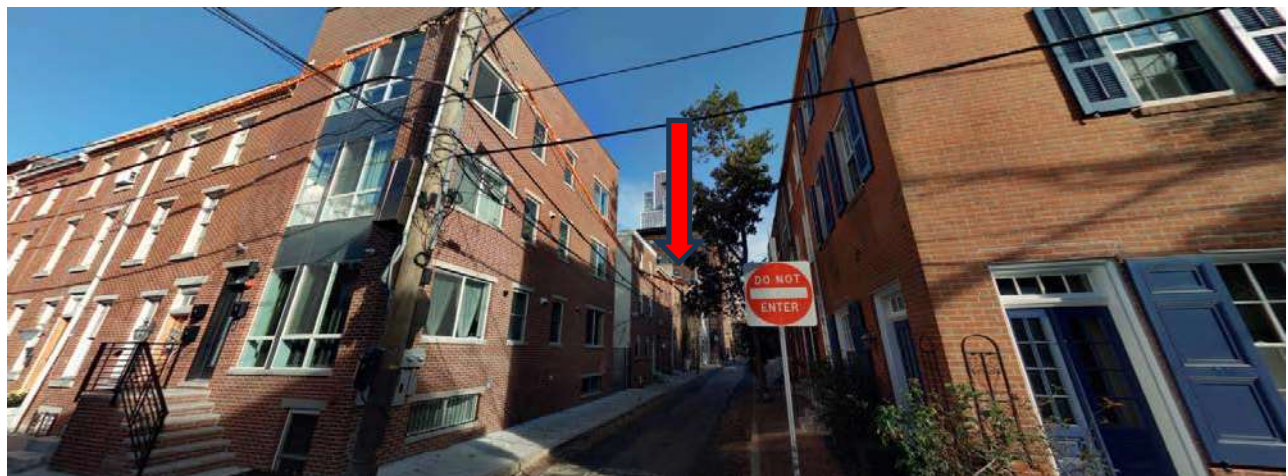


Figure 4. View from Juniper and Rodman Streets, looking north down Juniper Street. The subject property is towards the end of the block in this view.



Figure 5. View looking north on S. Juniper Street towards Lombard Street.

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

ADDRESS OF PROPOSED CONSTRUCTION:

502-504 S Juniper St, Philadelphia, PA 19147

APPLICANT:

James J Ernst

COMPANY NAME

PHONE # (856) 520-3374

FAX #

PROPERTY OWNER'S NAME:

James J Ernst

PHONE # (856) 520-3374

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

ARCHITECT/ENGINEERING FIRM:

PHONE #

FAX #

CONTRACTOR:

Zachary Winters

CONTRACTING COMPANY:

City Life Collective LLC

PHONE # (267) 586-3080

FAX #

APPLICANT'S ADDRESS:

CMR 402 Box 1824

APO, AE 09180

LICENSE #

E-MAIL: jayernst1@gmail.com

PROPERTY OWNER'S ADDRESS:

CMR 402 Box 1824, APO, AE 09180

ARCHITECT/ENGINEERING FIRM ADDRESS:

LICENSE #

E-MAIL:

CONTRACTING COMPANY ADDRESS:

150 W Walnut Street Ln

Philadelphia, PA 19144

LICENSE # 050593

E-MAIL: 3rdstoryphilly@gmail.com

USE OF BUILDING/SPACE

Residential Single Family Home

ESTIMATED COST OF WORK

\$ 400,000.00

BRIEF DESCRIPTION OF WORK:

Construct a new single family home on the entirety of the plot at 502-504 S Juniper Street.

