

**ADDRESS: 108, 109, 110, 112, 114, 125, AND 127 N MOLE ST**

Proposal: Construct rear additions; restore front facades

Review Requested: In Concept

Owner: Hassan Edge Jr., WJH Construction

Applicant: Carey Jackson Yonce, CANNO design

History: 108: 1840, expanded into alley, new windows 1998, rear masonry fence wall demolished 2017; 109: 1835, new windows and doors 1972, rear one-story addition removed 1972; 110: 1840, rear masonry fence wall demolished 2017; historic door removed without permits 2019; 112: 1840, rear masonry fence wall demolished 2017; 114: 1840, rear masonry fence wall demolished 2017, door and frame replaced without permits 2018; 125: 1850, rear frame addition replaced with brick addition 1938; 127: 1850, rear alterations 1960.

Individual Designation: 9/26/1967

District Designation: None

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

**OVERVIEW:** This application for in-concept review proposes to construct rear additions and restore the front facades of seven rowhouses on the 100 block of N. Mole Street, a block of brick rowhouses constructed between 1835 and 1850. Two different height options are proposed for the rear additions, with an applicant preference for the three-story height based on the relatively small square footage of the houses. Public visibility of the rears of the even-number addresses is from across a parking lot from N. 16<sup>th</sup> Street. There may be an oblique view of the rear of 109 N. Mole Street where a driveway cuts through from Cherry Street. There is no public visibility of the rears of the properties at 125 and 127 N. Mole Street. Front façade restoration work includes window, door, shutter, and stoop restoration or replacement and brick repointing. The Historical Commission's staff can typically review and approve this type of work administratively.

**SCOPE OF WORK:**

- Construct rear additions
- Restore front facades

**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
  - The proposed front façade work will result in restoration or replacement with historically accurate windows, doors, shutters, stoops, and window sills.
- *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 construction of the proposed rear additions will not destroy historic materials, features, and spatial relationships that characterize the property, and the additions will be compatible with the historic materials and features.

**STAFF RECOMMENDATION:** Approval in concept of the two-story rear addition option, pursuant to Standards 6 and 9.



Figure 1. 1858-60 Hexamer & Locher Philadelphia Atlas showing the 100 block of N. Mole Street, then named Gebhard Street.



Figure 2. Photograph from 2018 showing the historic door and frame (since removed by prior owner without permits) at 110 N. Mole Street.



# 108-127 MOLE ST

ZONING TO BE SUBMITTED  
(8) EXISTING SINGLE FAMILY TOWNHOMES  
108, 109, 110, 112, 114, 115, 125, 127 MOLE ST  
TO BE RENOVATED WITH ADDITIONS  
IN ACCORDANCE WITH  
HISTORICAL COMMISSION RECOMMENDATIONS

