

ADDRESS: 148, 150, 152, 154, 156, AND 158 N 2ND ST

Proposal: Demolish two buildings and construct six-story building

Review Requested: Review In Concept

Owner: Balticorp, LLC

Applicant: Derek Spencer, Gnome Architects, LLC

History: c. 1800 (148), c. 1755 (150), c. 1925 (152)

Individual Designation: 12/31/1984 (148 N 2nd St), 8/11/1982 (150 N 2nd St)

District Designation: Old City Historic District, Contributing (148 to 152 N 2nd St) and Non-Contributing (154 to 158 N 2nd St), 12/12/2003

Staff Contact: Ted Maust, theodore.maust@phila.gov

BACKGROUND:

This in-concept application proposes constructing a six-story building across six parcels in the Old City Historic District. Two of these parcels were individually designated, a third is Contributing to the district, and the remaining three properties are non-contributing to the district.

As proposed, the development calls for the full demolition of structures at 152 N. 2nd Street (contributing) and 156 N. 2nd Street (non-contributing) as well as the rear portions of 148 and 150 N. 2nd Street (both individually designated).

In 2017, an application was made to reclassify 152 N. 2nd Street as non-contributing to the Old City Historic District. At that time, the Historical Commission determined that the building was constructed within the historic district's period of significance and denied the request, confirming its contributing classification to the district.

A 2018 proposal for development of the lots from 152 N. 2nd Street north to the lot now addressed 160-64 N. 2nd Street was reviewed in-concept by the Historical Commission. That application consisted of a six-story hotel building with a much taller tower set back from the street and proposed altering the building at 152 N. 2nd Street for use as an entrance lobby. The Historical Commission offered feedback on that proposal but declined to adopt a motion of approval or denial.

As part of the development, the applicant also proposes reconstructing the third floor and garret of 148 N. 2nd Street, which were demolished sometime between 1915 and 1960.

SCOPE OF WORK:

- Demolish two buildings and construct a six-story building.

STANDARDS FOR REVIEW:

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

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The use of brick and maximum height are compatible with the immediate surroundings within the historic district.
 - The proposed massing looms over the historic structures to be retained. Its monolithic mass could be better broken up.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposal calls for significant demolition, including of the contributing building at 152 N. 2nd Street in its entirety and large portions of the rears of the buildings at 148 and 150 N. 2nd Street, which appear to date from at least the mid nineteenth century.

STAFF RECOMMENDATION: As currently proposed, the application includes demolition that could not be approved by the Philadelphia Historical Commission without a finding of necessity in the public interest or that the historic resource in question could not be used for any purpose for which it is or may be reasonably adapted. No such argument is put forward in the application. Such an argument must be made in any application for final approval.

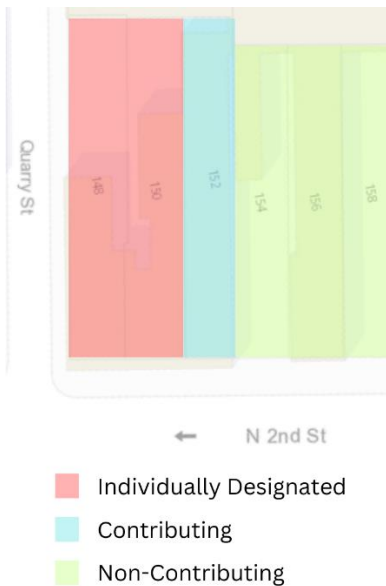


Figure 1: Designation status of subject parcels. Base map from Atlas.phila.gov.



Figure 2: Proposed massing with surrounding context.



Figure 3: Existing conditions at the corner of 2nd Street and Quarry Street.



Figure 4: Rendering of the proposed massing, including the reconstruction of upper floors on 148 N 2nd Street.



Figure 5: Photo dated November 23, 1926, showing 152 N. 2nd Street (with billboard on its roof).



Figure 6: 152 N 2nd Street existing conditions.

