

ADDRESS: 341 N FRONT ST

Proposal: Construct three-story addition on three-story building

Review Requested: Final Approval

Owner: John Scorsone

Applicant: Brett Harman, Harman Deutsch Ohler Architecture

History: 2002

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

Individual Designation: None

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

OVERVIEW: The property at 341 N. Front Street is a three-story, two-bay, brick, vernacular house constructed ca. 2002 and is classified as non-contributing in the Old City Historic District. The upper bays at the N. Front Street façade appear to be clad in vinyl siding. The ground-story of the rear or Water Street façade is also brick and has a garage, with the upper floors clad in vinyl siding. A deck and railing are visible on the roof of the second story.

This application proposes to construct a three-story addition on top of the existing building. The third story of the N. Front façade is proposed to be reconstructed and clad in a gray brick veneer to match existing. Aluminum composite panels are proposed to clad the upper floors. At the rear or Water Street façade, the floors of the addition are proposed to be clad in the same aluminum composite panels. Covered balconies are proposed at the top floors of both the N. Front and Water Street facades. Glass guardrails are proposed throughout. Aluminum-clad wood windows are also proposed throughout both facades.

A similar application was reviewed by the Architectural Committee and Historical Commission in 2022. The Historical Commission approved the application in May 2022 and the approved scheme is shown in the current application. This review focuses on the revisions to the approved version, specifically to the cladding materials and windows.

SCOPE OF WORK:

- Construct three-story addition on a three-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 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.*
 - Because this structure is not historic fabric on this structure, no historic material will be destroyed, satisfying Standard 9.
 - The proposal changes the red brick to dark gray brick and aluminum panels on the front and rear facades. The window placement and configuration have also been updated. The revisions as proposed are not compatible in terms of scale, fenestration, and materials with the district as a whole. For these reasons, the proposal does not satisfy Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - There is no historic fabric to protect, therefore the proposal satisfies Standard 10.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.

MAPS & IMAGES:

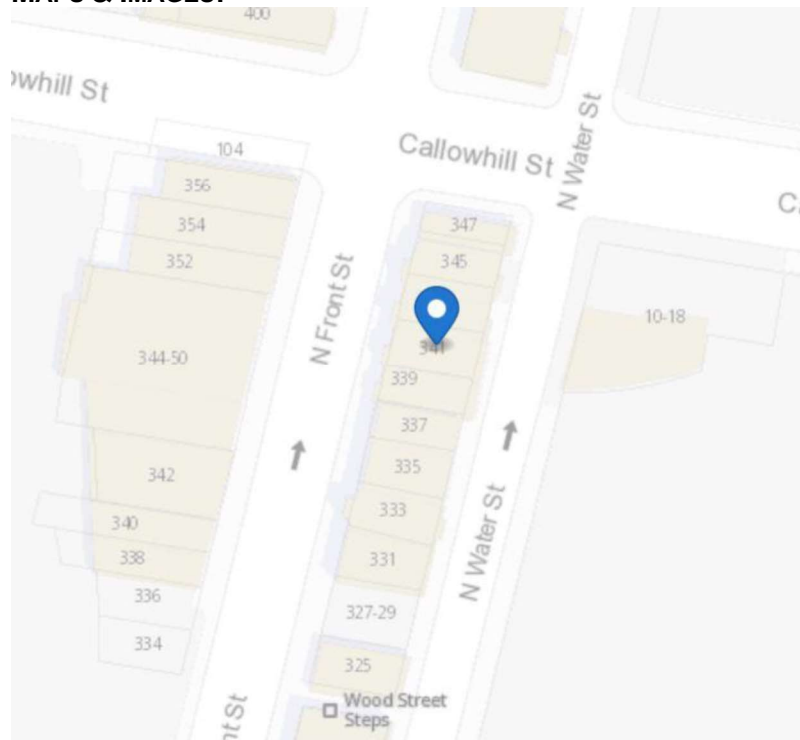


Figure 1: Location of 341 N. Front Street. Source: Atlas.

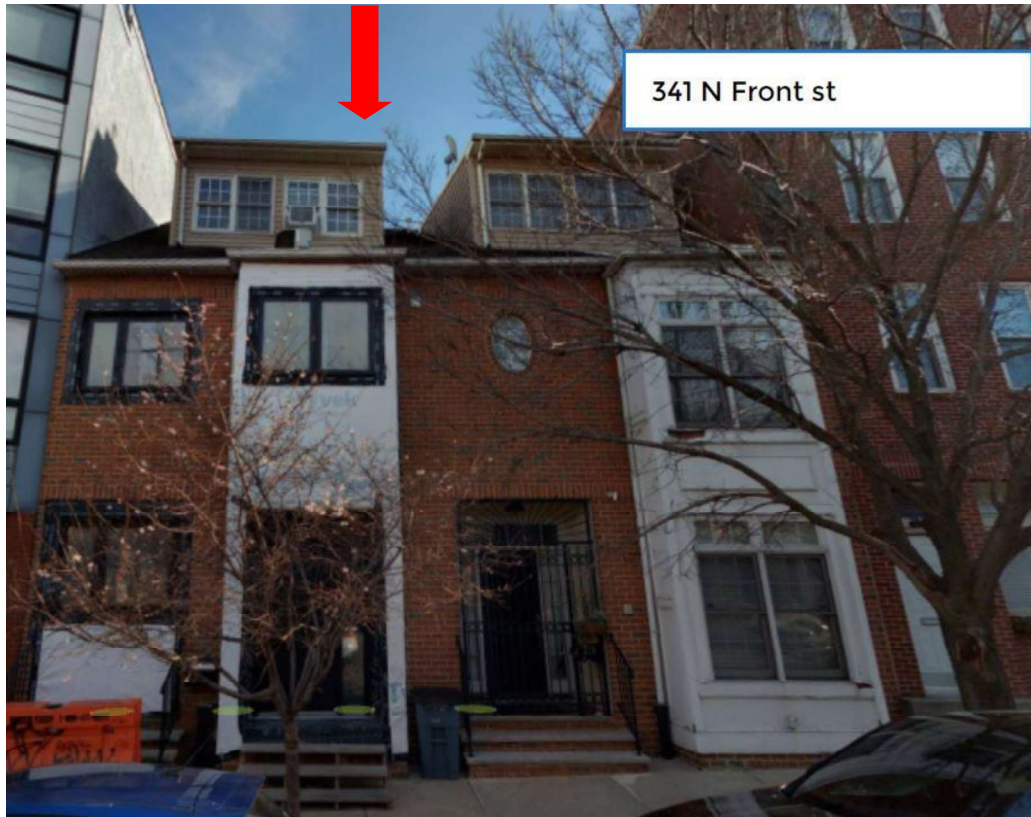


Figure 2: Front façade of 341 N. Front Street. Source: Atlas.



Figure 3: Side elevation of 701 Lombard Street fronting Lombard. Source: Applicant.



harman
deutsch
ohler
architecture

May 10, 2024

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102``

ATTN: Philadelphia Historical Commission

Re: 341 N Front Street. Philadelphia PA.

Harman Deutsch Ohler Architecture is proposing to alter the previous Historical Commission approval to build a 2 story addition on an existing 3 story single family dwelling to be a total of 4 stories with balconies, existing cellar and 2 existing accessory parking stalls, as per attached plans.

Harman Deutsch Ohler Architecture has prepared this application on behalf of John Scorsone, owner of the property. This application is intended for final approval for the proposed addition as per the enclosed drawings.