## REQUESTING IN CONCEPT APPROVAL

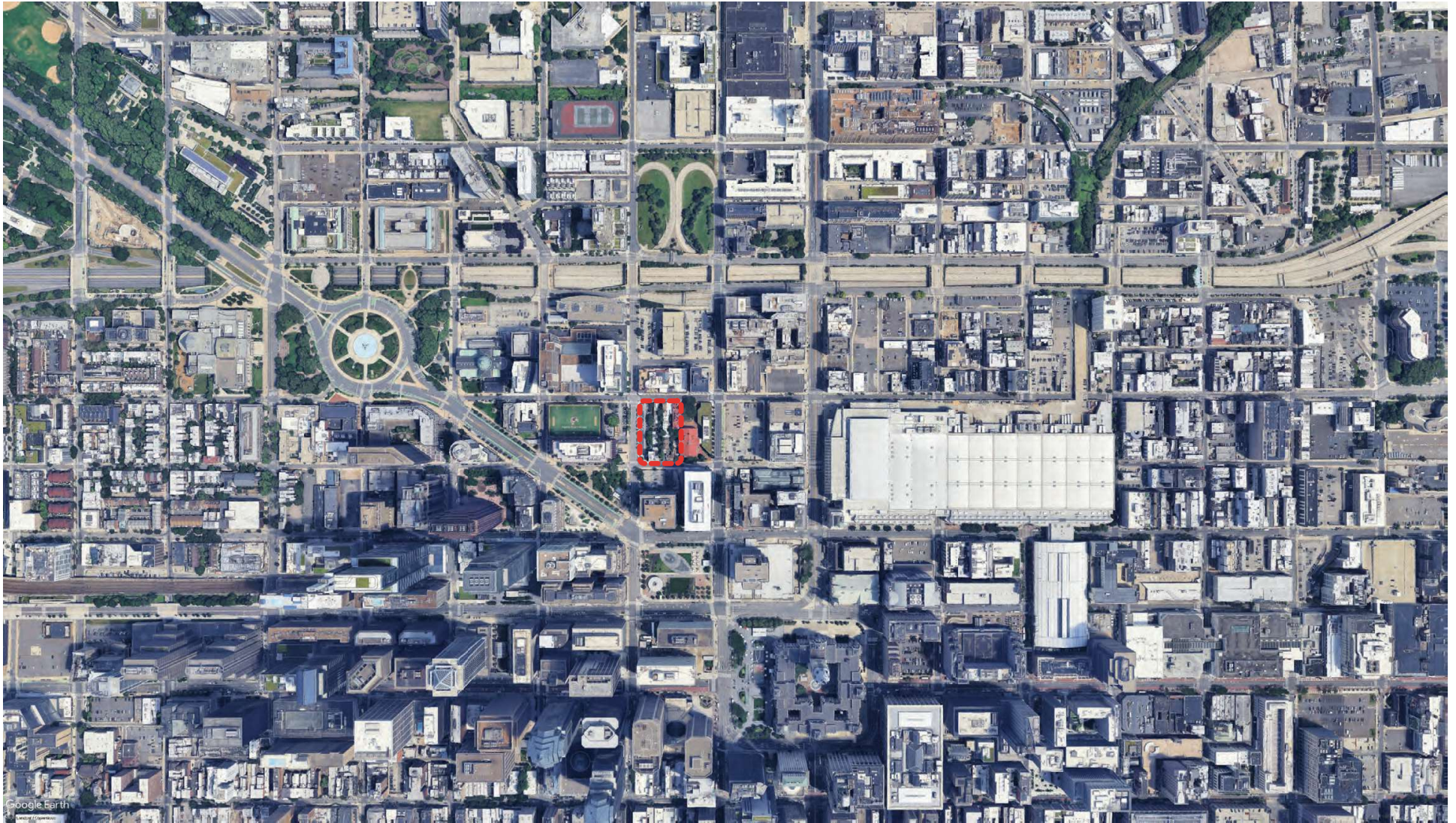
SUBMISSION DATE: JUNE 9TH, 2025  
ARCHITECTURAL COMMITTEE DATE: JUNE 24TH, 2025  
HISTORICAL COMMISSION DATE: JULY 11TH, 2025