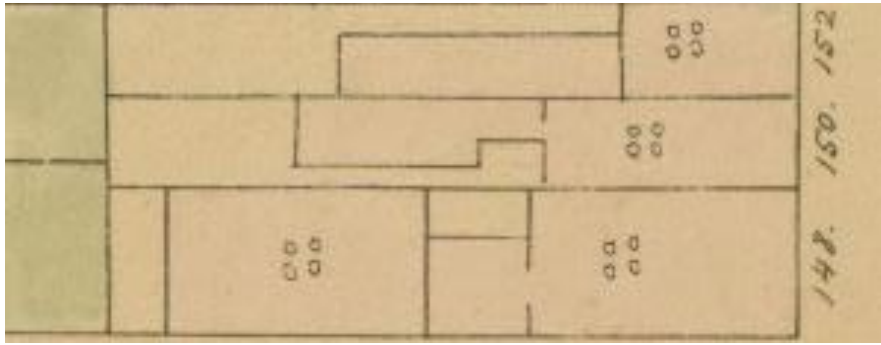


Figure 7: Detail of 1858-60 Hexamer & Locher map showing 148, 150, and 152 N 2nd Street.

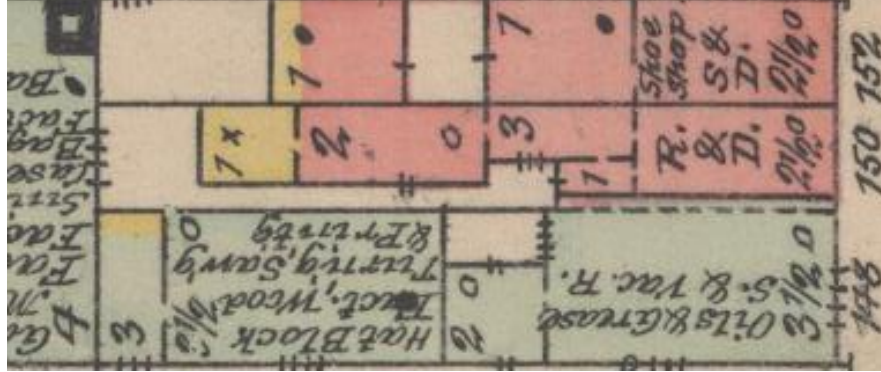


Figure 8: Detail of 1915-16 Ernest Hexamer & Son map.

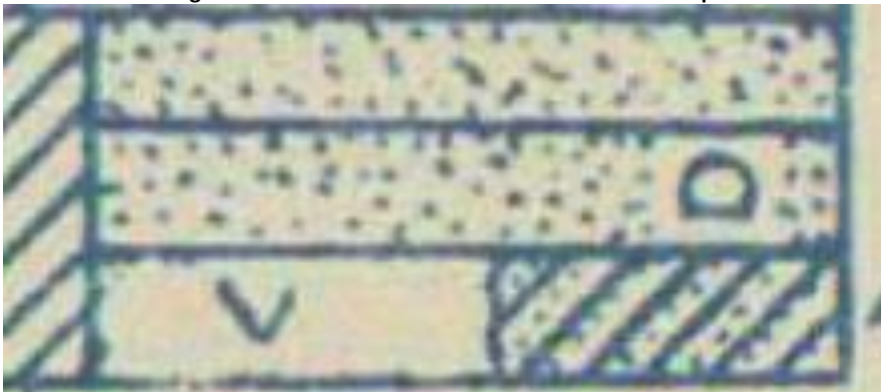


Figure 9: Detail of 1942 Land Use map, showing partial demolition of 148 N 2nd Street.

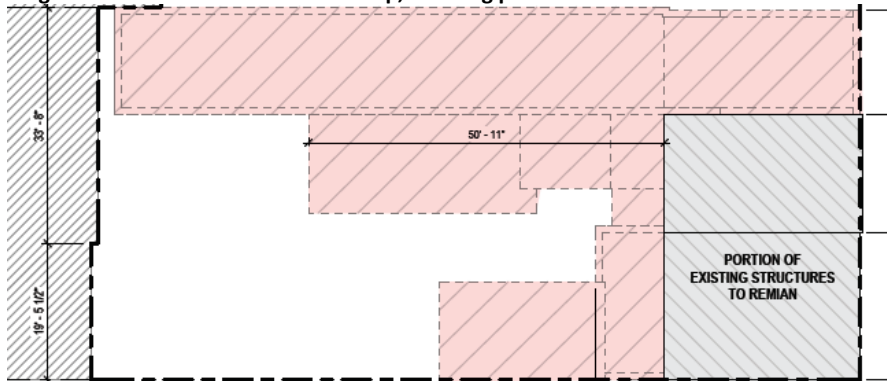


Figure 10: Plan of proposed demolition across 148, 150, and 152 N 2nd Street.

148-58 N 2ND ST.