TOTAL AREA UNDERGOING CONSTRUCTION: 2,000.00 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: 03 / 12 / 2024

March 12, 2024

Mr. Jon Farnham, Ph.D., Executive Director
Philadelphia Historical Commission
1515 Arch Street - 13th Floor
Philadelphia Pennsylvania 19107

Re: 502-504 S. Juniper St

Dear Mr. Farnham as well as the rest of the staff and associated committee members of the Philadelphia Historic Commission:

My name is James Ernst, I am currently serving in the United States Army, at the rank of Lieutenant Colonel, in Landstuhl, Germany, where I have been stationed since June of 2019. I am the current owner of 502-504 S. Juniper St, an individually listed building on Philadelphia's Historic Register. I recently submitted a financial hardship proposal to the commission along with a request to demolish the current structure on the 504 lot of S Juniper St, which received unanimous approval on March 8th. I am submitting proposals today for what the eventual replacement structure will look like in the hopes to get recommendations, guidance and, ultimately, approval from the Architectural Committee and subsequently the Philadelphia Historic Commission to build the home where my wife and I will reside when my military service is complete in the summer of 2025.

The property in question, as the address would imply, is actually made up of what was formerly two lots, 502 and 504 S. Juniper. On the 504 lot is currently a historically designated, 3-story, brick, residential home (commonly referred to as a trinity) that was estimated to have been built in the 1830s. The 502 lot contains a modern, non-historic brick and wood garage. These two lots were originally part of a larger complex of buildings that comprised much of the area between this Juniper St and Lombard St intersection and Broad Street to the West. The other remaining buildings, including the main house which sits on the corner of Lombard and Juniper St are not listed as historic. Both structures are set to be demolished in the coming weeks.

There is no evidence of any historical figure, or person of significance associated with the property. It was not designed by a known architect who contributed significantly in any meaningful historical sense. It is not associated with any events of historical importance. It does not feature any elements of design or details that represents significant innovation. It is not part of a square or park. It has no anticipated archeological significance. It is, in fact, and has been for quite some time an active blight on the street where it resides for many decades as an abandoned building in a state of total disrepair. This is simply an old building that happens to have construction and design features typical of the era in which it was erected. There is little to no information available in the record on the property, its history or its nomination process that determined it to be historic, so I will defer to the Historic Commission on their expertise and understanding of how those factors effect this application.

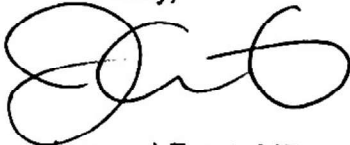
Attached to this application are a few schematic proposals that I have had my my architect work on that incorporate a combination of recommendations made by the Architectural Committee at your last hearing along with a few aspirational design elements that I would like to discuss with the committee about pursuing. I will defer to the expertise of the staff and committee members on which of these design elements are appropriate given the lots historic designation. Additionally, when it comes to materials and aesthetics of the front facade, I am happy to make any and all concessions, use any materials deemed appropriate and follow the recommendations of the staff and committee members.

It is my goal, ultimately, to replace this crumbling building with something that the Philadelphia Historic Commission agrees respectfully embodies the historic nature of the neighborhood in which it resides, is an aesthetically pleasing structure that blends in with its surroundings, as well as pays homage to the former building and its historic designation.