A previous submission for the house/property was approved via a letter dated 05/25/2022. Recently, new proposed elevations have been designed per the owner's preferences. The new design is herein being presented for approval. Revisions to the elevations include, new brick color, lighter gray metal panels, the introduction of cast stone, and modified windows at the 3rd floor and mezzanine. Minor changes to the 3rd floor interior are included. No change has been made to the building mass or height.

Per PHC records it is known that the original house was constructed circa 2002. Though the existing house/property is located in the Old City Historic District it has no historical value and is "classified as non-contributing" to the district.

Please let us know if you have any questions regarding our submission.

Respectfully,

Ryan Solimeo
267.324.3601
Harman Deutsch Ohler Architecture



Application for Construction Permit

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

<p>Address 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>	<p>1</p>	<p style="text-align: center;">341 N Front Street</p> <p>Parcel Address _____</p> <p>Specific Location _____</p> <p><input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0 - </p>
<p>Applicant 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>	<p>2</p>	<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 BRETT HARMAN Company HARMAN DEUTCH OHLE </p> <p>Address 1225 N 7TH STREET, PHILADELPHIA PA 19122</p> <p>Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1</p>
<p>Property Owner Identify the deeded property owner.</p> <p>If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.</p>	<p>3</p>	<p>Name JOHN SCORSONE <input type="checkbox"/> Check box if new owner is being listed</p> <p>Address 341 N Front St, Philadelphia, PA 19123</p> <p>Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1</p>
<p>Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.</p>	<p>4</p>	<p>Name BRETT HARMAN Firm HARMAN DEUTSCH OHLE </p> <p>PA License # 2343093 Phila. Commercial Activity License # _____</p> <p>Email PERMITS@HDOARCH.COM Phone 2 6 7 3 2 4 3 6 0 1</p>
<p>Project Scope 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, or interior/exterior alterations.</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.</p> <p>(g) Select all conditions that apply to this project (if any).</p>	<p>5</p>	<p>(a) Occupancy <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Other, please describe: _____</p> <p>(b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only</p> <p>(c) Earth Disturbance Area of Earth Disturbance 0 (Sq. Ft.)</p> <p>(d) Building Floor Areas New Floor Area _____ (Sq. Ft.) Existing Altered Area _____ (Sq. Ft.)</p> <p>(e) Number of Stories 4 + BASEMENT</p> <p>(f) Description of Work For the erection of a 2 story addition on an existing 3 story single family dwelling to be a total of 4 stories with balconies, existing cellar and 2 existing accessory parking stalls, as per attached plans.</p> <p>(g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space</p>



Department of Licenses and Inspections CITY OF PHILADELPHIA

Job Number: (for office use only)

(PERMIT TYPE PREFIX - YEAR - NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
Number of appliances
Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
Standpipes
Fire Pumps
Stand-alone Backflow Prevention Devices
Kitchen Extinguishing Systems
Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

- Building
Mechanical & Fuel Gas
Electrical
Plumbing
Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | - | | | | | | | | | |

(b) General Building Construction Contractor Information

Name TBD Cost of Building Work \$

License Number Phone | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name TBD Cost of Mechanical Work \$

License Number Cost of Fuel Gas Work \$

Equipment Types: Registers / Diffusers Appliances Hoods Phone | | | | | | | | | |

Equipment Detail & Quantities

(d) Electrical Work & Contractor Information

- New Installation
Alteration
*Rough-In

Name TBD Cost of Electrical Work \$

License Number Phone | | | | | | | | | |

Third-Party Inspection Agency Name

(e) Plumbing Work & Contractor Information

- New Installation
Alteration
*Rough-In

Name TBD Cost of Plumbing Work \$

License Number Phone | | | | | | | | | |

Number of Fixtures Check one: Interior Work Exterior Building Drainage

Exterior Water Distribution: line size (in.)

(f) Fire Suppression Work & Contractor Information

- New Installation
Alteration
*Rough-In

Name TBD Cost of Fire Supp. Work \$

License Number Phone | | | | | | | | | |

Sprinkler Heads: Standpipes: Fire Pumps:

Commercial Kitchen Systems: Backflow Devices: Hydrants:

Declaration & Signature

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 statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

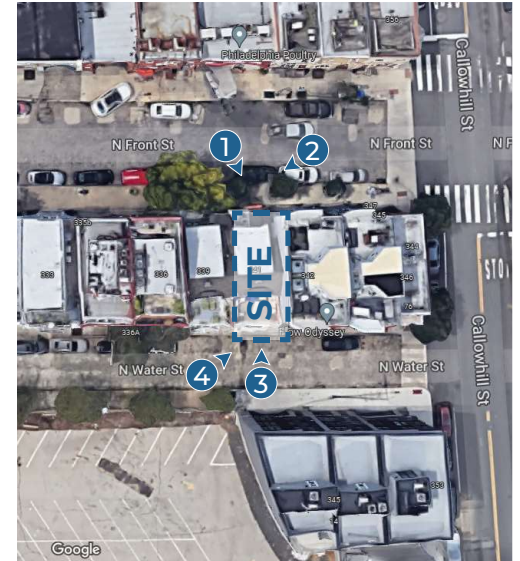
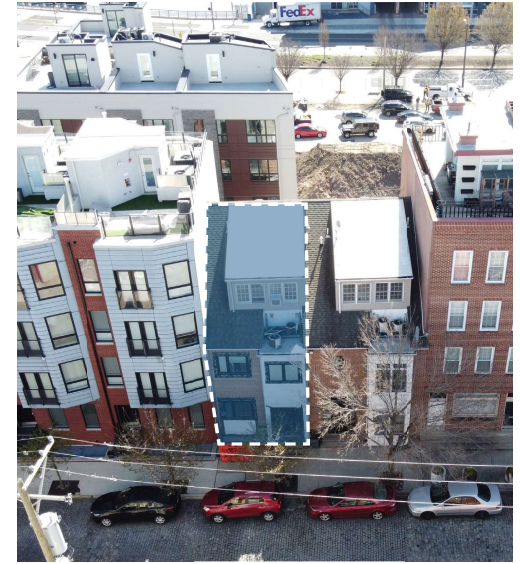
Applicant Signature: [Signature]