GNOME ARCHITECTS

PHILADELPHIA HISTORICAL COMMISSION APPLICATION

07.22.2025





EXISTING SITE: 148-158 N 2ND ST

LOCATION:

The project site is located at the northwest corner of N. 2nd Street and Quarry Street, within Philadelphia's Old City Historic District. This district features a mix of historic commercial and residential buildings, along with several contemporary infill developments.

The site consists of a proposed consolidation of six independent lots and currently contains four existing buildings ranging in height from one to three stories. These include a cluster of three buildings (148-52 N. 2nd St.) at the corner of 2nd and Quarry Streets, as well as a standalone structure at 156 N. 2nd Street. The proposed development includes the full demolition of 152 and 156 N. 2nd Street, and the partial rear demolition of 148 and 150 N. 2nd Street.

MASSING:

The proposed development includes a new six-story mixed-use building adjacent to two historic structures (148 and 150 N. 2nd St) at the corner of the site. These historic properties will be preserved, with 148 N. 2nd Street undergoing an extensive restoration, including the reconstruction of the third story and pitched roof, referencing the massing of the neighboring building at 200 Quarry Street.

The new six-story building will rise to 65 feet, aligning with the height of the adjacent building to the north (160-164 N 2nd St). Its massing is intentionally set back from the historic corner buildings, creating buffer zones on all sides and allowing for distinct entry points to the new structure from both 2nd and Quarry Streets.

USE:

The preserved historic buildings will contain commercial space at the ground level along 2nd Street, with either commercial or residential uses above.

The new mixed-use building will feature ground-floor commercial space fronting 2nd Street and residential units on the upper floors, totaling 34 new residential units. The residential lobby will be recessed from 2nd Street, with access provided via a passage between the historic and new construction elements. Residents will also be able to access the lobby directly from Quarry Street, adjacent to the parking entrance.

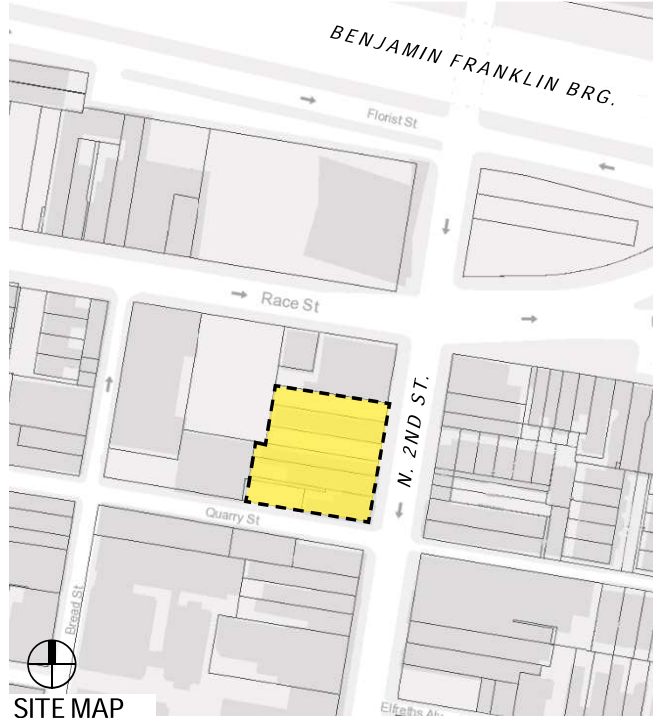
PARKING AND TRASH:

Parking for the new building will be accessed via a two-way drive aisle along Quarry Street. The two existing curb cuts along N. 2nd Street will be removed, and that portion of the sidewalk will be restored for public use. Trash collection will also be handled along Quarry Street, and the existing loading zone along 2nd Street will be utilized for commercial deliveries.