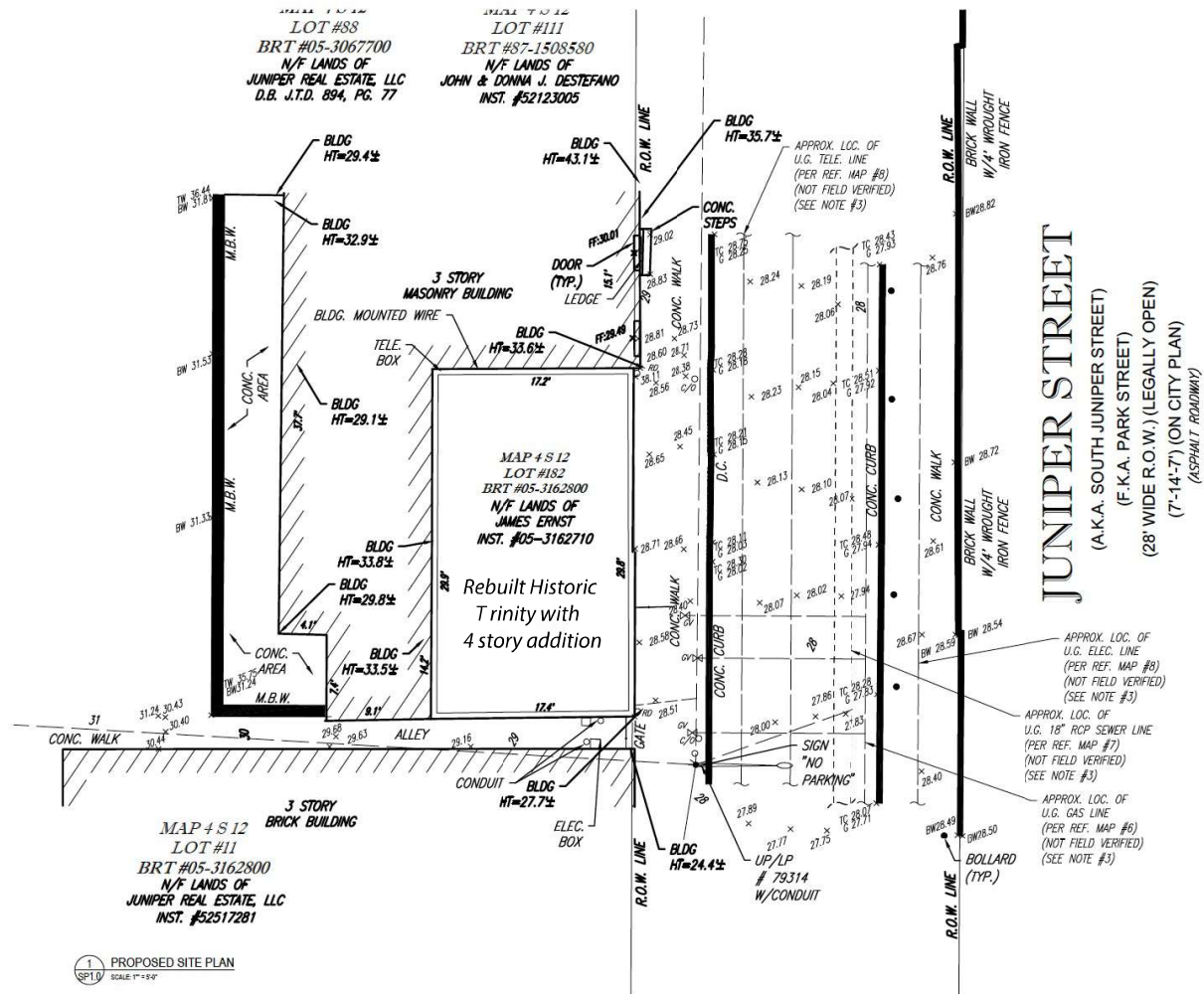
The lot is zoned for 4 stories, despite the current structure only being 3 stories, I would be remiss if I did not at least inquire about the possibility of fulfilling the zoned allowance on both sides of the lot. As such I provide a version of the proposed elevation that as closely mimics the original building while increasing its height to four stories. In addition, due to the unique, closed-in, nature of the lot, which provides not a single square foot of outdoor space, I respectfully request your consideration of a roof deck (either across the entirety of the structure or simply on the non-historic 502 portion of the lot) to provide much needed outdoor space. My intention would be to set any roof-deck back so as to make it invisible to pedestrians from their sight lines on Juniper St. All, provided elevations include incorporation of previous recommendations from the Architectural Committee, to include: removal of the Juliet balcony, decreasing of the width of the garage door and salvaging of the three marble steps at the entrance.

I look forward to working together with you all on what I am sure will be a beautiful project that contributes positively to the neighborhood once completed. Thank you for your time and the work that you all do.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Ernst', with a stylized, looping flourish at the end.

