

**ADDRESS: 502-04 S JUNIPER ST**

Proposal: Construct single-family residence

Review Requested: Final Approval

Owner: James Ernst

Applicant: James Ernst

History: 1830

Individual Designation: 12/31/1984

District Designation: None

Staff Contact: Kim Chantry, [kim.chantry@phila.gov](mailto:kim.chantry@phila.gov)

**OVERVIEW:** This application proposes constructing 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 that 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. At its 26 March 2024 meeting, the Architectural Committee reviewed an in-concept application and voted 6 to 1 to recommend approval in concept of a four-story single-family residence at 502-04 S. Juniper Street, with the suggestions that the fourth floor at 504 S. Juniper Street is a mansard or otherwise set back in a way to reflect the former roofline, the roof deck is not visible along the primary facade, and the brick returns on the sides of the building, pursuant to Standard 9. The applicant withdrew the in-concept application after the Committee review in order to implement the recommendations of the Committee for this final approval submission. This application for final approval reflects the suggestion of the Architectural Committee that the Juniper Street elevation read as two separate houses, with the fourth floor of the 504 S. Juniper Street redesigned as a mansard to differentiate the additional floor.

**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 new construction provides an appropriate massing, height, scale, materials, and features to project the integrity of the environment. Certain proportions of architectural features could be further refined through staff review of details.

**STAFF RECOMMENDATION:** Approval, with the staff to review details, pursuant to Standard 9.



Figure 1. 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 2. 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 3. View looking north on S. Juniper Street towards Lombard Street.



Figure 4. Rendering included as part of March 2024 in-concept application recommended for approval with modifications by the Architectural Committee.

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. On March 26th, we received approval in concept for our design proposal for a newly built structure, contingent on the 4th story of the portion over the 504 lot incorporating a Mansard roof. I am submitting a proposal today for final approval of that eventual replacement structure.

This will be the home where my wife and I will reside when my military service is complete in the summer of 2025. We are very excited about the elevations that we are submitting today and extremely thankful to the Philadelphia Historic Commission and their Architectural Committee for their time, consideration and assistance with moving this project towards completion. We particularly love the addition of the Mansard roof, which was a fantastic suggestion. We feel that it truly elevates the beauty of this structure while paying proper homage to the historic structure that it will be replacing. We hope that this is, ultimately, a project that all of you are just as excited and happy with as we are. And, we look forward to our home and family contributing positively to the wonderful neighborhood we soon will be residing.

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.

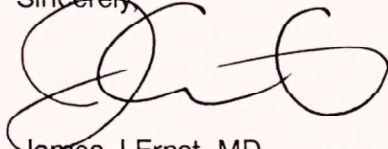
There is no evidence of any historical figure, or person of significance associated with the property. It was not designed by a known architect who contributed significantly in any meaningful historical sense. It is not associated with any events of historical importance. It does not feature any elements 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 detailed schematic elevation with material call outs pre-approved by the staff of the Historic Commission, as well as detailed 3D renderings and a few photos of specific design elements that we wish to provide further detail. These proposals incorporate 100% of the recommendations made by the Architectural Committee and the Historic Commission staff. And, I plan to continue to work in close regard with the Commission staff on all future design and material questions related to our construction project.

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. I believe, wholeheartedly, that the current proposal accomplishes all of those goals and I, respectfully urge the Architectural Committee and the Historic Commission to approve this project.

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 large, stylized flourish at the end.

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





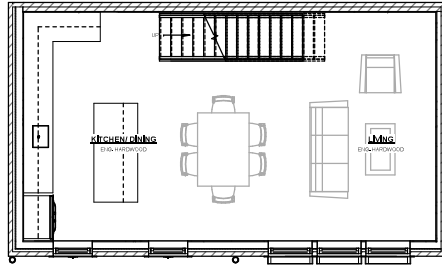




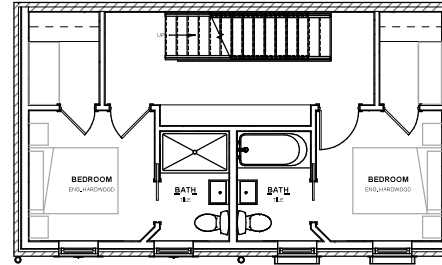


ARCHITECTURE | DEVELOPMENT

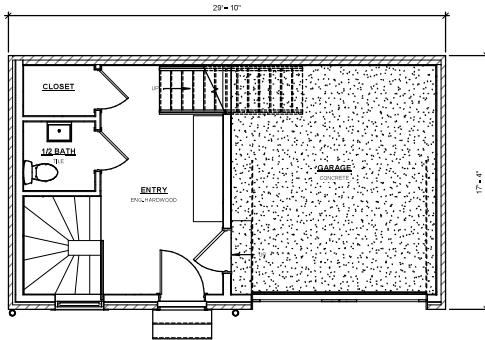
1800 CHESTNUT ST SUITE 2 #1833  
PHILADELPHIA, PA 19102  
267.469.2275  
ARCHITECTURE@AVLV.COM



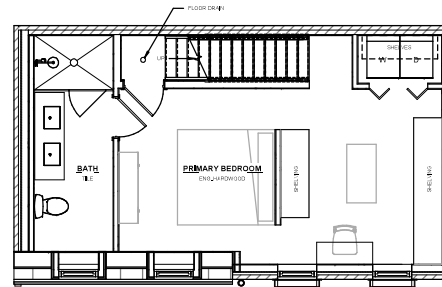
3 2ND FLOOR PLAN  
1/4" = 1'-0"



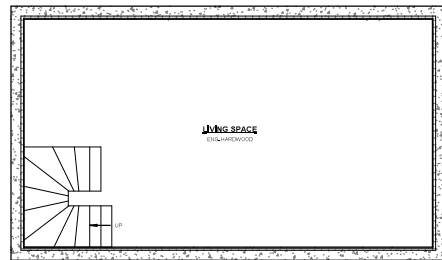
4 3RD FLOOR PLAN  
1/4" = 1'-0"



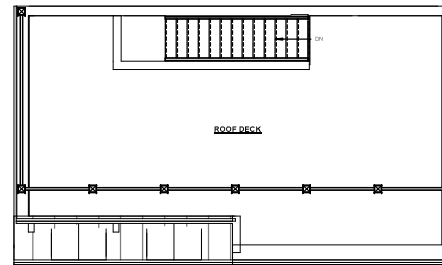
2 1ST FLOOR PLAN  
1/4" = 1'-0"