# CANNObdesign

JUNE 9TH, 2025



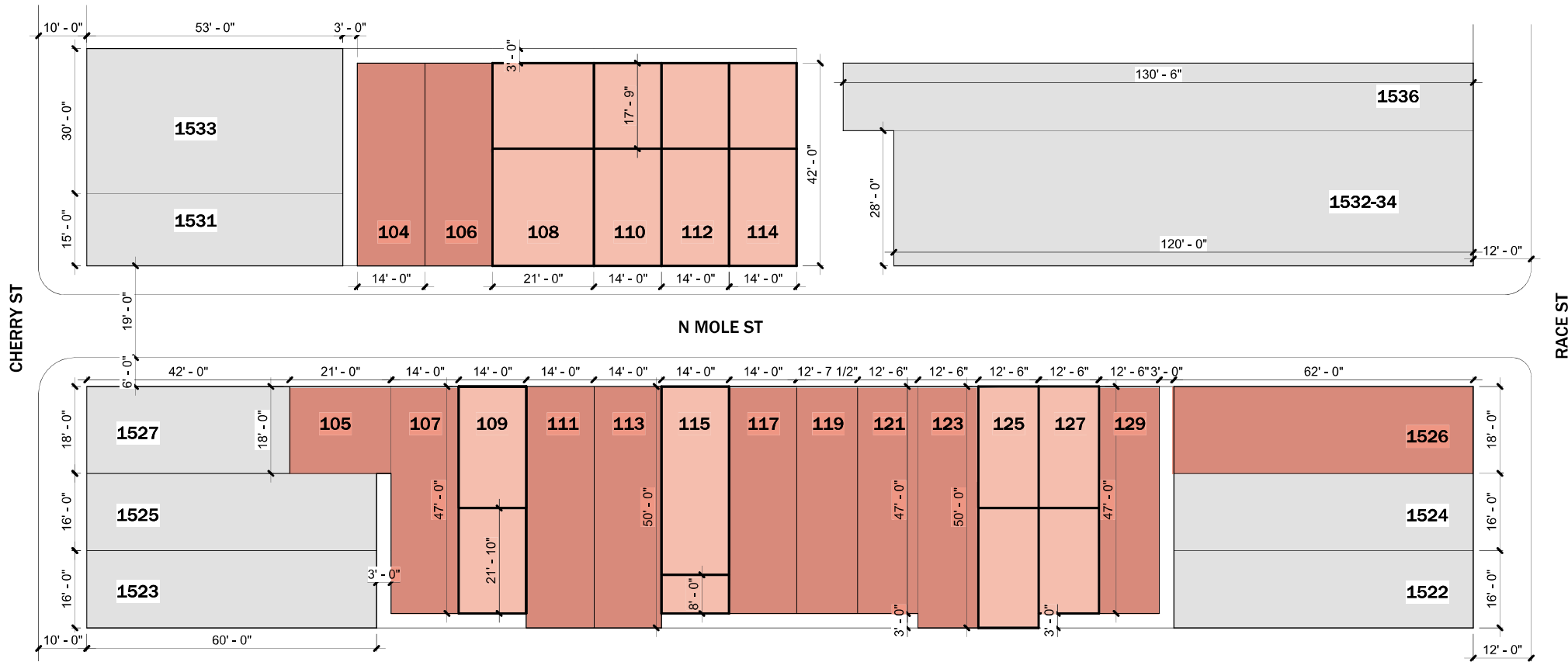




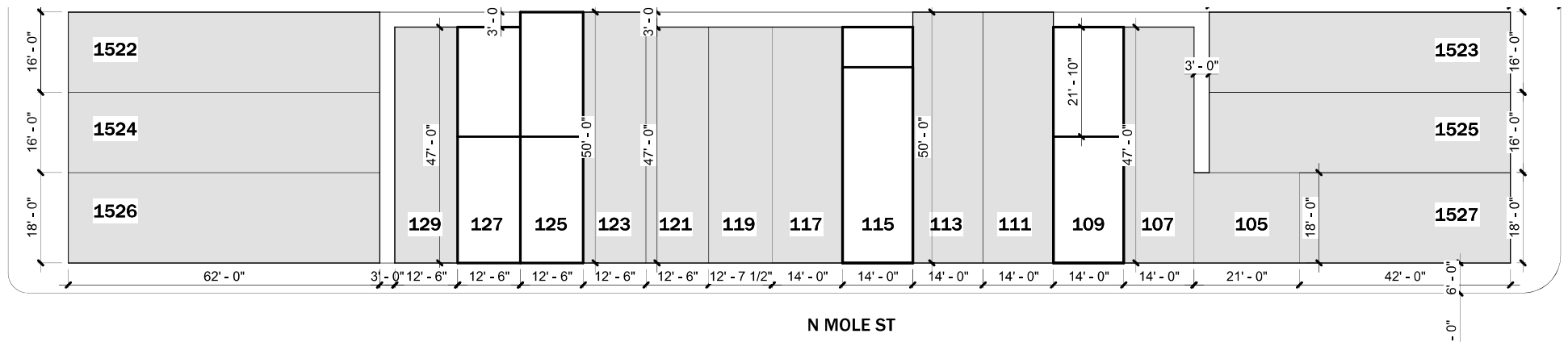
**MOLE ST RENOVATIONS**  
SITE LOCATION



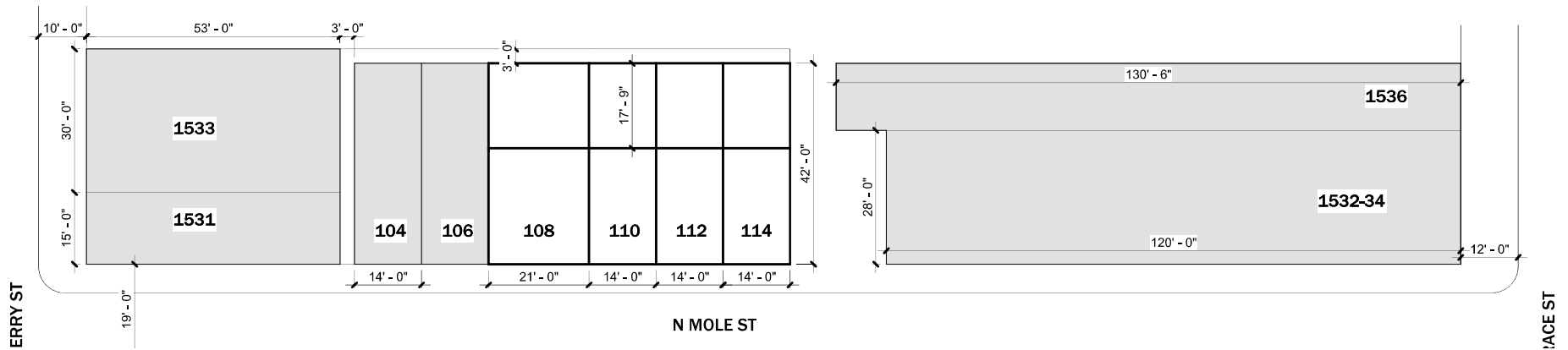
- HISTORICALLY DESIGNATED
- HISTORICALLY DESIGNATED, SITE OF PROPOSED WORK

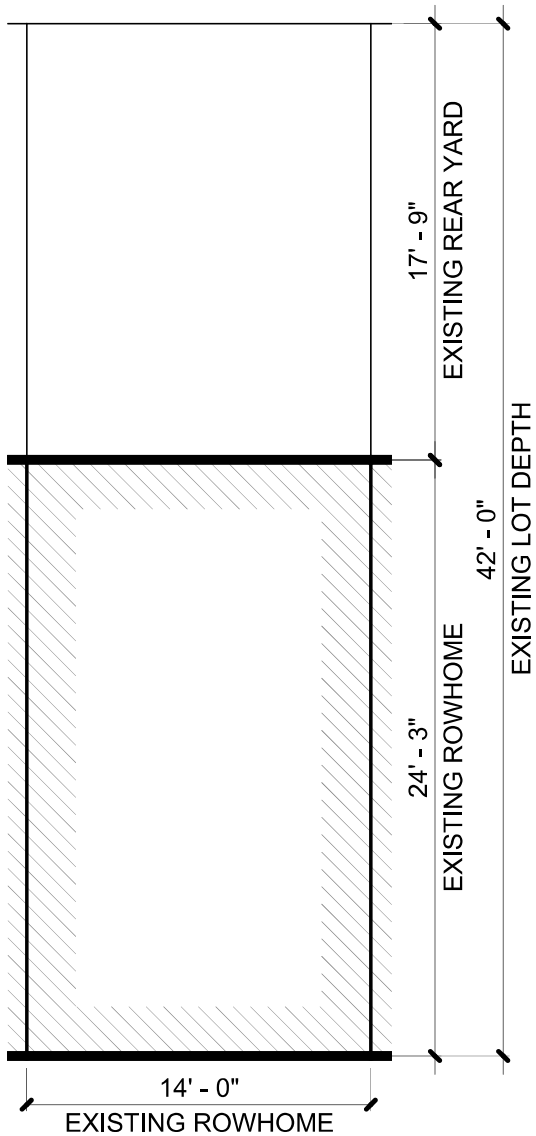






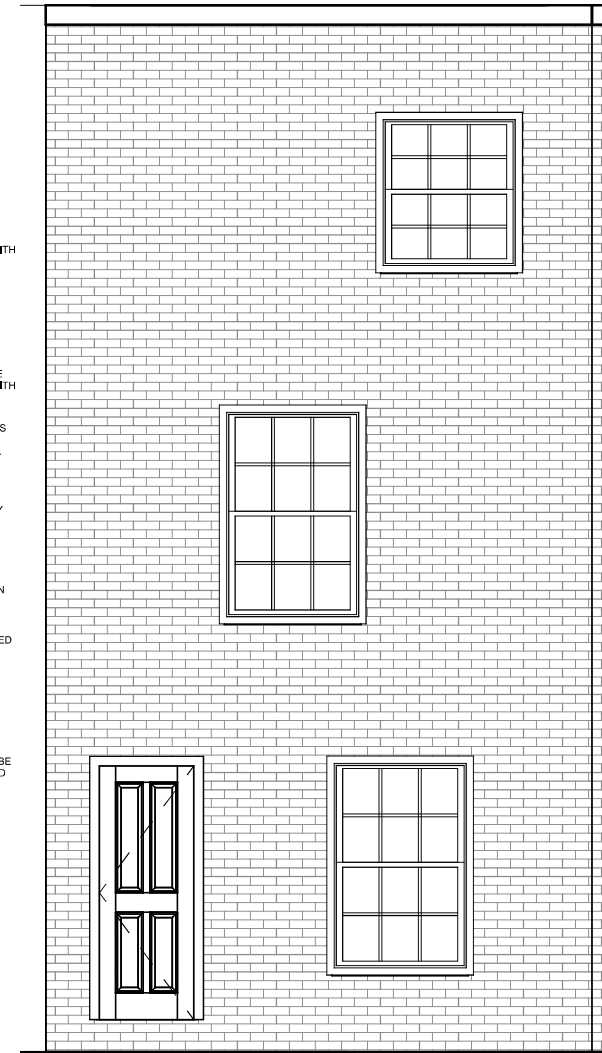






PROPOSED FRONT ELEVATION