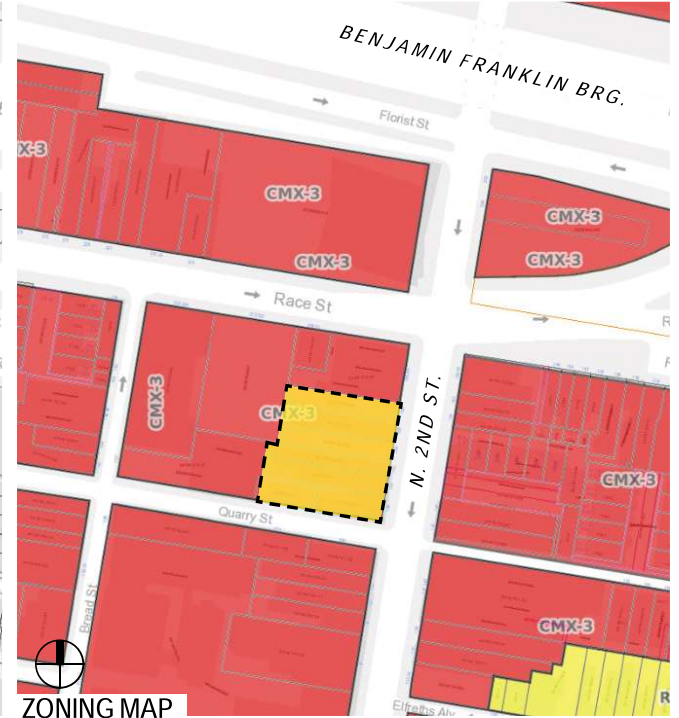
PROJECT DESCRIPTION



AERIAL VIEW



SITE MAP



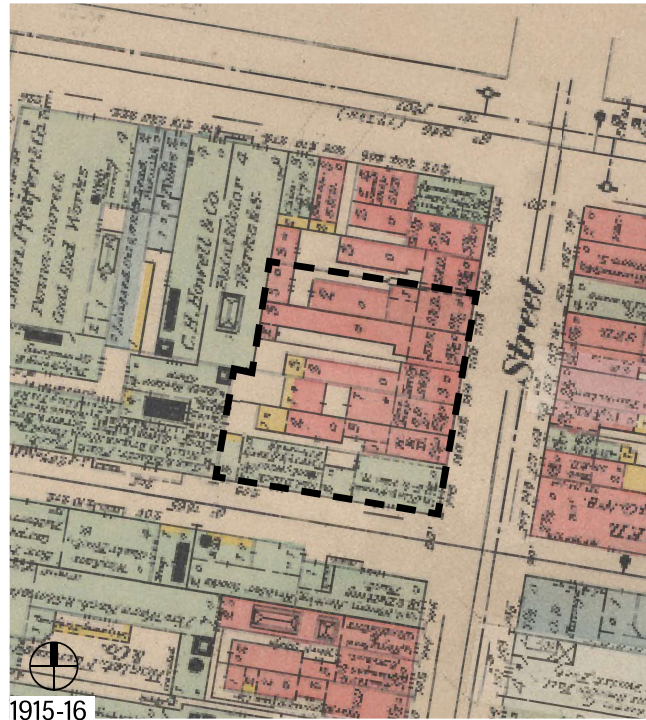
ZONING MAP

EARLY COMMERCIAL USE



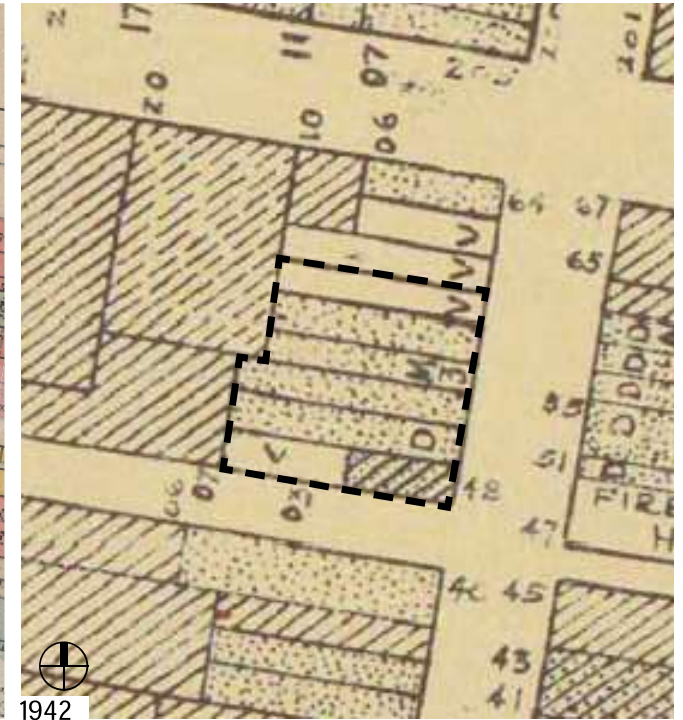
1860

PRINT SHOP AND OIL & GREASE STOREFRONT
OCCUPY SITE ~ 1916

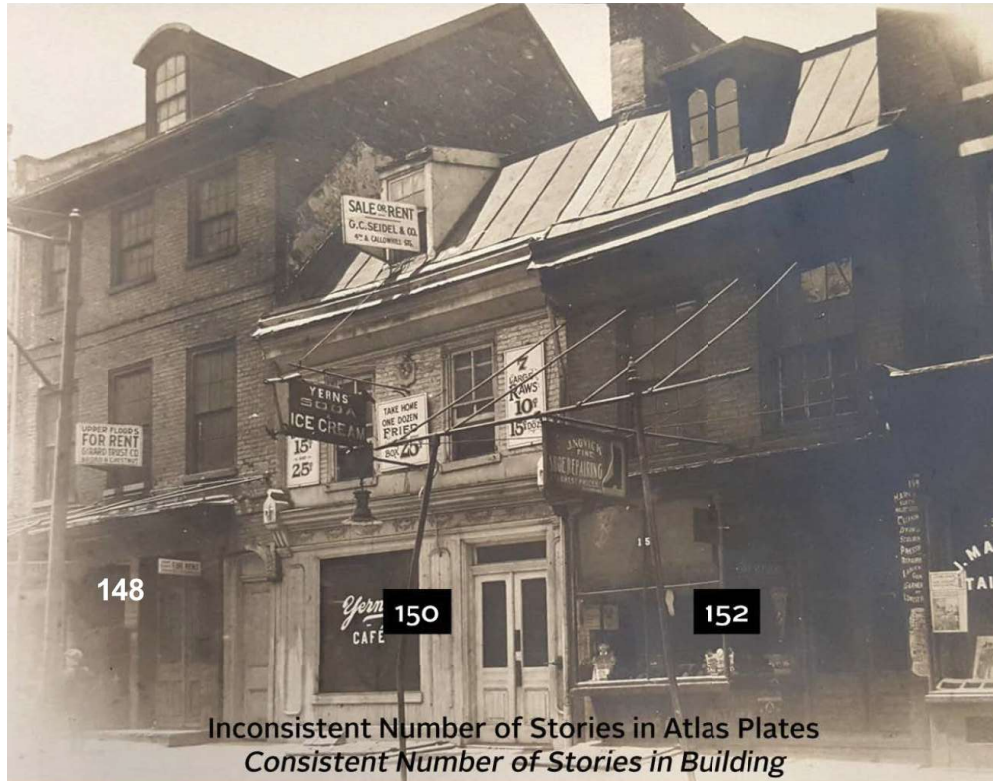


1915-16

BUILDINGS TORN DOWN ~ 1942