5 4TH FLOOR PLAN  
1/4" = 1'-0"



1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"



6 ROOF PLAN  
1/4" = 1'-0"

KEYPLAN



4/15/2024

REV #	DATE	DESCRIPTION

SEAL

DESIGNED BY	Author
CHECKED BY	Checker

DRAWING TITLE

PLANS

DRAWING #

A-101

**502-04 JUNIPER ST.**  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

1500 CHESTNUT ST SUITE 2 #1833  
PHILADELPHIA, PA 19102  
267.469.2275  
ARCHITECTURE@AVLV.COM

KEYPLAN



4/15/2024

REV #	DATE	DESCRIPTION

SEAL

DESIGNED BY	ST
DATE	4/15/2024
CHECKED BY	
SCALE	3/8" = 1'-0"

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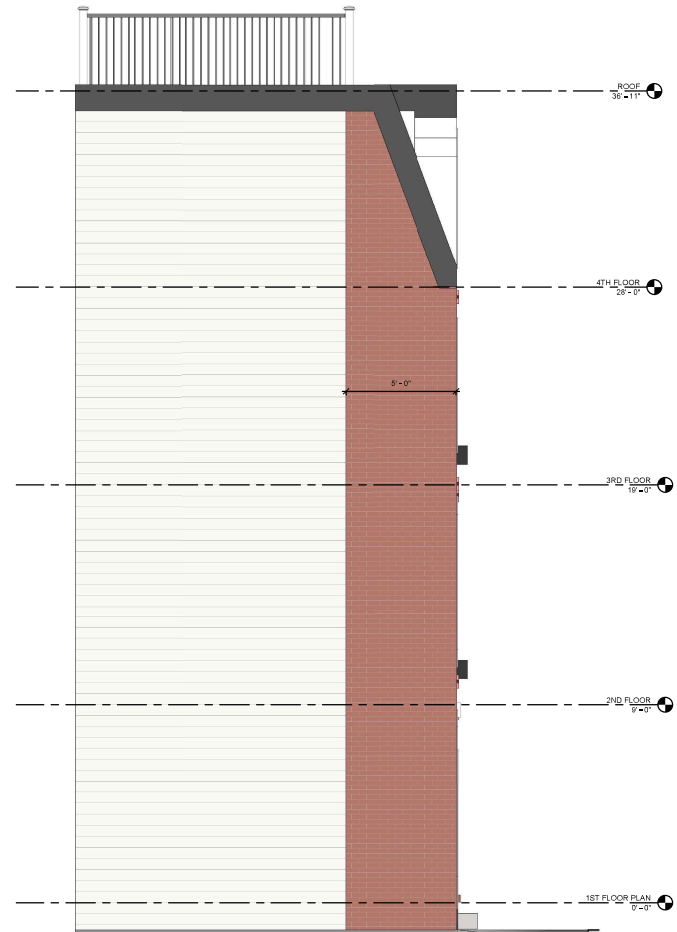
EXTERIOR ELEVATIONS

DRAWING #

A-201



**1 FRONT ELEVATION**  
38' x 1'-0"



**2 Elevation 2 - a**  
38' x 1'-0"

**502-04 JUNIPER ST.**  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

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4/15/2024

REV #	DATE	DESCRIPTION

SEAL

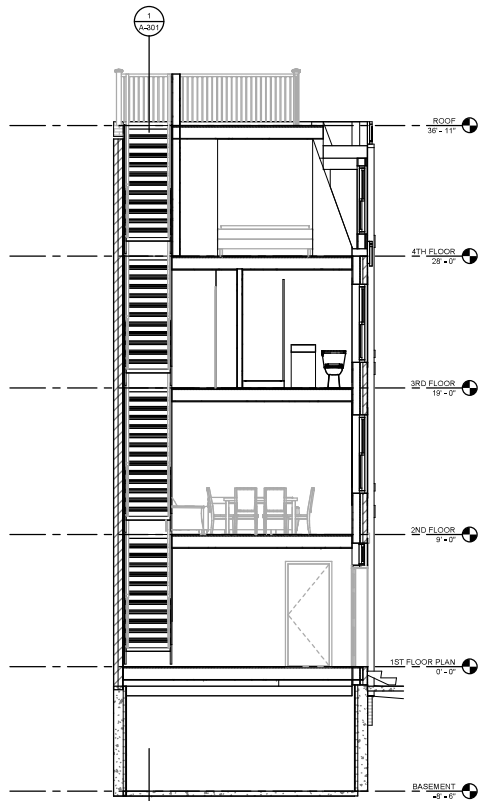
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DATE	4/15/2024
CHECKED BY	Checker
SCALE	1/4" = 1'-0"

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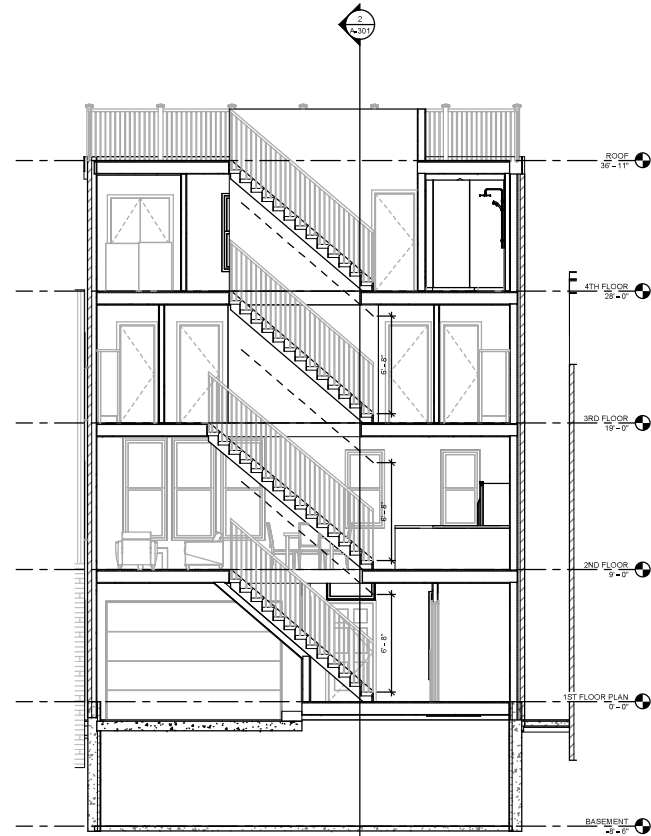
SECTIONS