James J Ernst, MD
LTC, MC, USA
LRMC
Landstuhl Regional Medical Center

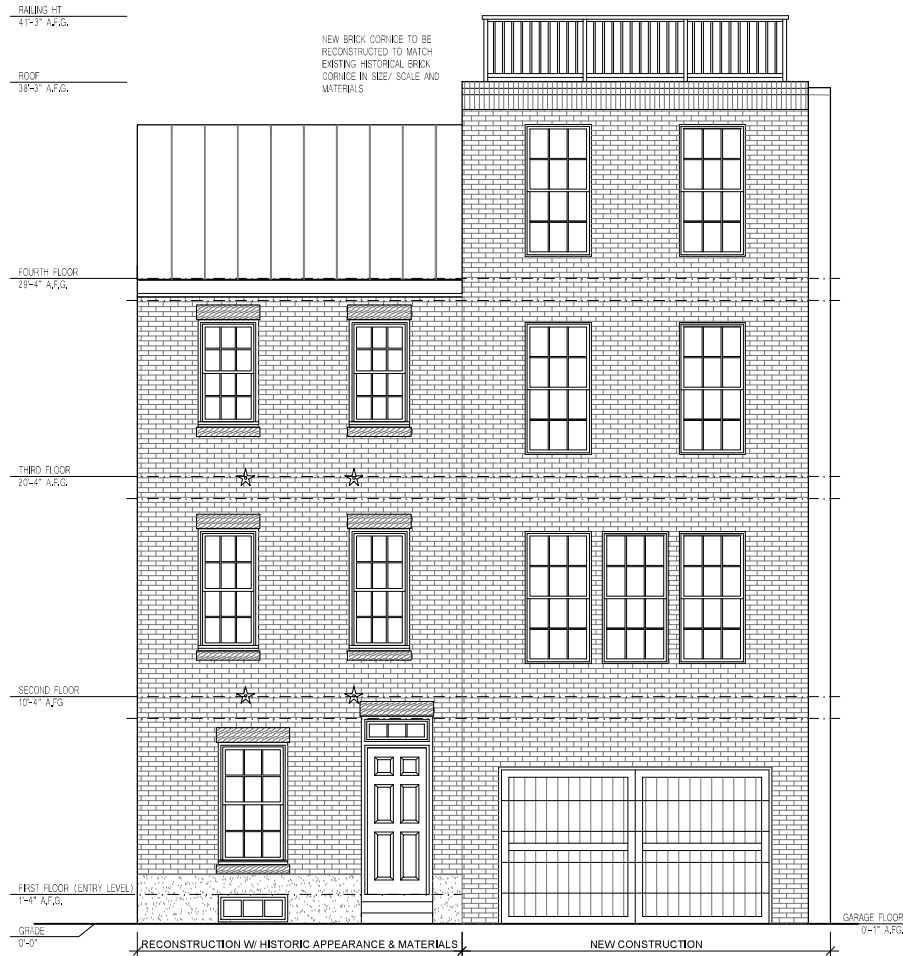


1 PROPOSED SITE PLAN
SCALE: 1" = 30'

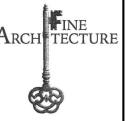
1. ZONING - RM1
2. LOT LESS THAN 45' COMPLIES AS PER PARAGRAPH 14-701-2 IN SETBACKS AND OPEN SPACE

| DATE | DESCRIPTION |
|----------|--------------------|
| 07/16/17 | PROPOSED SITE PLAN |

Materials:
 Dark gray asphalt shingles
 Wood SDL windows
 Cast stone sills and lintels
 Glen Gery 52dd bricks
 Salvaged marble steps



PROPOSED FRONT ELEVATION Bi-level option
 SCALE 3/8" = 1'-0"