PRINT SHOP ON SW CORNER DEMOLISHED AND TURNED INTO PARKING
PARCELS 154 AND 158 CLEARED BY ~1962



1942



VIEW DOWN N 2ND ST, 1915



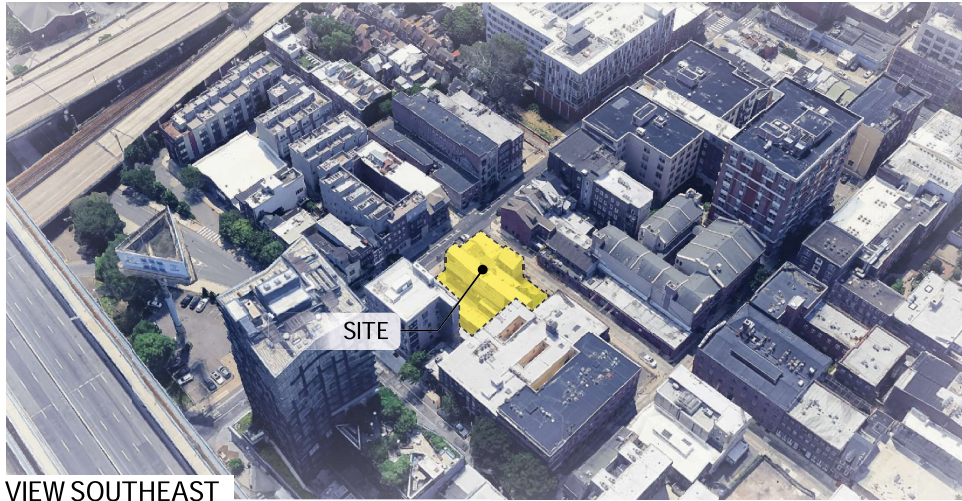
VIEW ON N 2ND ST CORNER TOWARDS QUARRY ST, 1960



VIEW NORTHEAST



VIEW NORTHWEST



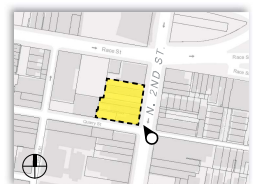
VIEW SOUTHEAST



VIEW SOUTHWEST



VIEW NORTHWEST ON N 2ND ST.