DRAWING #

A-301



**2 Section 2**  
1/4" = 1'-0"



**1 Section 1**  
1/4" = 1'-0"

**502-04 JUNIPER ST.**  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

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267.469.2275  
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KEYPLAN



4/15/2024

REV #	DATE	DESCRIPTION

SEAL

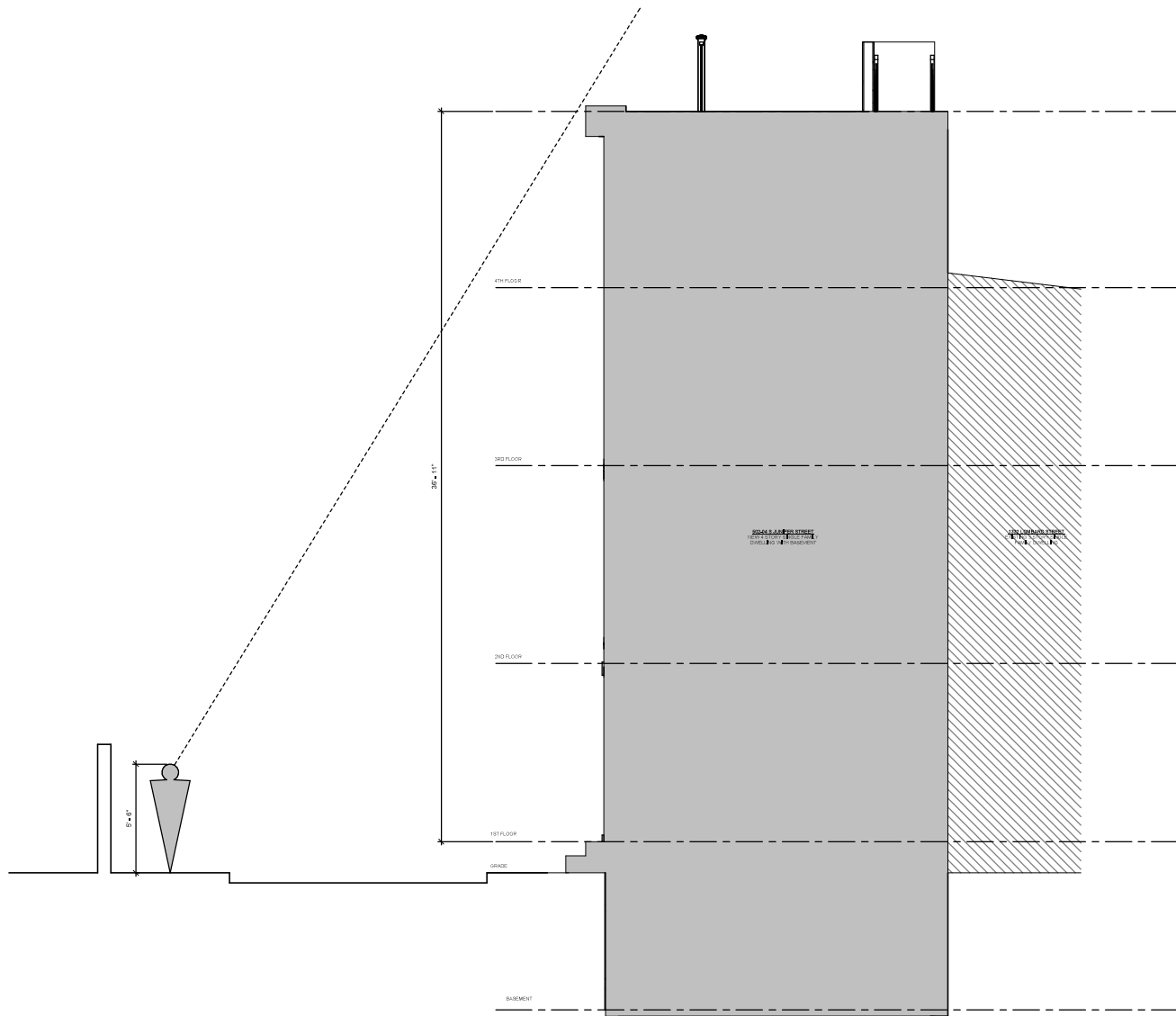
DESIGNED BY	JW
CHECKED BY	JW

DRAWING TITLE

ZONING & SITE PLAN

DRAWING #

G-002



**1 ZONING SECTION**  
3/8" = 1'-0"

## Kim Chantry

---

**From:** Jay Ernst <jayernst1@gmail.com>  
**Sent:** Monday, April 15, 2024 5:38 PM  
**To:** Kim Chantry  
**Cc:** Laura Dipasquale; preservation  
**Subject:** Elevation Options 502-504 S Juniper  
**Attachments:** 502-04 S Juniper St Elevation Options.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Kim,

I had my architect increase the size and had divisions to the transom over the front door.

I also had him alter the cornices along the roof lines. There are options for them to remain like the original submission, one where they are simply larger in size, one where they are more decorative with additional molding, and additional options where we use different cornices on each side of the building.

Please see attached.

Thank you,

Jay

Sent from my iPhone

# OPTION 1

502-04 JUNIPER ST.  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

1500 CHESTNUT ST SUITE 2 #1833  
PHILADELPHIA, PA 19102  
267.469.2275  
ARCHITECTURE@AVLV.COM

KEYPLAN



4/8/2024

REV #	DATE	DESCRIPTION

SEAL

JOB #		DRAWN BY	ST
DATE	4/8/2024	CHECKED BY	
SCALE	3/8" = 1'-0"		

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING #  
A-201



1 FRONT ELEVATION  
3/8" = 1'-0"

# OPTION 2

502-04 JUNIPER ST.  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

1500 CHESTNUT ST SUITE 2 #1833  
PHILADELPHIA, PA 19102  
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KEYPLAN



4/15/2024

REV #	DATE	DESCRIPTION

SEAL

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DATE	4/15/2024	CHECKED BY	
SCALE	3/8" = 1'-0"		

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING #  
A-201



1 FRONT ELEVATION  
3/8" = 1'-0"

# OPTION 3

502-04 JUNIPER ST.  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

1500 CHESTNUT ST SUITE 2 #1833  
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KEYPLAN



4/15/2024

REV #	DATE	DESCRIPTION

SEAL

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DATE	4/15/2024	CHECKED BY	
SCALE	3/8" = 1'-0"		