- EXISTING COPING TO BE REMOVED AND REPLACED WITH WITH HISTORICAL COMMISSION APPROVED DESIGN
- EXISTING MASONRY TO BE REPAIRED AND REPOINTED
- EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH HISTORICAL COMMISSION APPROVED DESIGN
- NEW SHUTTERS TO MATCH EXISTING WITH HISTORICAL COMMISSION APPROVED DESIGN, TYP
- EXISTING STONE SILLS TO BE REMOVED AND REPLACED WITH HISTORICAL COMMISSION APPROVED DESIGN, TYP
- EXISTING WINDOW SHUTTERS TO BE REPAINTED AND OR REPLACED WITH HISTORICAL COMMISSION APPROVED DESIGN
- EXISTING WINDOW SECURITY GRATES TO BE REMOVED WHERE APPLICABLE
- EXISTING TRANSOM TO BE REMOVED AND REPLACED WITH HISTORICAL COMMISSION APPROVED DESIGN
- EXISTING DOORS TO BE REPAINTED AND OR REPLACED WITH HISTORICAL COMMISSION APPROVED DESIGN
- CERTIFIED PHILADELPHIA HISTORICAL COMMISSION WALL-MOUNTED PLAQUE
- EXISTING ENTRY STAIRS TO BE REPAIRED AND OR REPLACED WITH HISTORICAL COMMISSION APPROVED DESIGN