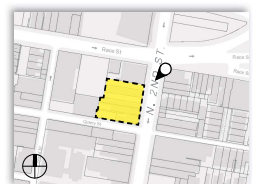


EXISTING SITE CONDITION

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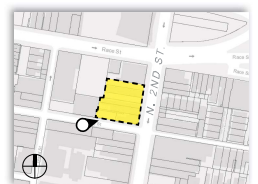
VIEW SOUTHWEST ON N 2ND ST.



EXISTING SITE CONDITION



VIEW NORTHEAST ON QUARRY ST.

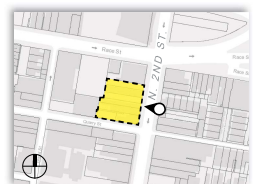


EXISTING SITE CONDITION

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ELEVATION VIEW ON N 2ND ST.



EXISTING SITE CONDITION



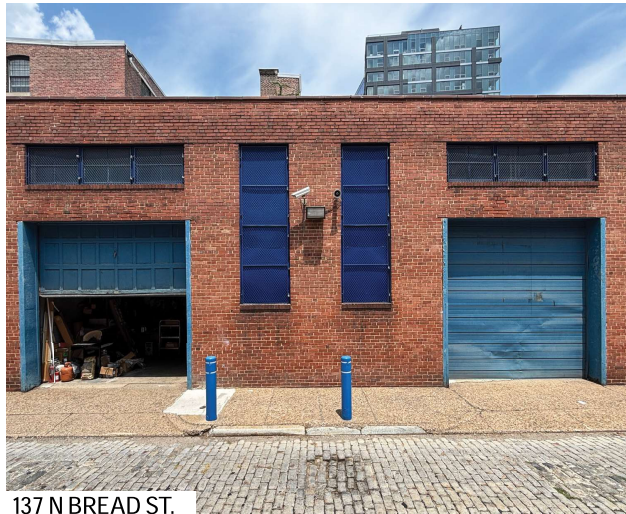
160-164 N 2ND ST.



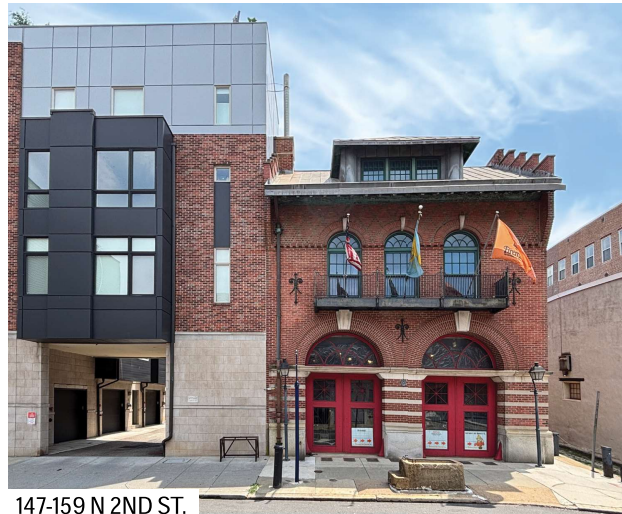
136-144 N 2ND ST. & 200 QUARRY ST.



210 QUARRY ST.



137 N BREAD ST.



147-159 N 2ND ST.



145 N 2ND ST.



100-104 N 2ND ST.



105 N 2ND ST.



62-72 N. 2ND ST.