DRAWING TITLE

EXTERIOR ELEVATIONS

DRAWING #

A-201



1 FRONT ELEVATION  
3/8" = 1'-0"



# OPTION 4

502-04 JUNIPER ST.  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

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KEYPLAN



4/15/2024

REV #	DATE	DESCRIPTION

SEAL

JOB #		DRAWN BY	ST
DATE	4/15/2024	CHECKED BY	
SCALE	3/8" = 1'-0"		

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING #  
A-201



1 FRONT ELEVATION  
3/8" = 1'-0"

# OPTION 5

502-04 JUNIPER ST.  
PHILADELPHIA PA 19147



ARCHITECTURE | DEVELOPMENT

1500 CHESTNUT ST SUITE 2 #1833  
PHILADELPHIA, PA 19102  
267.469.2275  
ARCHITECTURE@AVLV.COM

KEYPLAN



4/15/2024

REV #	DATE	DESCRIPTION

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JOB #		DRAWN BY	ST
DATE	4/15/2024	CHECKED BY	
SCALE	3/8" = 1'-0"		

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EXTERIOR ELEVATIONS

DRAWING #  
A-201

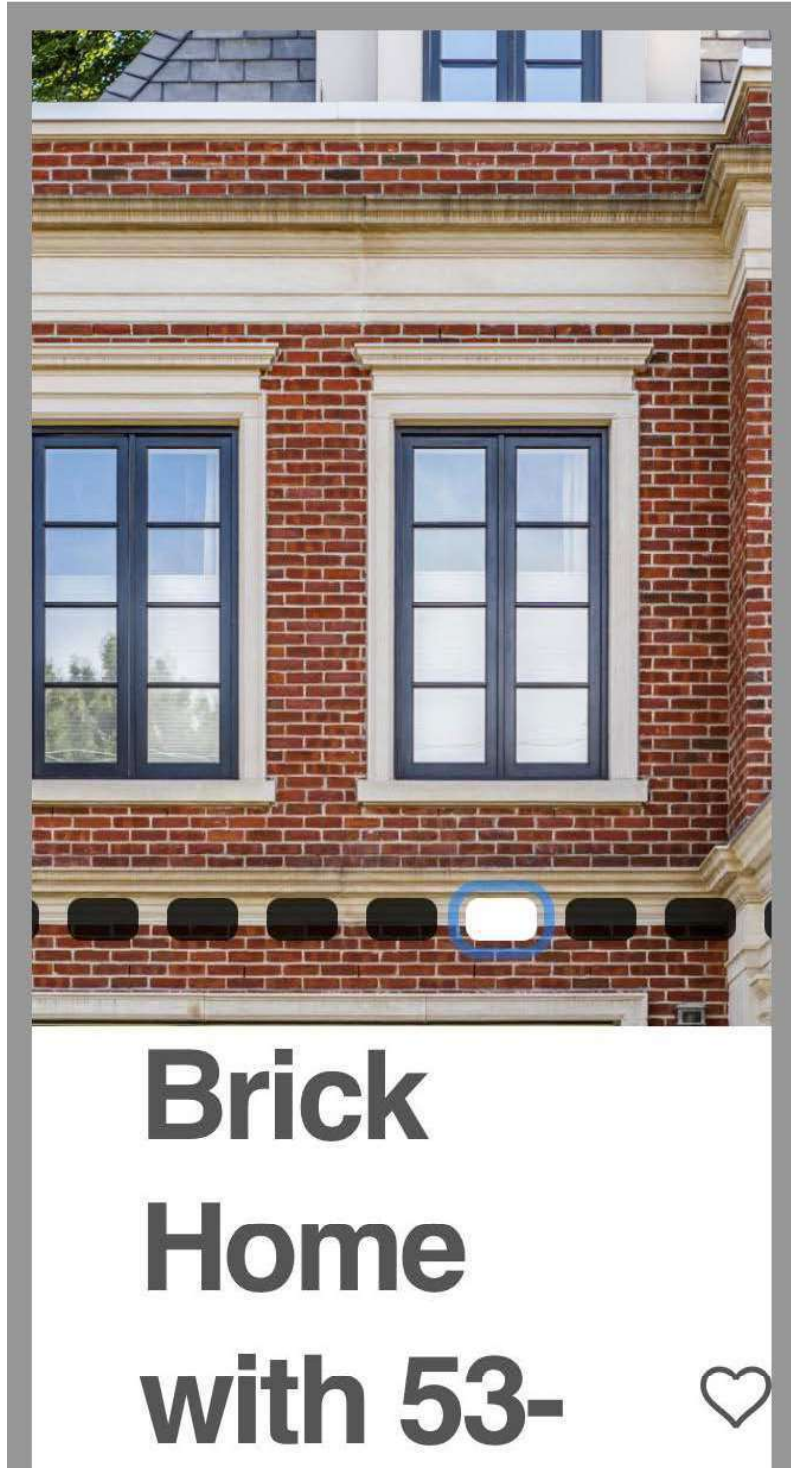


1 FRONT ELEVATION  
3/8" = 1'-0"

**502-04 S. Juniper St. materials**

Proposed Glen-Gery 53-DD brick:

<https://www.glengery.com/brick-catalog/53dd>



**Brick  
Home  
with 53-**



Proposed EcoStar synthetic slate for mansard:

<https://ecostarllc.com/product/majestic-niagara-slate/>



**Project 130**  
Majestic Niagara Slate



**Project 135**  
Majestic Niagara Slate



Door and transom example



Garage door example



Cornice example



**Project 135**  
Majestic Niagara Slate

Synthetic slate example



## Additional Slate Roof Shingle Photos

Jay Ernst <jayernst1@gmail.com>

Tue 4/16/2024 12:46 PM

To: Kim Chantry <Kim.Chantry@Phila.gov>; preservation <preservation@Phila.gov>; Laura Dipasquale <Laura.Dipasquale@Phila.gov>



Synthetic slate example



Synthetic slate example





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Sent from my iPhone

## Synthetic slate example

In Concept Application Reviewed by  
Architectural Committee, 26 March 2024

**REPORT OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 26 MARCH 2024  
REMOTE MEETING ON ZOOM  
DAN MCCOUBREY, CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING: 00:00:00**

The Chair called the meeting to order at 9:01 a.m. The following Committee members joined him:

<b>Committee Member</b>	<b>Present</b>	<b>Absent</b>	<b>Comment</b>
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Allison Lukachik	X		
Amy Stein, AIA, LEED AP	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Heather Hendrickson, Historic Preservation Planner II
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner II
- Leonard Reuter, Esq., Law Department
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

The following persons were present:

- Allison Weiss, SoLo Germantown
- Alina Herzberg
- Andrew Biggin
- Andy Wasserman
- Anthony Mascieri
- Audrey Gusick
- Barbara Bloomfield
- Beth Johnson Hysick
- Bill Warwick
- Bob Mueller
- Carey Jackson Yonce, CANNObdesign
- Carolyn Klepser
- Catherine Myers
- Chris Beahan, Pella Commercial Windows

The Architectural Committee found that:

- The application does not provide sufficient information to demonstrate that the Fibrex windows can be installed in such a way that do not build down the window openings.