EXISTING REAR ELEVATION





108

110

112

114



108

110

112

114

\*TREES REMOVED FOR GRAPHIC CLARITY  
 \*ALL EXISTING STREET TREES TO REMAIN AND BE PROTECTED



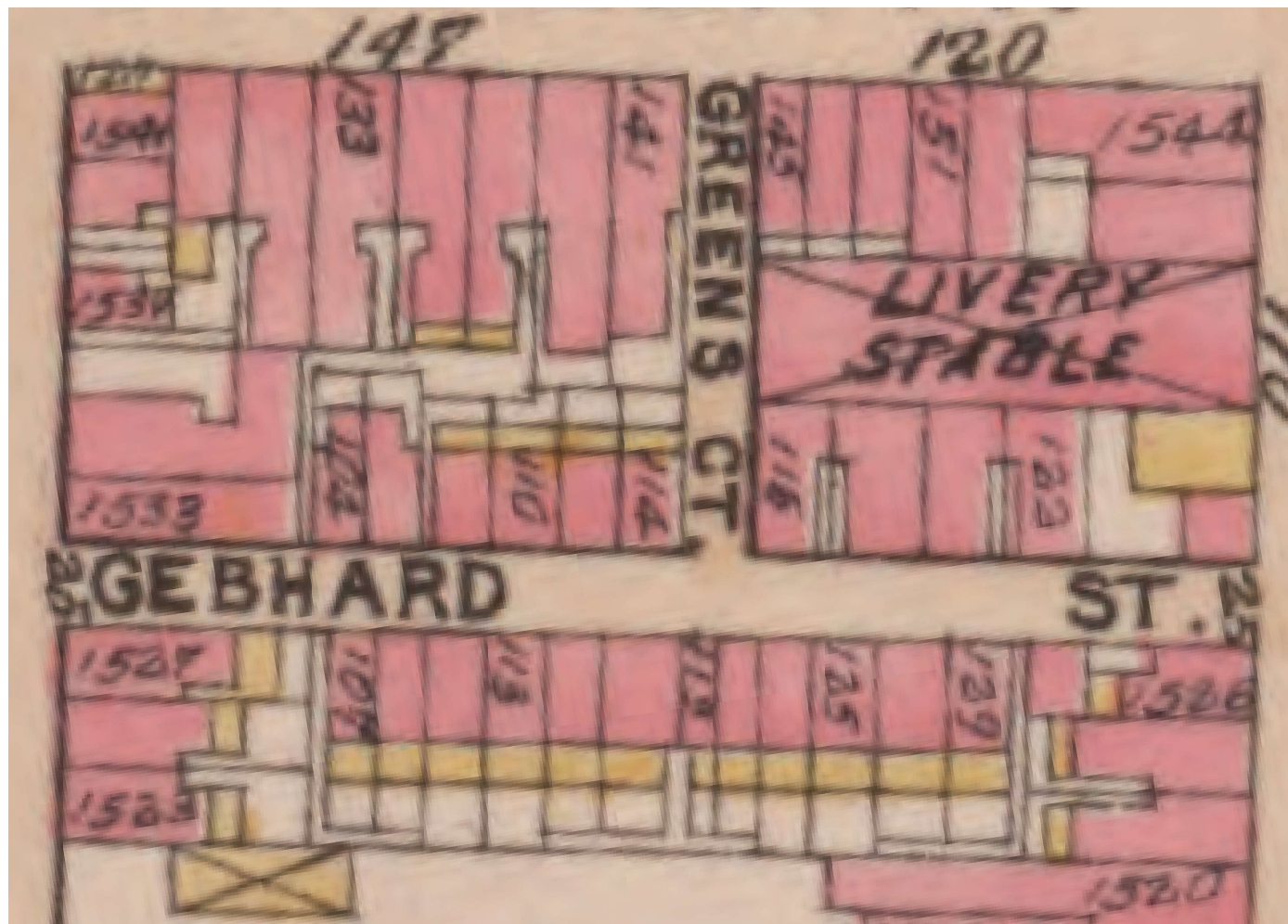


108 - 114 MOLE ST

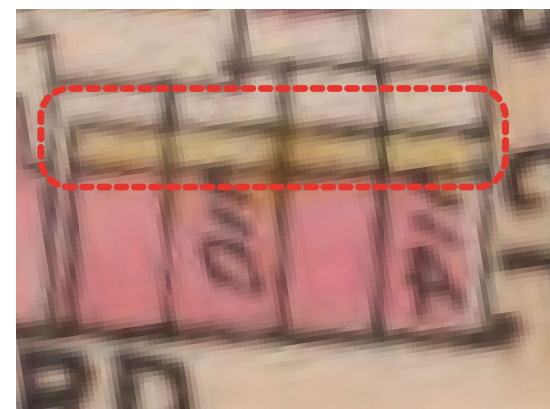


109 MOLE ST





HISTORICAL MAP OF MOLE ST (1895-1910)