FINE ARCHITECTURE
 PROFESSIONAL CORPORATION
 179 COUNTY ROAD
 CAPE MAY COURT HOUSE, NJ 08210
 TEL: 609-427-6792

CONSULTANTS:
 PAMELA K. FINE P.A.
 200 S. 3RD ST. 3RD FLOOR
 PHILADELPHIA, PA 19106

PROJECT:
 ADDITIONS & ALTERATIONS TO:
 502 - 504 S. JUNIPER ST.
 PHILADELPHIA, PA

SHEET TITLE:
 PROPOSED FRONT ELEVATION
 (OPTION 2)

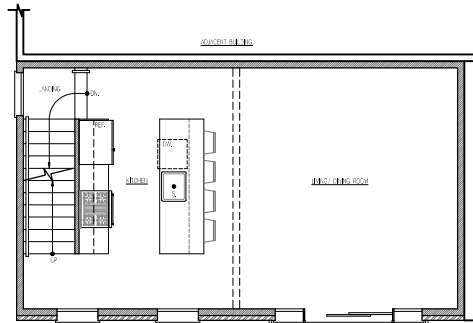
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DATE: 01/29/24

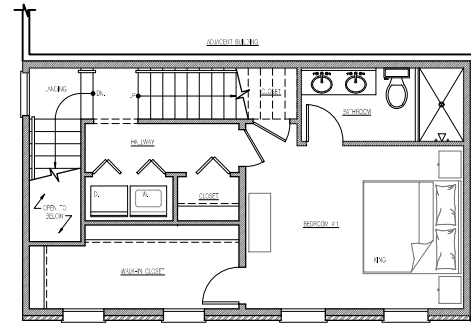
JOB #: 2401

SHEET:

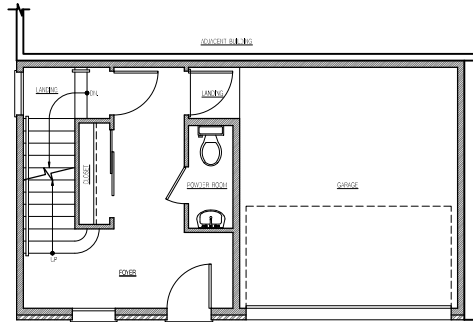
P-3



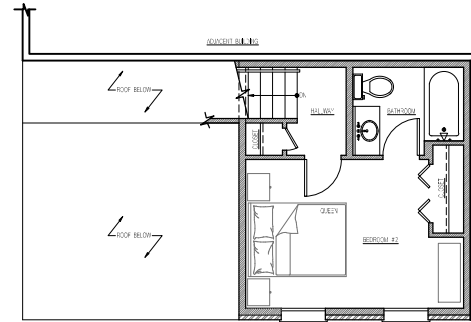
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



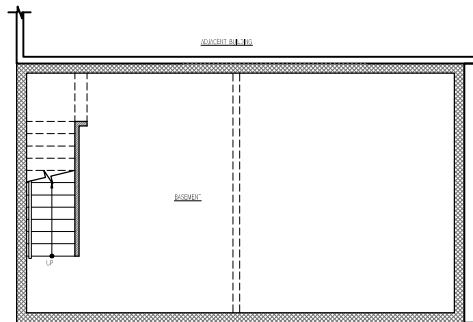
PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



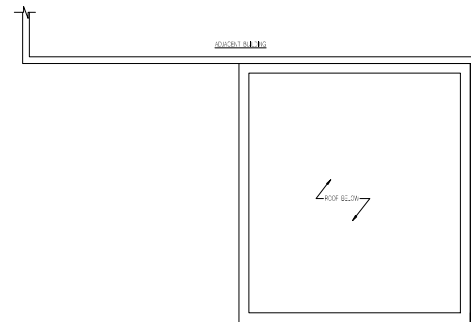
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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PROFESSIONAL CORPORATION
179 COUNTRY ROAD
CAPE MAY COURT HOUSE, NJ 08210
TEL: 609-427-6792

CONSULTANTS:

PAMELA K. FINE, P.A.
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PHILADELPHIA, PA 19106