The Architectural Committee concluded that:

- The proposed windows do not match the historic windows in design or materials and therefore fail to satisfy Standard 6.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standard 6 and owing to incompleteness.

<b>ITEM: 1827-31 Brandywine St</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Detwiler</b>					
<b>SECONDED BY: Gutterman</b>					
<b>VOTE</b>					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	X				
Amy Stein	X				
Total	7				

**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.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 03:36:20

**PRESENTERS:**

- Ms. Chantry presented the in-concept application to the Architectural Committee.
- Property owner James Ernst represented the application.

**DISCUSSION:**

- Mr. Ernst explained that he provided two options for his in-concept review, but very much prefers the level four-story option which is why he had his architect provide renderings for the four-story option only. He stated that he asked his architect to change from a pilot house to a roof hatch entry for the proposed roof deck, to minimize visibility from the public right-of-way. He concluded that he looks forward to incorporating comments from the Architectural Committee into a design to be submitted for final approval.
- Ms. Stein expressed support for either height option, pointing to the high-rise across the street and the taller residential houses on Lombard Street as well.
- Ms. Gutterman disagreed with Ms. Stein and stated that the bi-level option is more in keeping with the neighborhood.
- Mr. D'Alessandro expressed support for either height option, saying it should be up to the property owner.
- Mr. Detwiler stated that he prefers the bi-level option because it is more appropriate for the block. He stated that he appreciates Mr. Ernst applying in-concept at this time so that details can be discussed.
- Mr. McCoubrey stated that the scale of the trinities on the block is important to maintain.
- Mr. Cluver asked about potential visibility of the roof deck.
  - Mr. Ernst responded that the intention is for the deck to not be visible from

Juniper Street.

- Ms. Lukachik suggested a step back or some other way to differentiate the additional height on the 504 S. Juniper Street portion. She stated that a four-story building is not necessarily out of place here, but the wide facade stands out.
- Mr. Cluver observed that the block has a differing rhythm of massing.
- Ms. Stein noted that the neighborhood has many mansard roofs and suggested that a mansard roof might be a solution to gain a portion of a fourth floor but have a three-story brick front. She suggested this as a means of establishing a cornice at the third-floor level at 504 S. Juniper Street.
  - Mr. Ernst responded that a mansard roof is a great suggestion and noted that he included photographs of some nearby mansards in his application materials. He reiterated the lack of depth of the parcel and therefore the importance of the additional room.
- Mr. McCoubrey stated that the roof deck needs to be minimally visible from the public right-of-way.
- Ms. Gutterman stated that the brick needs to return at least partially on the sides of the building.
- Ms. Gutterman stated that the facade should look like two different buildings on the exterior, which may be accomplished by altering the roofline as discussed at 504 S. Juniper Street, but also by ensuring that the front bricks are not totally aligned across to look like one wide four-bay object.
  - Mr. McCoubrey agreed.
- Mr. Cluver suggested that the windows could also be reconsidered to help the facade look like two separate buildings.

**PUBLIC COMMENT:**

- None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- 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.
- This application was submitted in-concept. An application for final review will need to be submitted for review by the Historical Commission as a step in the process of obtaining a building permit.

The Architectural Committee concluded that:

- With the suggested revisions, the proposed new construction provides an appropriate massing, height, scale, materials, and features to project the integrity of the environment, satisfying Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted 6 to 1 to recommend approval in concept of a four-story single-family residence at 502-04 S. Juniper Street, with the suggestions that the fourth floor at 504 S. Juniper Street is a mansard or otherwise set back in a way to reflect the former roofline, the roof deck is not visible along the primary facade, and the brick returns on the sides of the building, pursuant to Standard 9.



<b>ITEM: 502-04 S Juniper St</b>					
<b>MOTION: Approval in-concept of four-story option with revisions</b>					
<b>MOVED BY: Cluver</b>					
<b>SECONDED BY: D'Alessandro</b>					
<b>VOTE</b>					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman		X			
Allison Lukachik	X				
Amy Stein	X				
Total	6	1			

**ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING: 04:02:00**

**ACTION:** The Architectural Committee adjourned at 1:04 p.m.

**PLEASE NOTE:**

- Minutes of the Philadelphia Historical Commission and its advisory Committees are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted.
- Application materials and staff overviews are available on the Historical Commission’s website, [www.phila.gov/historical](http://www.phila.gov/historical).

# APPLICATION FOR BUILDING PERMIT



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)

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)

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 # \_\_\_\_\_

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/ENGINEER IN RESPONSIBLE CHARGE \_\_\_\_\_

ARCHITECT/ENGINEERING FIRM: \_\_\_\_\_

PHONE # \_\_\_\_\_ FAX # \_\_\_\_\_

ARCHITECT/ENGINEERING FIRM ADDRESS: \_\_\_\_\_

LICENSE # \_\_\_\_\_ E-MAIL: \_\_\_\_\_

CONTRACTOR:  
Zachary Winters

CONTRACTING COMPANY:  
City Life Collective LLC

PHONE # (267) 586-3080 FAX # \_\_\_\_\_

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.

In concept application reviewed by  
Architectural Committee on 26 March 2024

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.

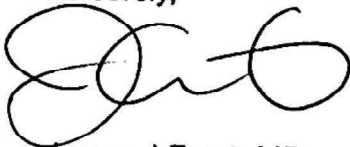
Attached to this application are a few schematic proposals that I have had my my architect work on that incorporate a combination of recommendations made by the Architectural Committee at your last hearing along with a few aspirational design elements that I would like to discuss with the committee about 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.