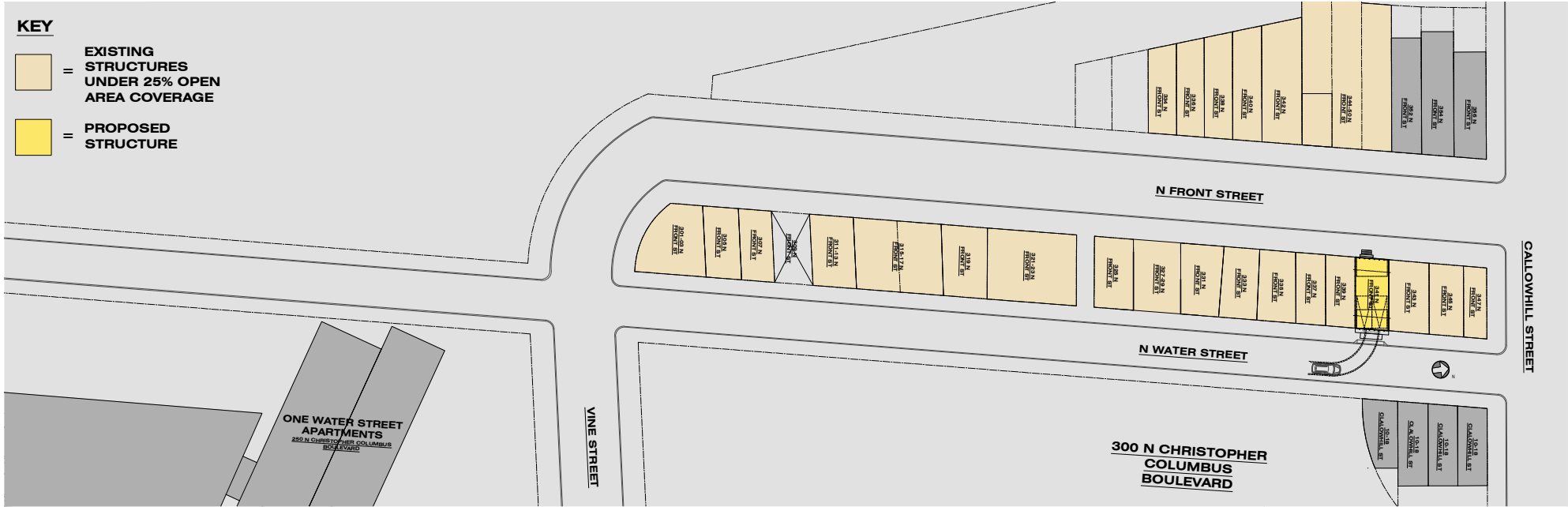
Date: 05 / 10 / 2024

341 N FRONT ST.

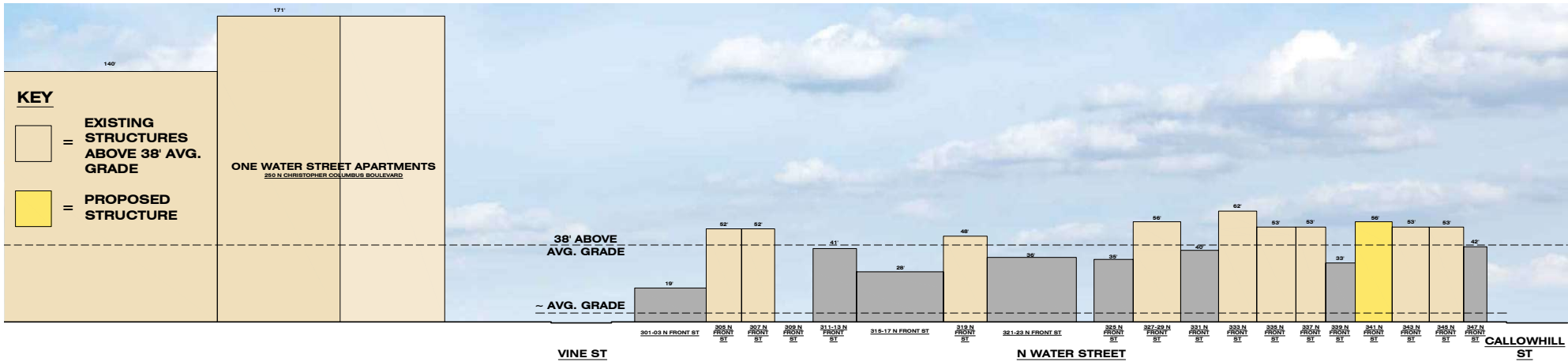
Historic Commission Hearing

Date: 2024.05.10

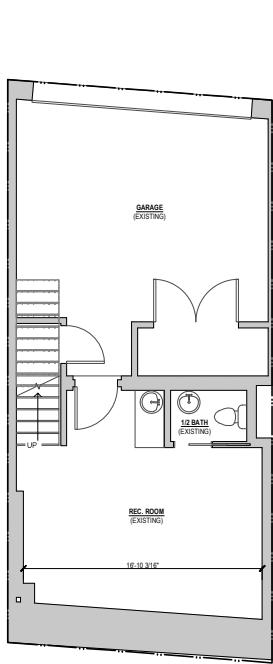




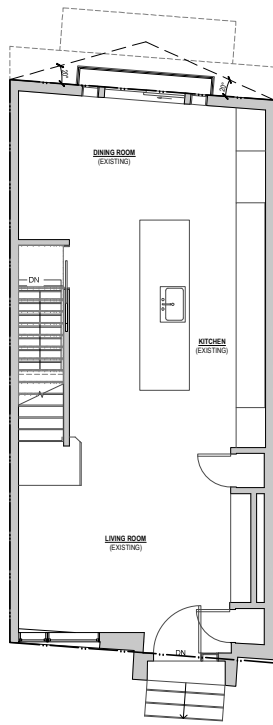
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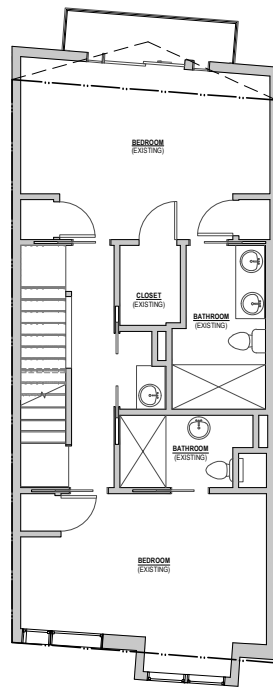
2 | CONTEXT ELEVATION