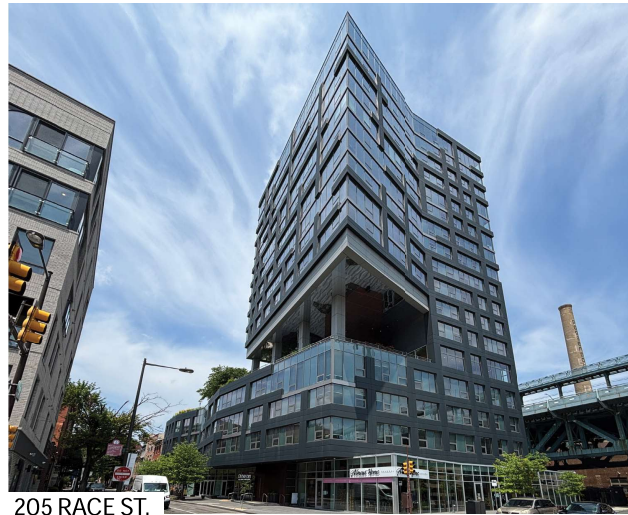
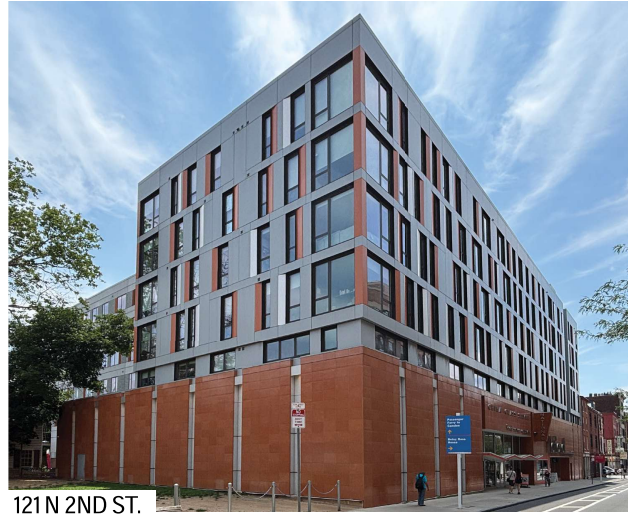
221-229 ARCH ST.



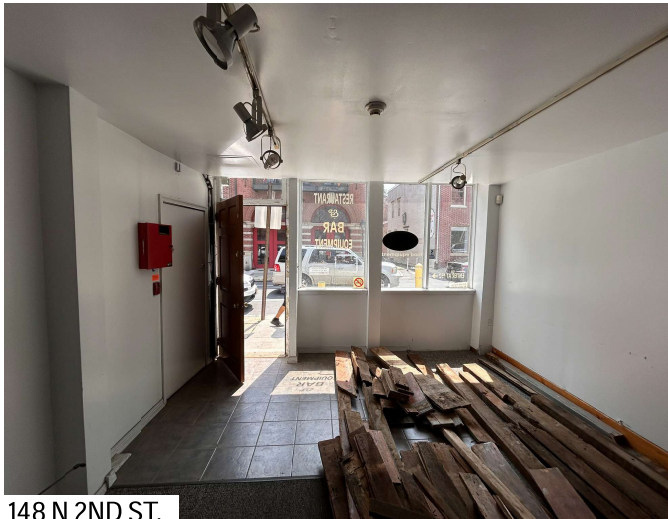
45-51 N 3RD ST.



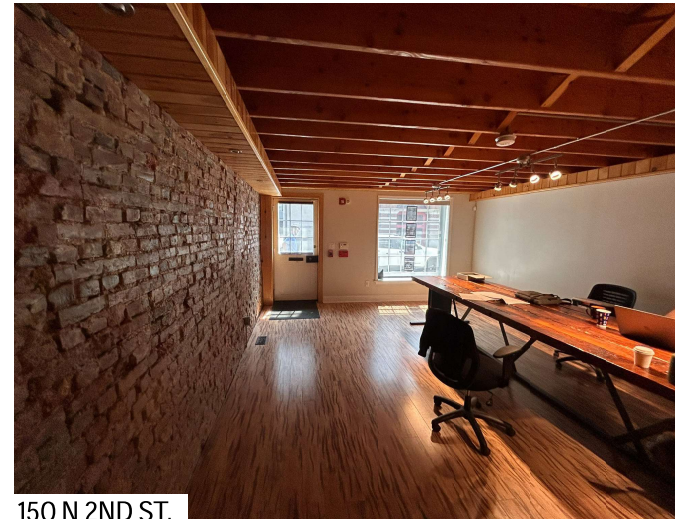
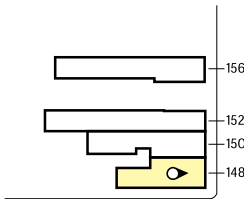
124-126 2ND ST.



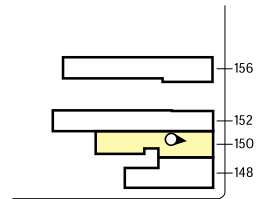
NEARBY SITE CONTEXT - NEW DEVELOPMENT REFERENCES