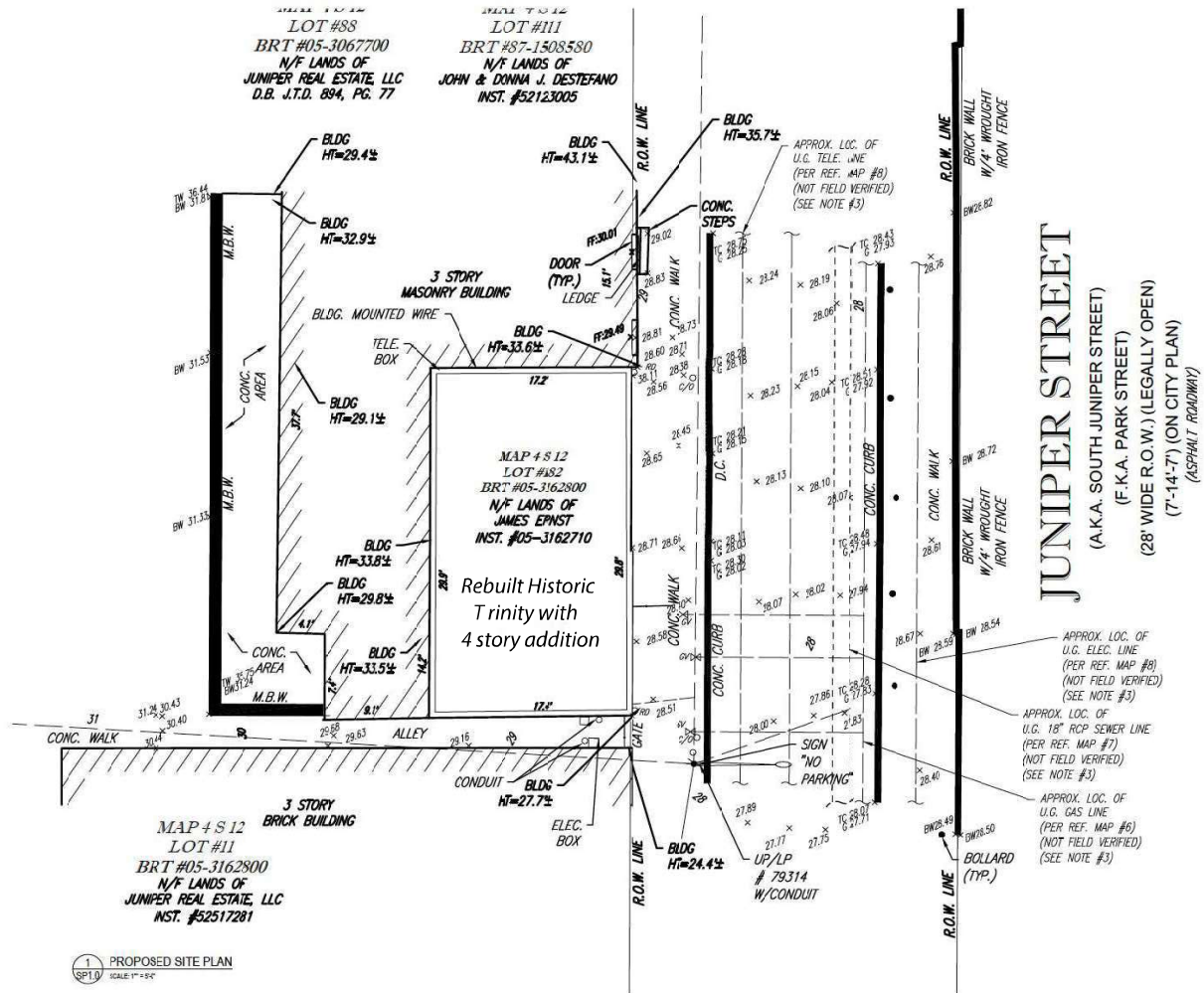
The lot is zoned for 4 stories, despite the current structure only being 3 stories, I would be remiss if I did not at least inquire about the possibility of fulfilling the zoned allowance on both sides of the lot. As such I provide a version of the proposed elevation that as closely mimics the original 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

SHEET NO. **SP1.0**

DATE: 07/16/17  
 SCALE: AS NOTED

PROJECT: **Renovation / Addition**  
 OWNER: **Jay Ernst**  
 201 NORTH 46 STREET  
 PHILADELPHIA, PA. 19106

FIRM: **Stich Architecture / Planning Associates, Inc.**  
 1001 MARKET STREET, SUITE 100  
 PHILADELPHIA, PA. 19106

In concept application reviewed by  
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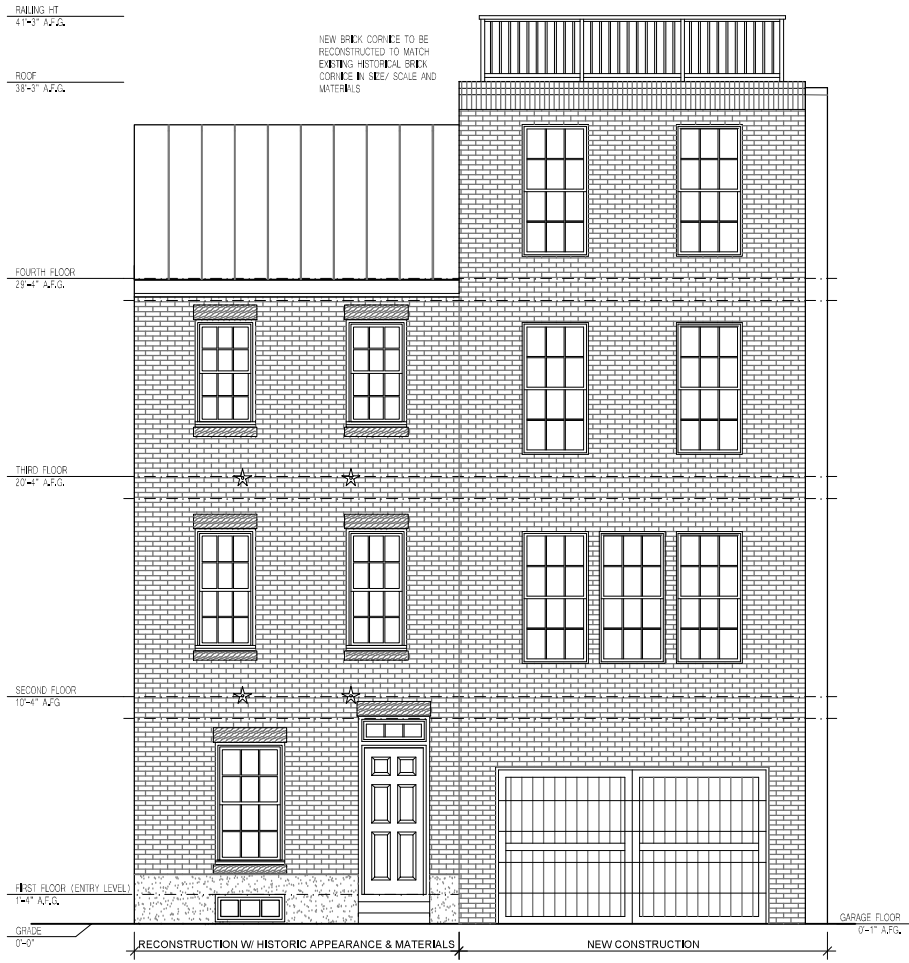