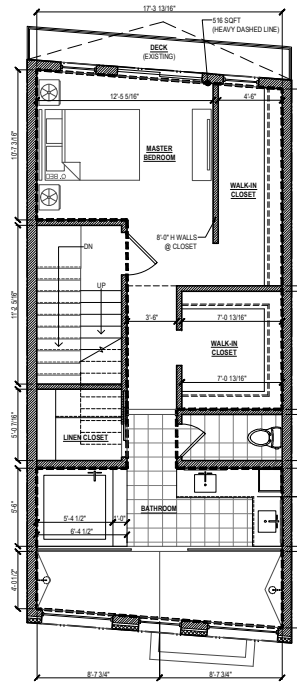
Basement Plan



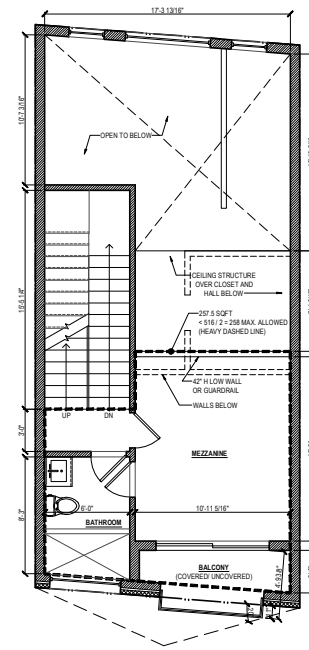
1st Floor Plan



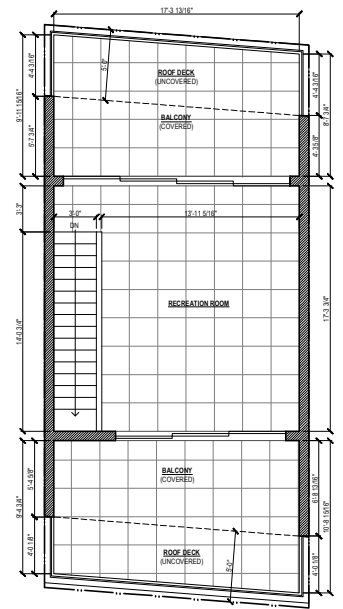
2nd Floor Plan



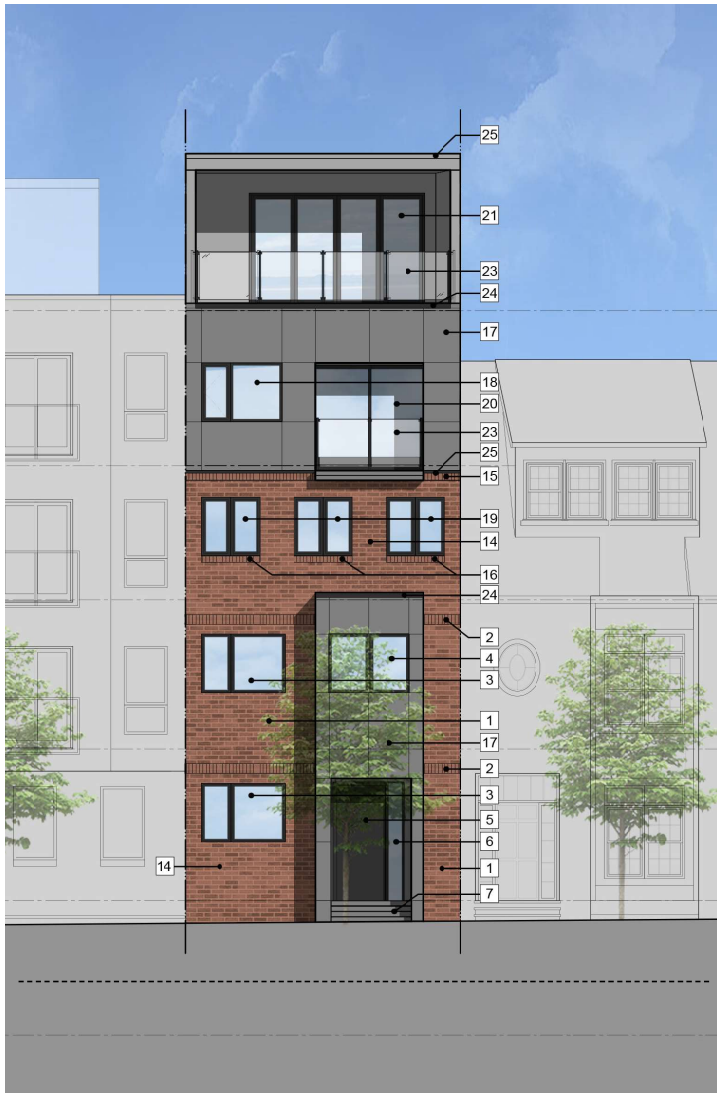
3rd Floor Plan



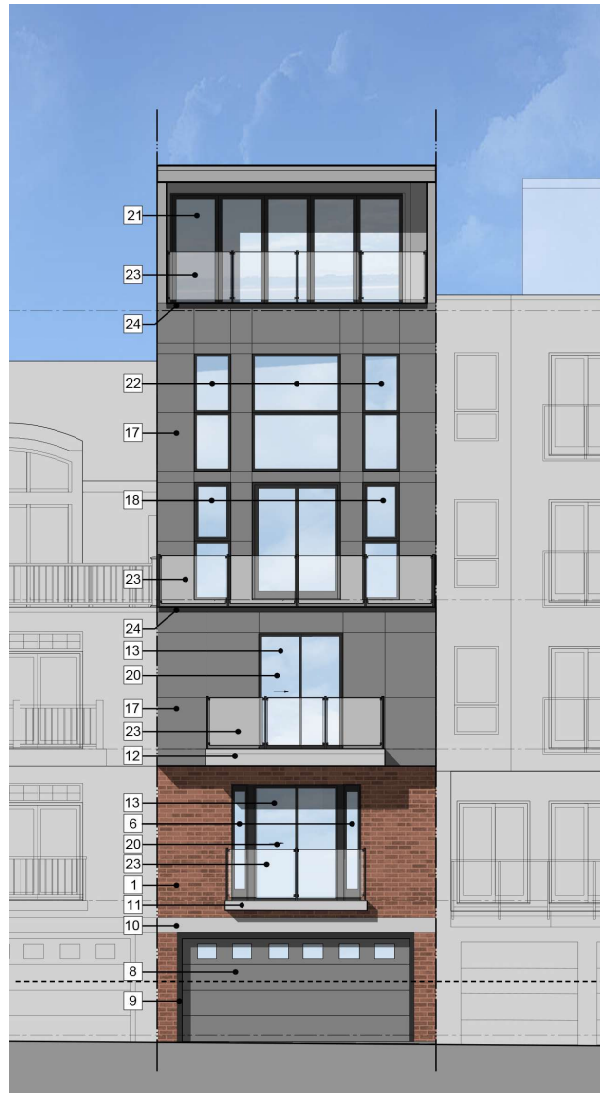
Mezzanine Plan



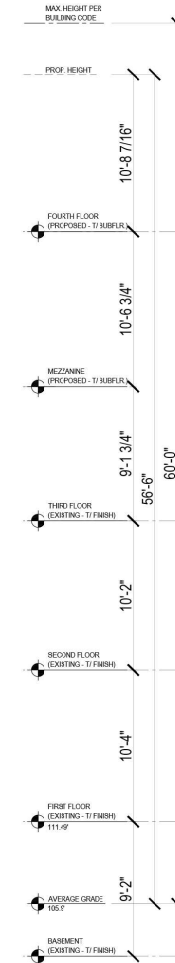
4th Floor Plan



1 | FRONT STREET ELEVATION



2 | WATER STREET ELEVATION



- KEYNOTES:**
1. EXISTING - 4" BRICK VENEER (RED)
 2. EXISTING - BRICK SOLDIER COURSE (RED)
 3. EXISTING - MULLED WINDOW ASSEMBLY (BLACK); CASEMENT & FIXED
 4. EXISTING - DOUBLE CASEMENT WINDOW (BLACK)
 5. EXISTING - FLA SLAB ENTRY DOOR (BLACK)
 6. EXISTING - SIDELITE (BLACK)
 7. EXISTING - EXTERIOR EN'RY STAIR TO BE REPLACED WITH NEW MASONRY STAIR
 8. EXISTING - OVERHEAD GARAGE DOOR, TO BE PAINTED GRAY TO MATCH ALUMINUM COMPOSITE PANELS
 9. EXISTING - WOOD CASING, TO BE PAINTED BLACK TO MATCH FRAMES
 10. EXISTING - CAST STONE COURSE
 11. EXISTING - PROJECTED METAL BALCONY, TO BE RE-PAINTED WHITE
 12. EXISTING - PROJECTED PVC AND FIBERGLASS BALCONY, TO BE RE-PAINTED WHITE
 13. EXISTING - SLICING DOOF(S)
 14. 4" BRICK VENEER (RED), TO MATCH EXISTING
 15. BRICK SOLDIER COURSE (RED), TO MATCH EXISTING
 16. BRICK ROWLOCK SILL (RED), TO MATCH EXISTING
 17. ALUMINUM COMPOSITE PANELS (GRAY), COLOR TO MATCH EXISTING ADJACENT AT 343 N FRONT
 18. MULLED ALUMINUM CLAD WOOD WINDOW ASSEMBLY (BLACK); CASEMENT & FIXED
 19. ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW (BLACK)
 20. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
 21. ALUMINUM CLAD WOOD FOLDING DOOR ASSEMBLY (BLACK)
 22. MULLED ALUMINUM CLAD WOOD WINDOW ASSEMBLY (BLACK); FIXED OVER FIXED
 23. 42" HIGH GLASS/METAL GUARDFAIL (BLACK)
 24. 3" METAL COPING (CHARCOAL)
 25. 3" METAL FLASHING (CHARCOAL)