PROJECT:
ADDITIONS & ALTERATIONS TO:
502 - 504 S. JUNIPER ST.
PHILADELPHIA, PA

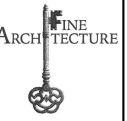
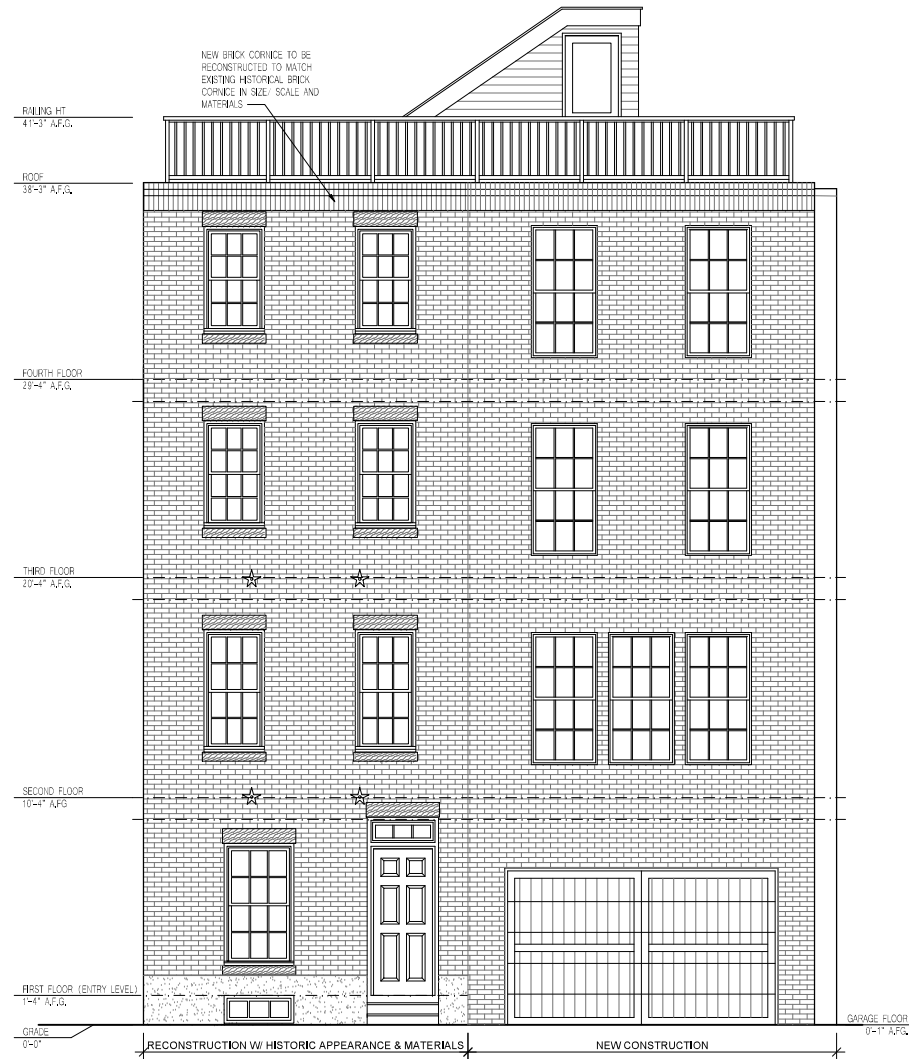
SHEET TITLE:
PROPOSED FLOOR PLANS

| REV | DATE | SHEET |
|-----|------|-------|
| | | |

DATE: 01/29/24
JOB #: 2401

SHEET:

P-1



FINE ARCHITECTURE

PROFESSIONAL CORPORATION
179 COUNTY ROAD
CAPE MAY COURT HOUSE, NJ 08210
TEL: 609-427-6792

CONSULTANTS:

PAMELA M. FINE P.A.
200 S. 3RD ST. 3RD FLOOR
PHILADELPHIA, PA 19106-3412

PROJECT:
ADDITIONS & ALTERATIONS TO:
502 - 504 S. JUNIPER ST.
PHILADELPHIA, PA

SHEET TITLE:
PROPOSED FRONT ELEVATION
(OPTION 1)

| REV | DATE | SHEET |
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| | | |