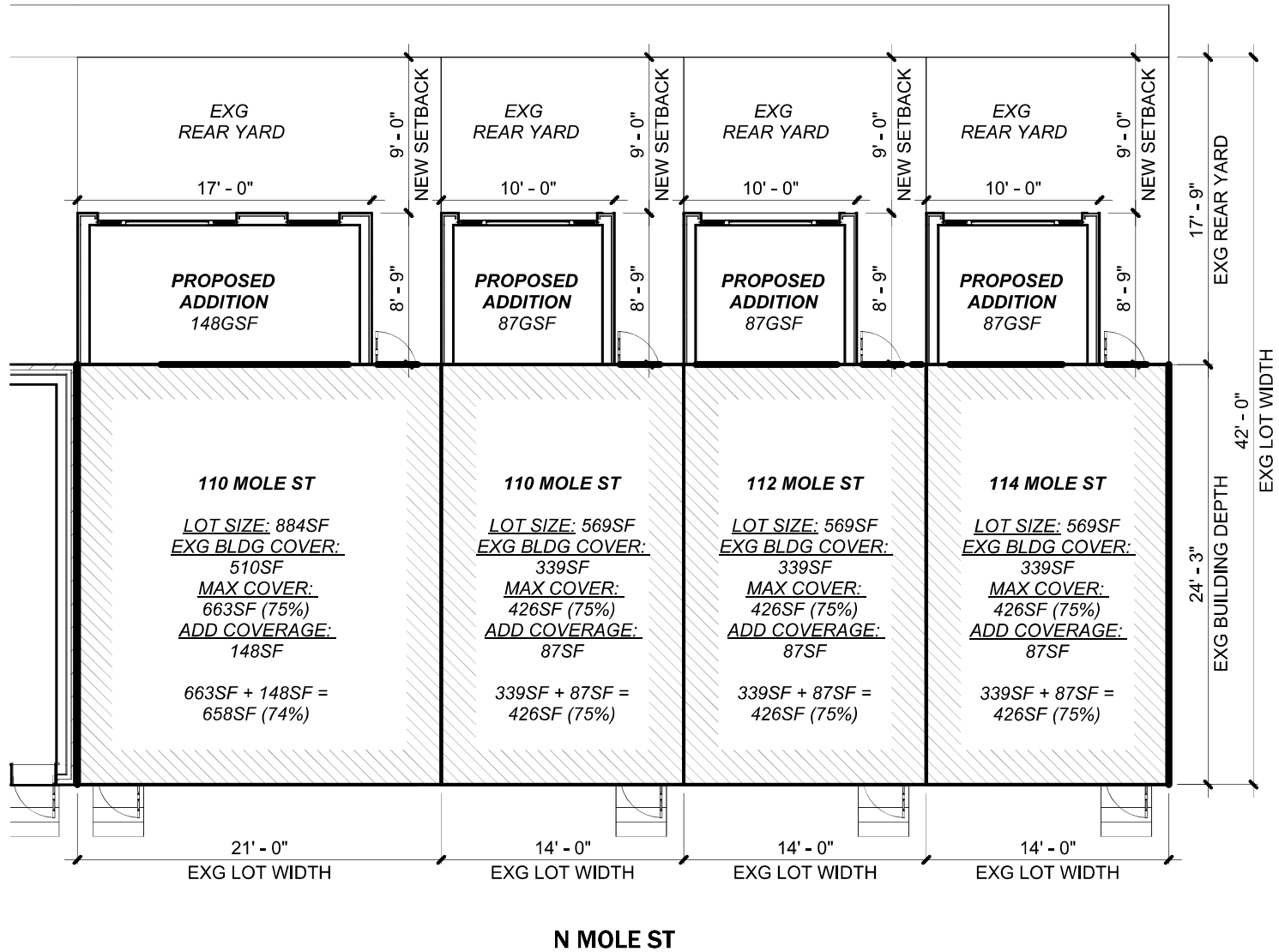


PREVIOUSLY EXISTING ADDITIONS  
ON MOLE ST

## MOLE ST RENOVATIONS

HISTORICAL MAP - GEBHARD ST (MOLE ST)





## MOLE ST RENOVATIONS

TYPICAL PROPOSED REAR ADDITION SITE PLAN