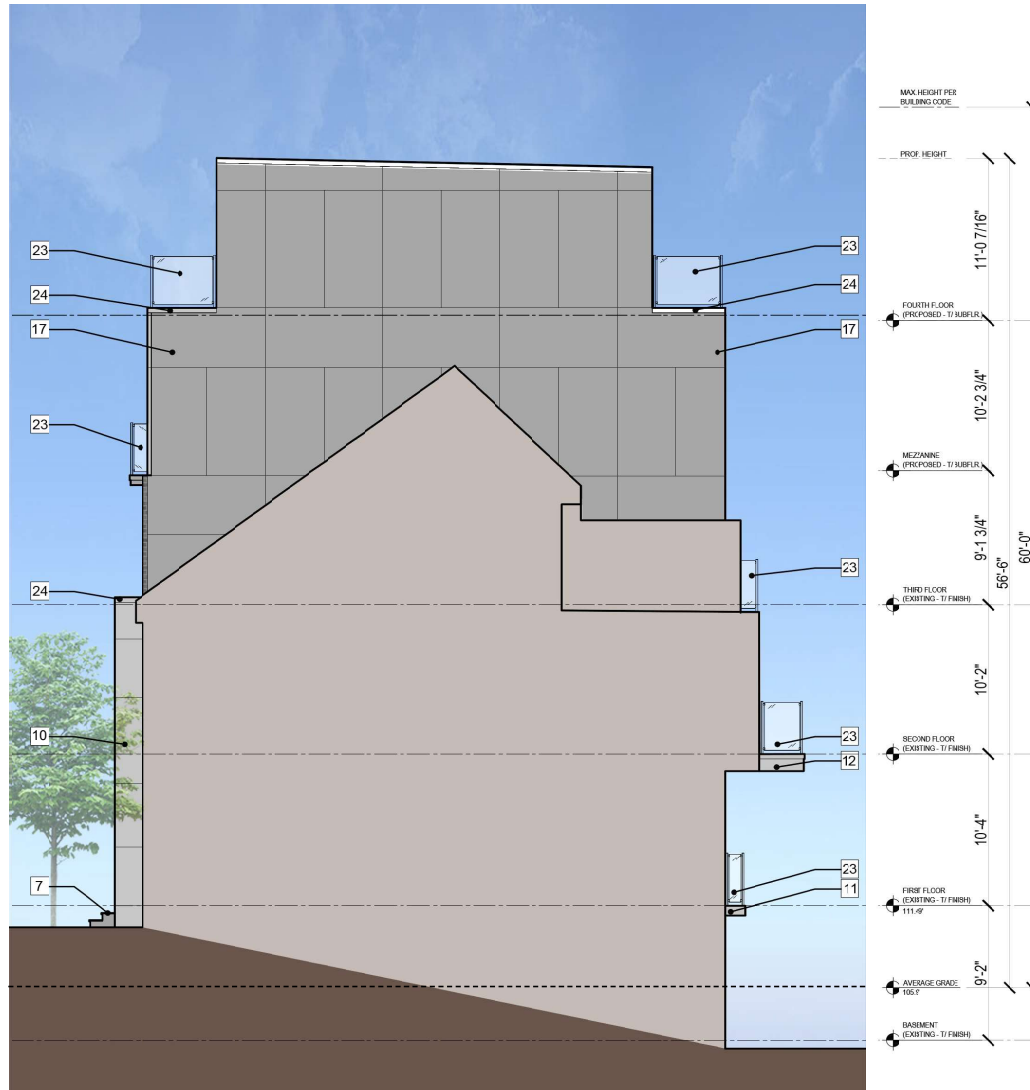


1 | FRONT STREET ELEVATION



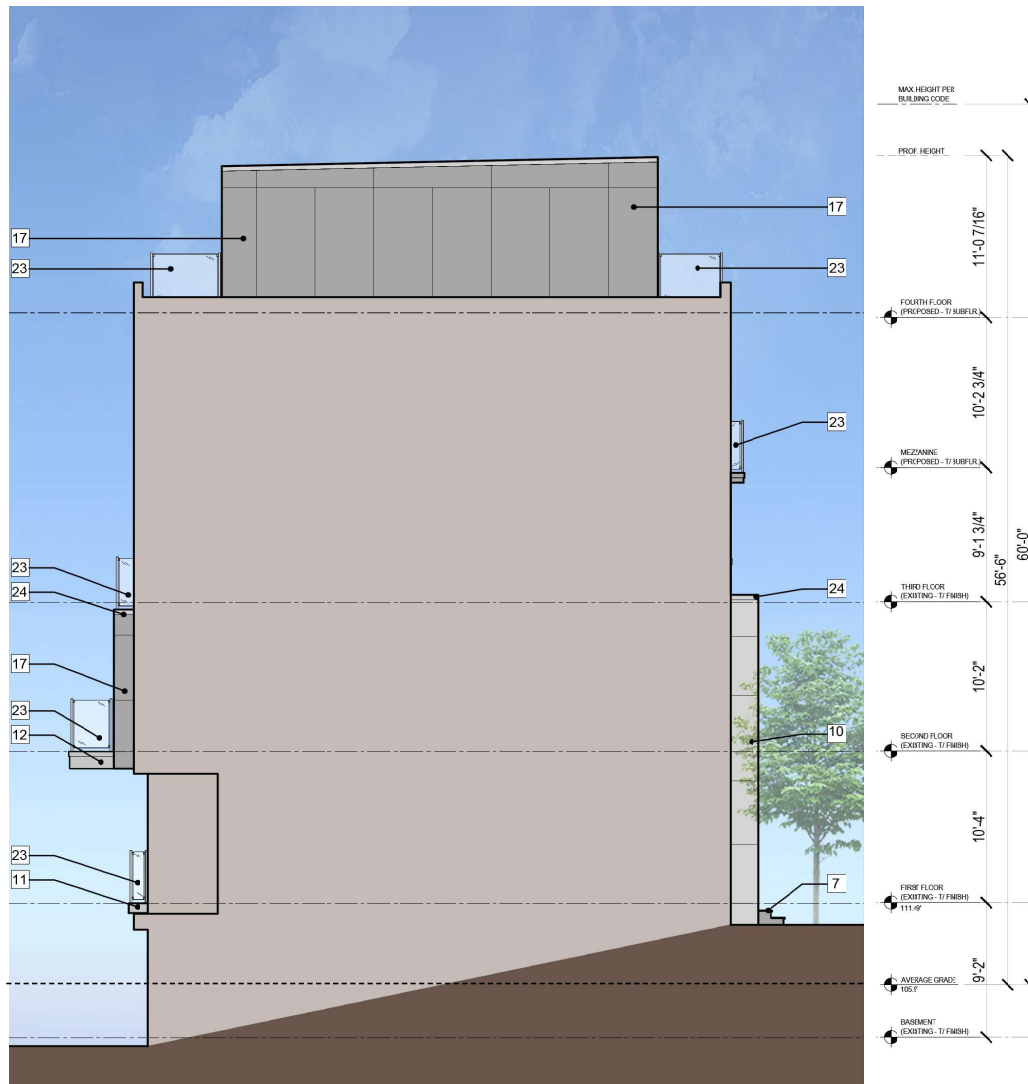
2 | WATER STREET ELEVATION

- KEYNOTES:**
1. EXISTING - 4" BRICK VENEER (RED)
 2. EXISTING - BRICK SOLDIER COURSE (RED)
 3. EXISTING - MULLED WINDOW ASSEMBLY (BLACK); CASEMENT & FIXED
 4. EXISTING - DOUBLE CASEMENT WINDOW (BLACK)
 5. EXISTING - FLAT SLAB ENTRY DOOR (BLACK)
 6. EXISTING - SIDELITE (BLACK)
 7. EXISTING - EXTERIOR ENTRY STAIR TO BE REPLACED WITH NEW MASONRY STAIR
 8. EXISTING - OVERHEAD GARAGE DOOR, TO BE PAINTED GRAY TO MATCH ALUMINUM COMPOSITE PANELS
 9. EXISTING - WOOD CASING, TO BE PAINTED BLACK TO MATCH FRAMES
 10. CAST STONE (CRYSTAL WHITE)
 11. EXISTING - PROJECTED METAL BALCONY, TO BE RE-PAINTED WHITE
 12. EXISTING - PROJECTED PVC AND FIBERGLASS BALCONY, TO BE RE-PAINTED WHITE
 13. EXISTING - SLICING DOOR(S)
 14. 4" BRICK VENEER (DARK GRAY)
 15. BRICK SOLDIER COURSE (DARK GRAY)
 16. CAST STONE ROWLOCK SILL (CRYSTAL WHITE)
 17. ALUMINUM COMPOSITE PANELS (LIGHT GRAY)
 18. ALUMINUM CLAD WOOD AWNING WINDOW (BLACK)
 19. ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW (BLACK)
 20. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
 21. ALUMINUM CLAD WOOD FOLDING DOOR ASSEMBLY (BLACK)
 22. MULLED ALUMINUM CLAD WOOD WINDOW ASSEMBLY (BLACK); FIXED
 23. 4 1/2" HIGH GLASS/METAL GUARDRAIL (BLACK)
 24. 3" METAL COPING (LIGHT GRAY)
 25. 3" METAL FLASHING (LIGHT GRAY)
 26. CAST STONE BAND (CRYSTAL WHITE)



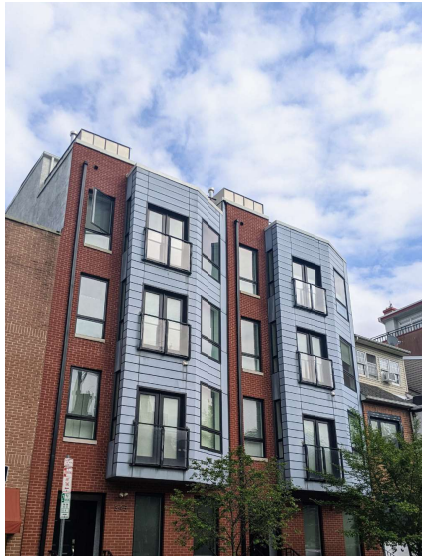
- KEYNOTES:**
1. EXISTING - 4" BRICK VENEER (RED)
 2. EXISTING - BRICK SOLDIER COURSE (RED)
 3. EXISTING - MULLED WINDOW ASSEMBLY (BLACK); CASEMENT & FIXED
 4. EXISTING - DOUBLE CASEMENT WINDOW (BLACK)
 5. EXISTING - FLAT SLAB ENTRY DOOR (BLACK)
 6. EXISTING - SIDELITE (BLACK)
 7. EXISTING - EXTERIOR ENTRY STAIR TO BE REPLACED WITH NEW MASONRY STAIR
 8. EXISTING - OVERHEAD GARAGE DOOR, TO BE PAINTED GRAY TO MATCH ALUMINUM COMPOSITE PANELS
 9. EXISTING - WOOD CASING, TO BE PAINTED BLACK TO MATCH FRAMES
 10. CAST STONE (CRYSTAL WHITE)