DATE: 01/29/24
JOB #: 2401

SHEET:

P-2

Kim Chantry

From: Jay Ernst <jayernst1@gmail.com>
Sent: Sunday, March 17, 2024 2:26 AM
To: Kim Chantry
Subject: Re: Juniper St Submission for Architectural Review

Follow Up Flag: Flag for follow up
Flag Status: Completed

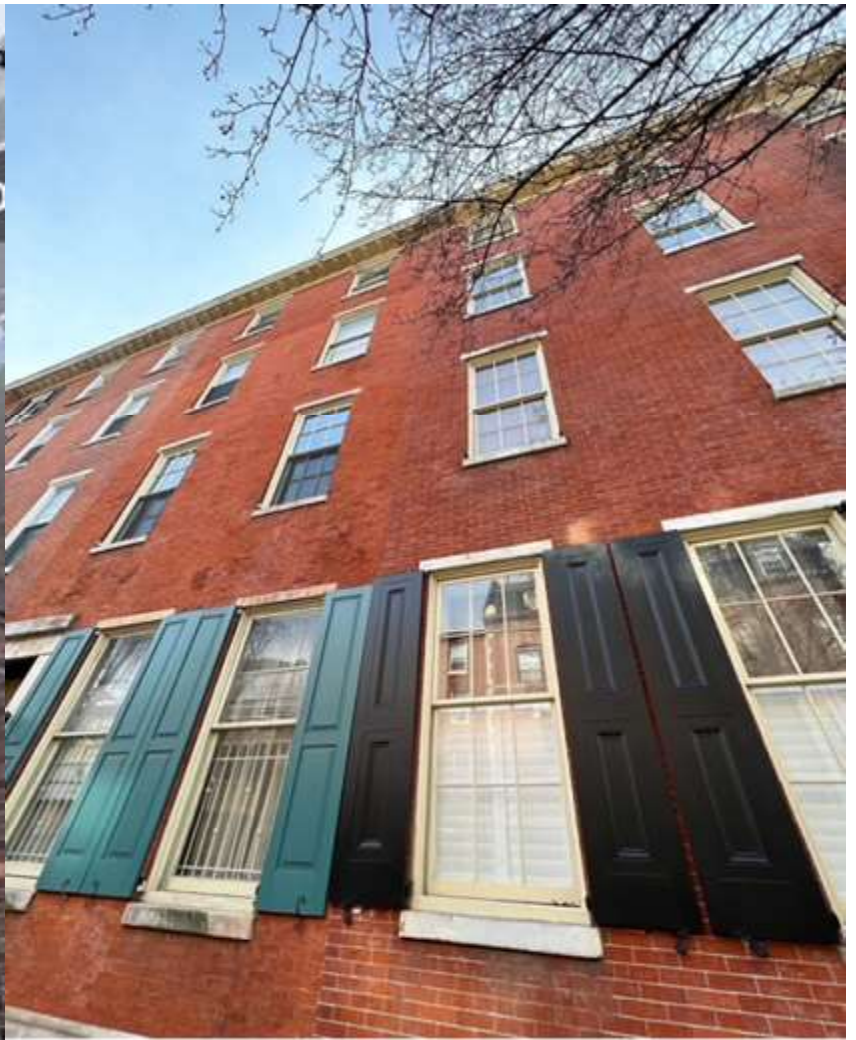
External Email Notice. This email comes from outside of City government. Do not click on links or open attachments unless you recognize the sender.

Kim would it help to include photos of the surrounding neighborhood (please see attached). I'd be willing to put any type of cornice on this new build or simply recreate what's there now across the entire structure. I'm not sure which the commission will prefer, but I'm happy to do either. Same with the front door.

Thanks,

Jay





39 likes

lovephillywalks  17th & Pine 







Sent from my iPhone