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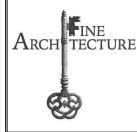


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Materials:  
Dark gray asphalt shingles  
Wood SDL windows  
Cast stone sills and lintels  
Glen Gery 52dd bricks  
Salvaged marble steps



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



**FINE ARCHITECTURE**  
PROFESSIONAL CORPORATION  
1792 COUNTY ROAD  
CAPE MAY COURT HOUSE, NJ 08210  
TEL: 609-427-6792

CONSULTANTS:

PAMELA K. FINE, P.A.  
200 N. 5TH ST.  
PHILADELPHIA, PA 19106

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

SHEET TITLE:  
PROPOSED FRONT ELEVATION  
(OPTION 2)

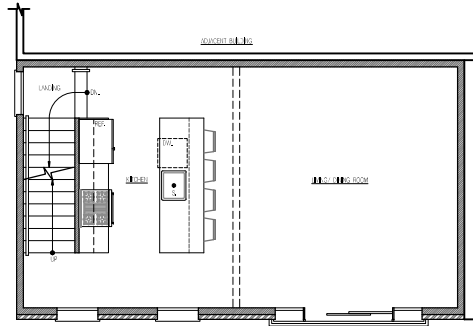
REV	DATE	SHEET

DATE: 01/29/24  
JOB #: 2401

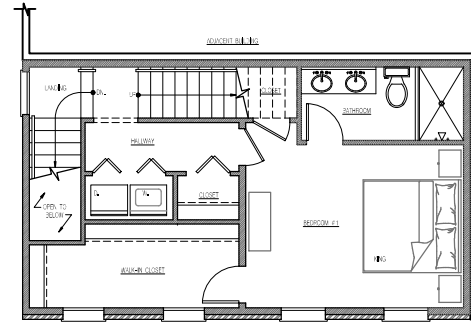
SHEET:  
**P-3**



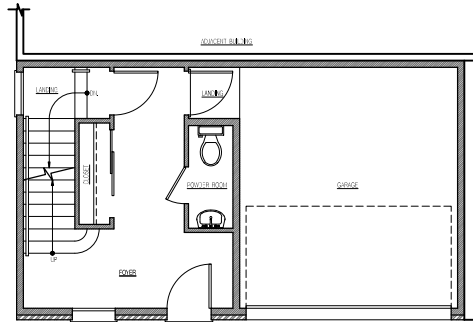
In concept application reviewed by  
Architectural Committee on 26 March 2024



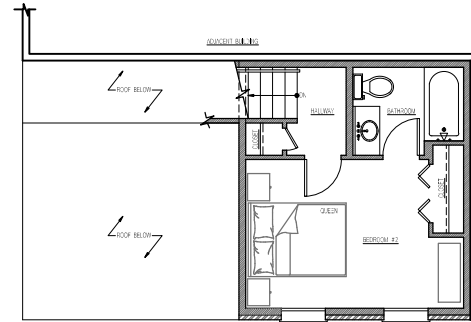
PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



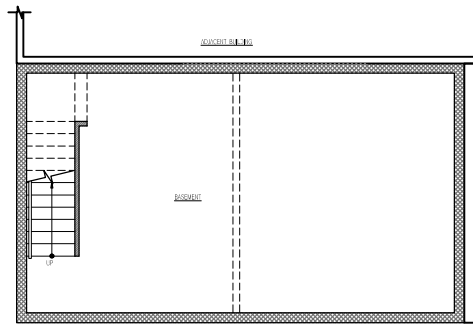
PROPOSED THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



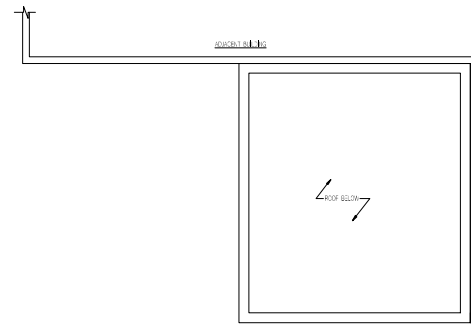
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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"



**FINE ARCHITECTURE**  
PROFESSIONAL CORPORATION  
179 COUNTRY ROAD  
CAPE MAY COURT HOUSE, NJ 08210  
TEL: 800-427-6792

CONSULTANTS:  
PAMELA K. FINE, P.A.  
NJ REG. NO. 0629700  
PA REG. NO. 0010174

PROJECT:  
ADDITIONS & ALTERATIONS TO:  
502 - 504 S. JUNIPER ST.  
PHILADELPHIA, PA  
SHEET TITLE:  
PROPOSED FLOOR PLANS