 11. EXISTING - PROJECTED METAL BALCONY, TO BE RE-PAINTED WHITE
 12. EXISTING - PROJECTED PVC AND FIBERGLASS BALCONY, TO BE RE-PAINTED WHITE
 13. EXISTING - SLICING DOOR(S)
 14. 4" BRICK VENEER (DARK GRAY)
 15. BRICK SOLDIER COURSE (DARK GRAY)
 16. CAST STONE ROWLOCK SILL (CRYSTAL WHITE)
 17. ALUMINUM COMPOSITE PANELS (LIGHT GRAY)
 18. ALUMINUM CLAD WOOD AWNING WINDOW (BLACK)
 19. ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW (BLACK)
 20. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
 21. ALUMINUM CLAD WOOD FOLDING DOOR ASSEMBLY (BLACK)
 22. MULLED ALUMINUM CLAD WOOD WINDOW ASSEMBLY (BLACK); FIXED
 23. 42" HIGH GLASS/METAL GUARDRAIL (BLACK)
 24. 3" METAL COPING (LIGHT GRAY)
 25. 3" METAL FLASHING (LIGHT GRAY)
 26. CAST STONE BAND (CRYSTAL WHITE)

1 | SIDE ELEVATION



- KEYNOTES:**
1. EXISTING - 4" BRICK VENEER (RED)
 2. EXISTING - BRICK SOLDIER COURSE (RED)
 3. EXISTING - MULLED WINDOW ASSEMBLY (BLACK); CASEMENT & FKED
 4. EXISTING - DOUBLE CASEMENT WINDOW (BLACK)
 5. EXISTING - FLA SLAB ENTRY DOOR (BLACK)
 6. EXISTING - SIDELITE (BLACK)
 7. EXISTING - EXTERIOR EN'RY STAIR TO BE REPLACED WITH NEW MASONRY STAIR
 8. EXISTING - OVERHEAD GARAGE DOOR, TO BE PAINTED GRAY TO MATCH ALUMINUM COMPOSITE PANELS
 9. EXISTING - WOOD CASING, TO BE PAINTED BLACK TO MATCH FRAMES
 10. CAST STONE (CRYSTAL WHITE)
 11. EXISTING - PROJECTED METAL BALCONY, TO BE RE-PAINTED WHITE
 12. EXISTING - PROJECTED PVC AND FIBERGLASS BALCONY, TO BE RE-PAINTED WHITE
 13. EXISTING - SLICING DOOR(S)
 14. 4" BRICK VENEER (DARK GRAY)
 15. BRICK SOLDIER COURSE (DARK GRAY)
 16. CAST STONE ROWLOCK SILL (CRYSTAL WHITE)
 17. ALUMINUM COMPOSITE PANELS (LIGHT GRAY)
 18. ALUMINUM CLAD WOOD AWNING WINDOW (BLACK)
 19. ALUMINUM CLAD WOOD DOUBLE CASEMENT WINDOW (BLACK)
 20. ALUMINUM CLAD WOOD SLIDING DOOR ASSEMBLY (BLACK)
 21. ALUMINUM CLAD WOOD FOLDING DOOR ASSEMBLY (BLACK)
 22. MULLED ALUMINUM CLAD WOOD WINDOW ASSEMBLY (BLACK); FKED
 23. 42" HIGH GLASS/METAL GUARDRAIL (BLACK)
 24. 3" METAL COPING (LIGHT GRAY)
 25. 3" METAL FLASHING (LIGHT GRAY)
 26. CAST STONE BAND (CRYSTAL WHITE)

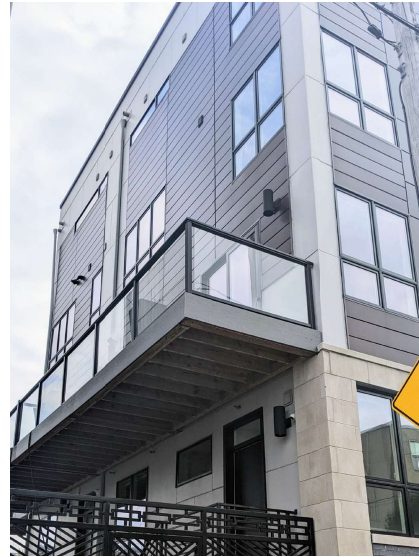
1 | SIDE ELEVATION



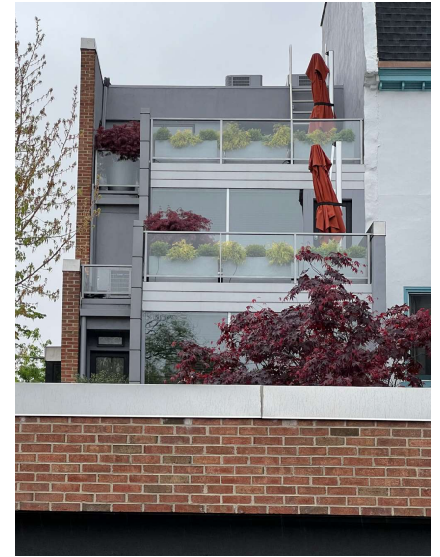
343-345 N FRONT ST



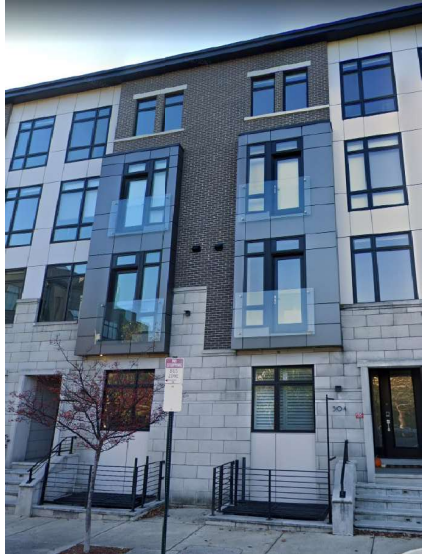
343 N FRONT ST



347 N WATER ST



640 SPRUCE ST



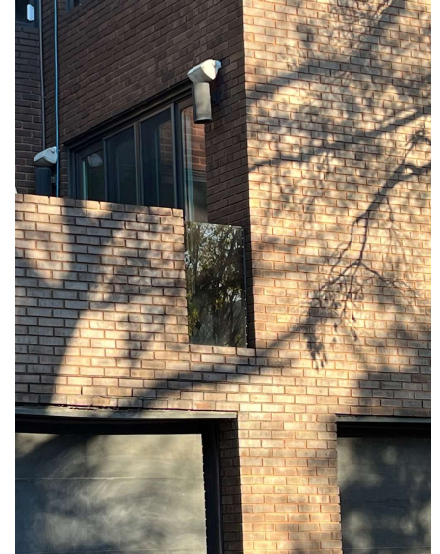
304 N 2ND ST



122 NEW ST

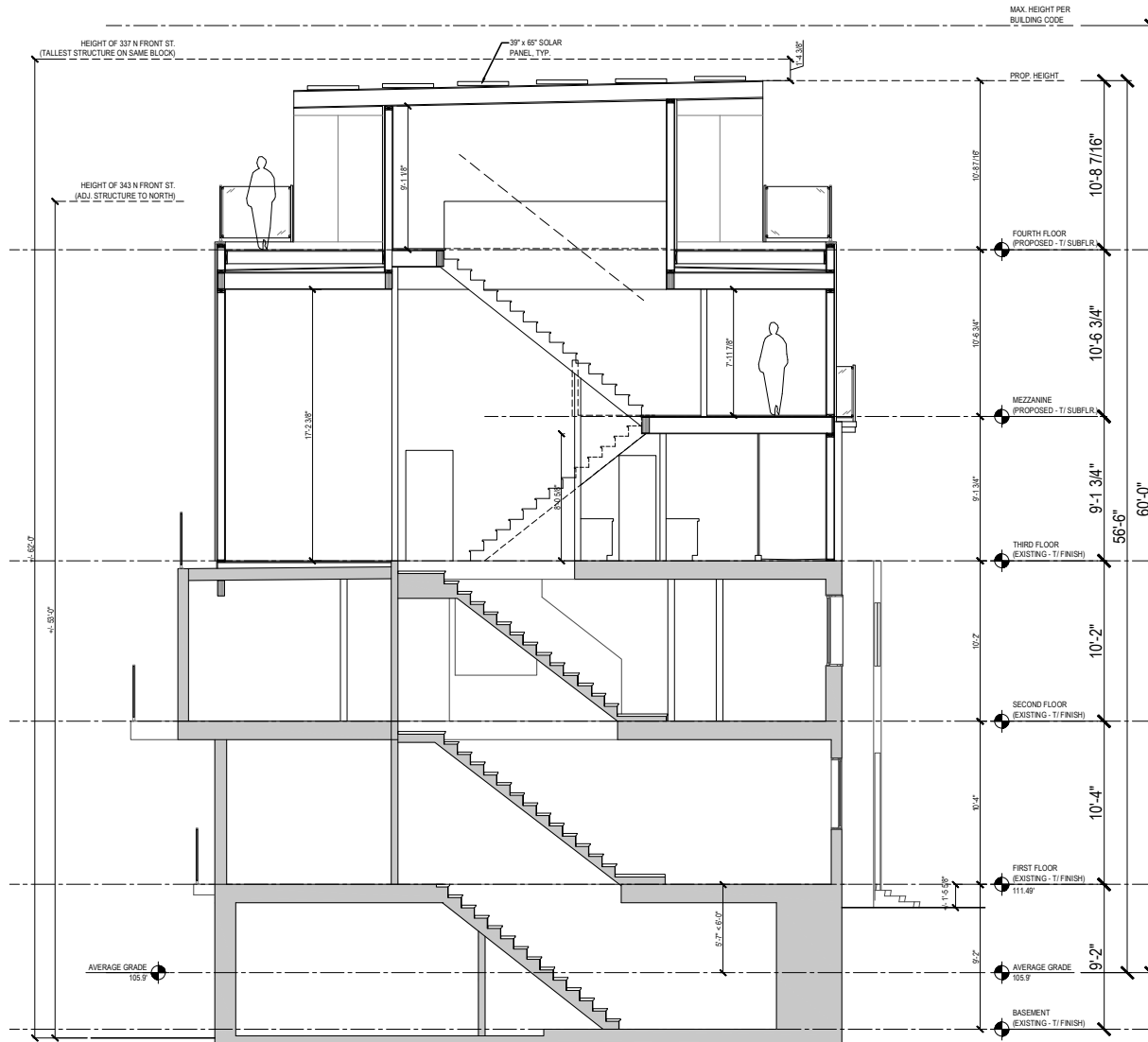


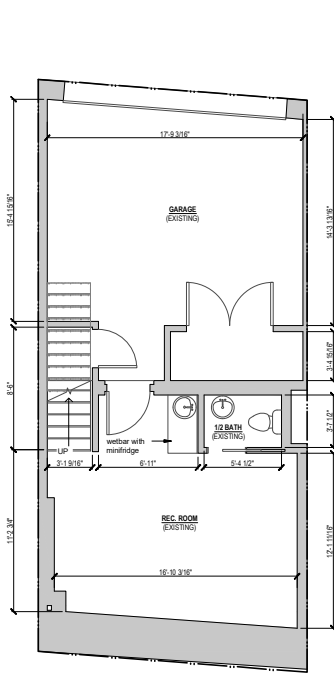
541 PINE ST