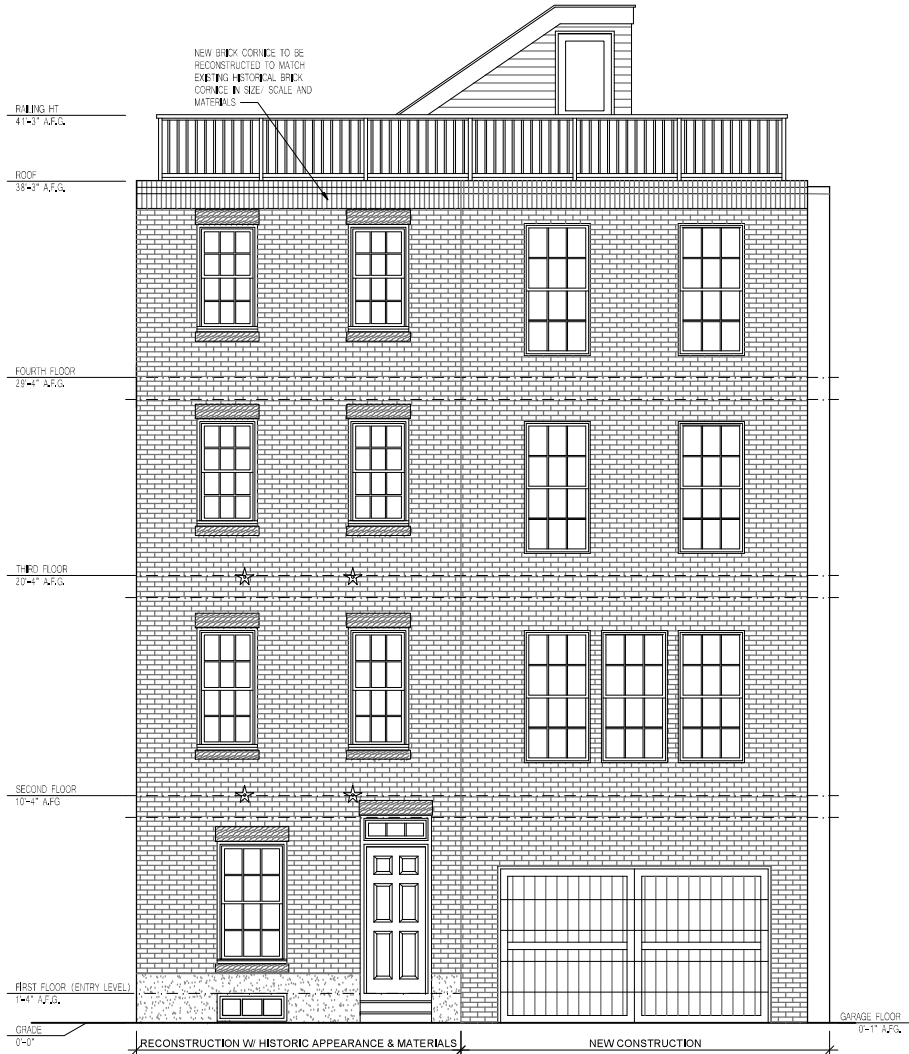
REV	DATE	SHEET

DATE: 01/29/24  
JOB #: 2401

SHEET:

P-1

In concept application reviewed by  
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PROPOSED FRONT ELEVATION Level four-story option  
SCALE: 1/4"=1'-0"



**FINE ARCHITECTURE**  
PROFESSIONAL CORPORATION  
1790 COUNTY ROAD  
CAPE MAY COURT HOUSE, NJ 08210  
TEL: 609-427-6792

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

PROJECT:  
ADDITIONS & ALTERATIONS TO:  
502 - 504 S. JUNIPER ST.  
PHILADELPHIA, PA  
SHEET TITLE:  
PROPOSED FRONT ELEVATION  
(OPTION 1)

REV	DATE	SHEET

DATE: 01/29/24  
JOB #: 2401

SHEET:  
**P-2**

## Kim Chantry

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**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

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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.

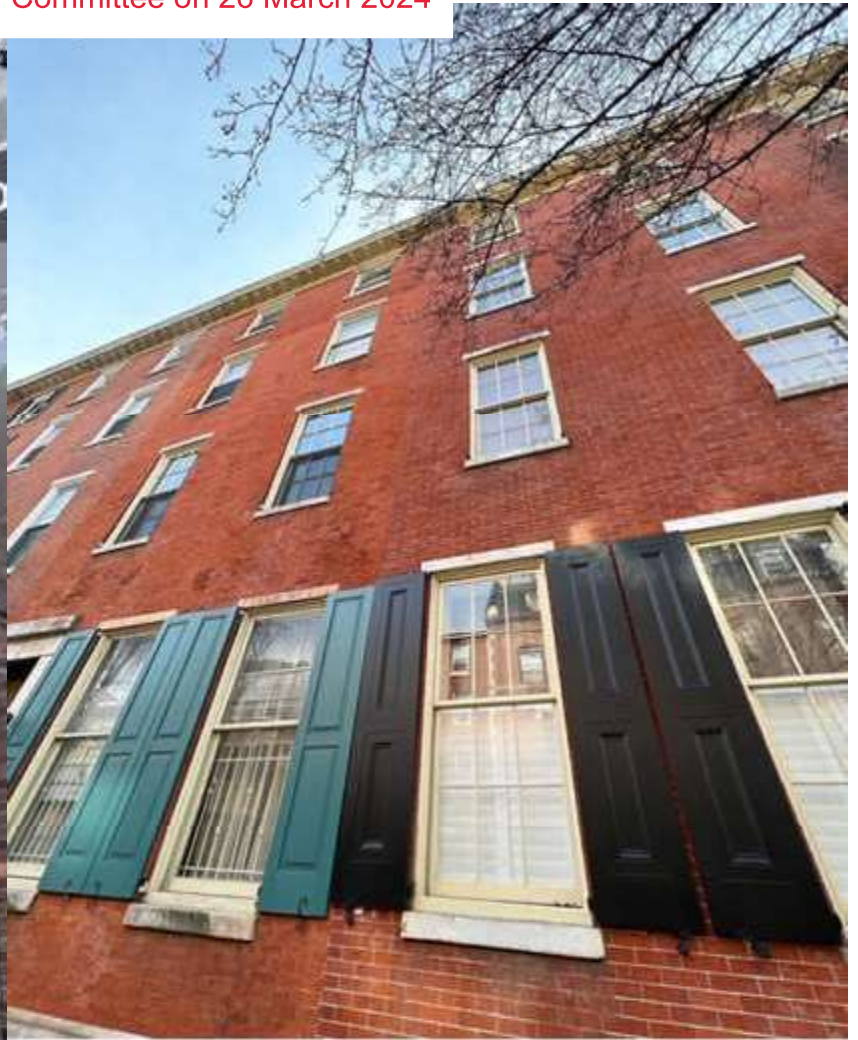
Thanks,

Jay

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Architectural Committee on 26 March 2024



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Architectural Committee on 26 March 2024



39 likes

lovephillywalks  17th & Pine 

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Architectural Committee on 26 March 2024



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Architectural Committee on 26 March 2024



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