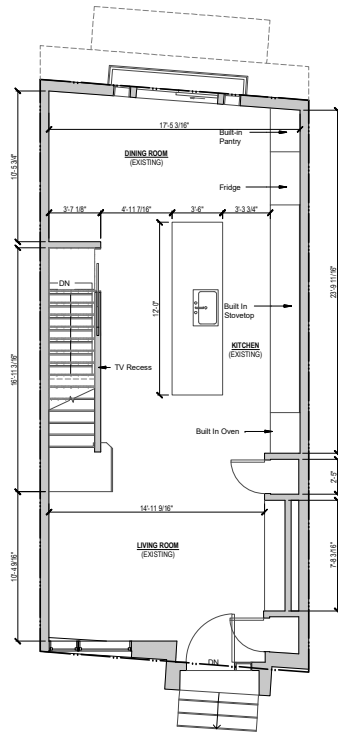
500 DELANCEY ST

341 N FRONT STREET

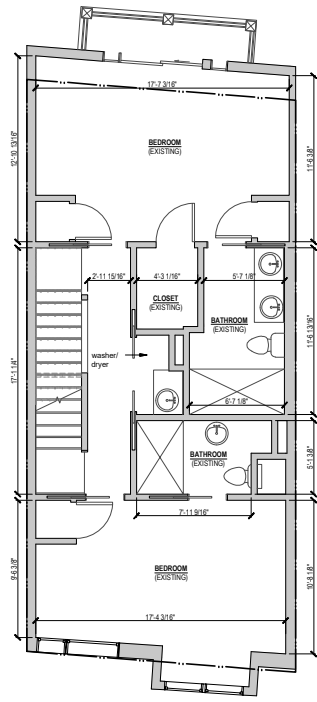




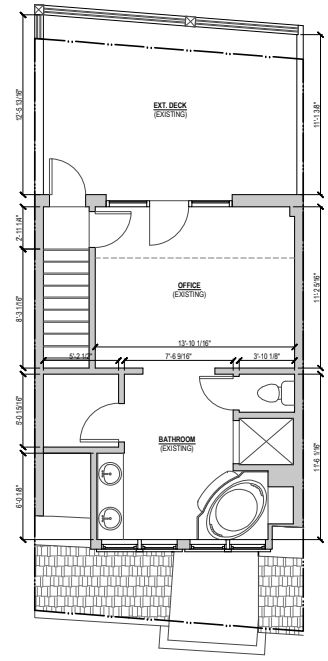
Basement Plan



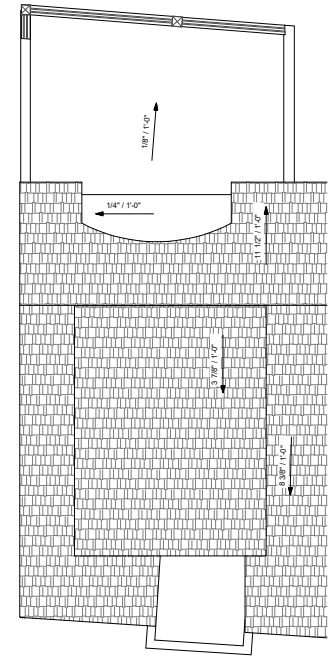
1st Floor Plan



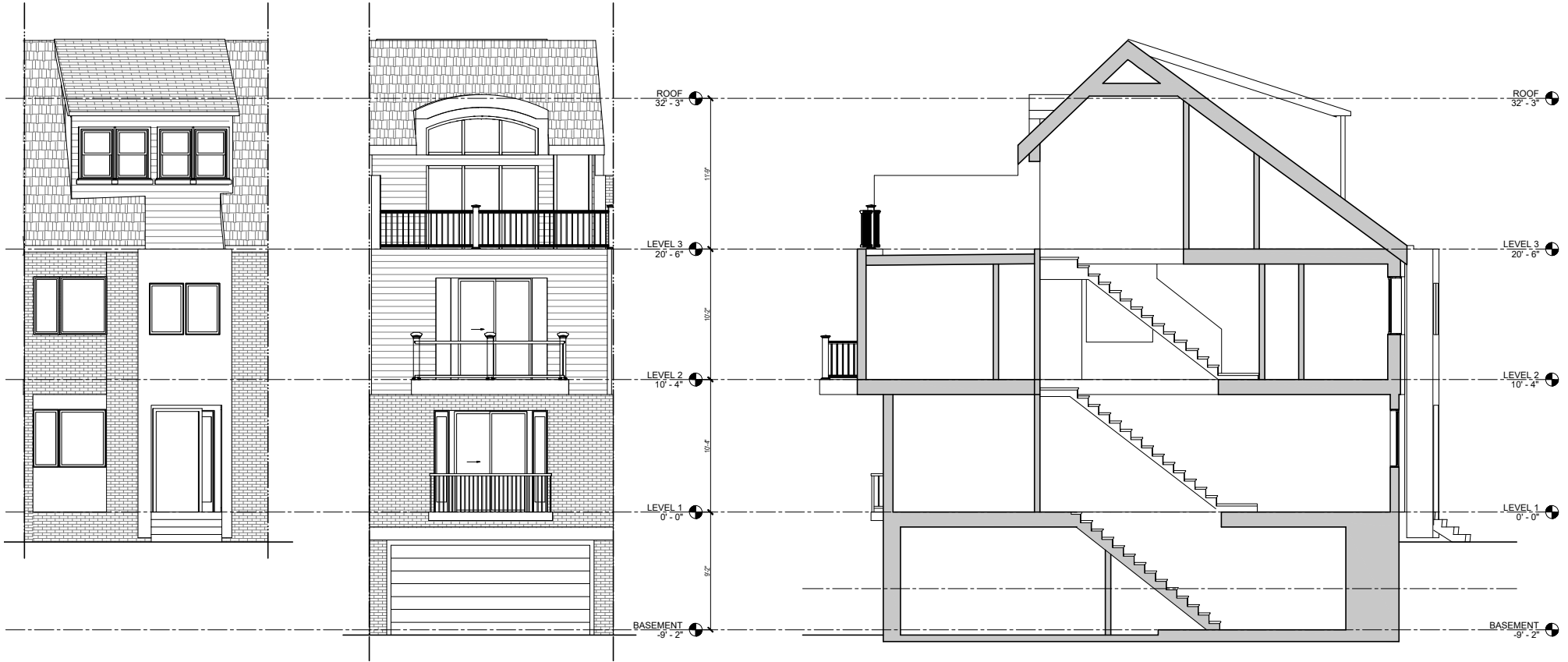
2nd Floor Plan



3rd Floor Plan



Roof Plan



Front Elevation

Rear Elevation

BLDG Section