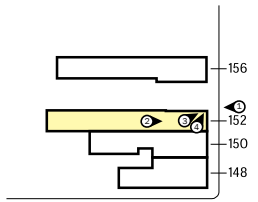
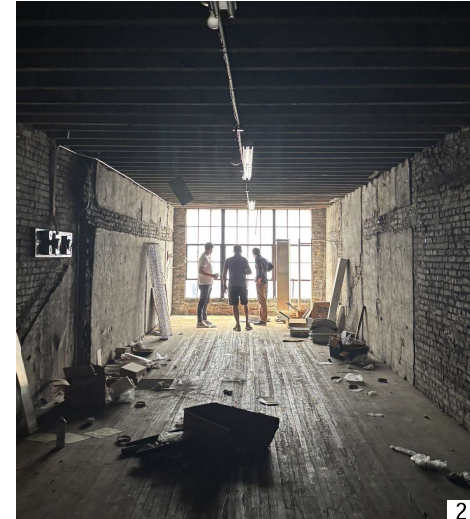
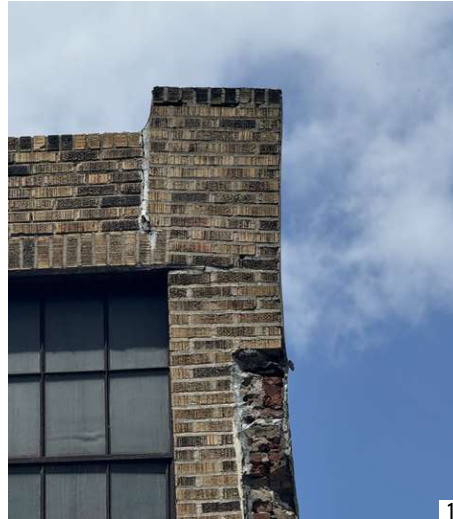
148 N 2ND ST.



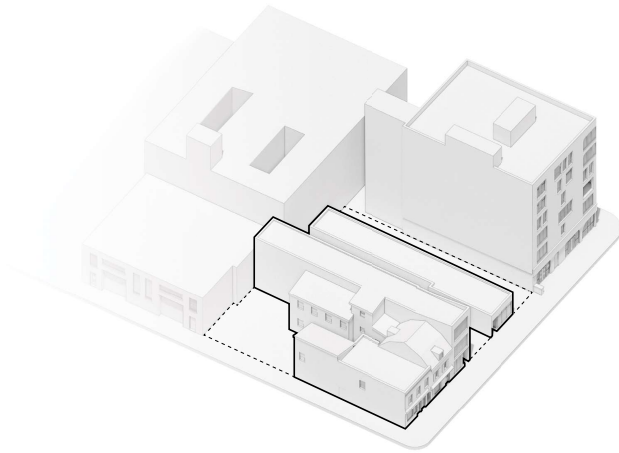
150 N 2ND ST.



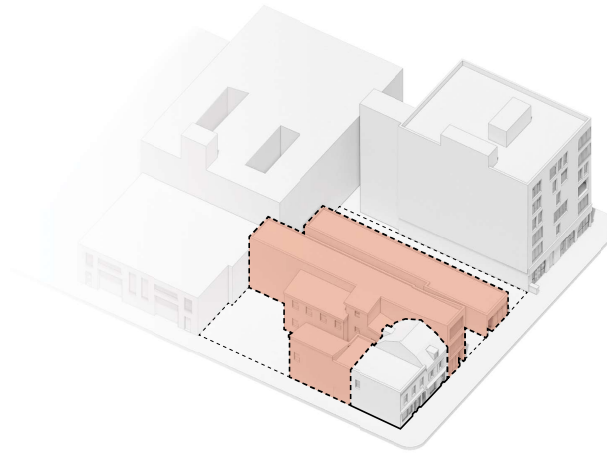
EXISTING BUILDING CONDITIONS



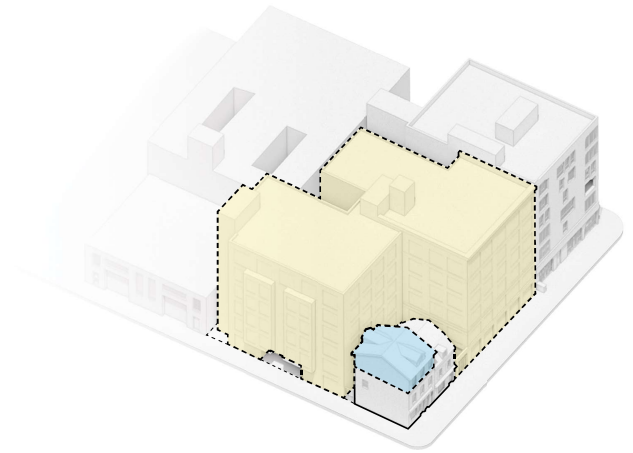
EXISTING BUILDING CONDITIONS



EXISTING

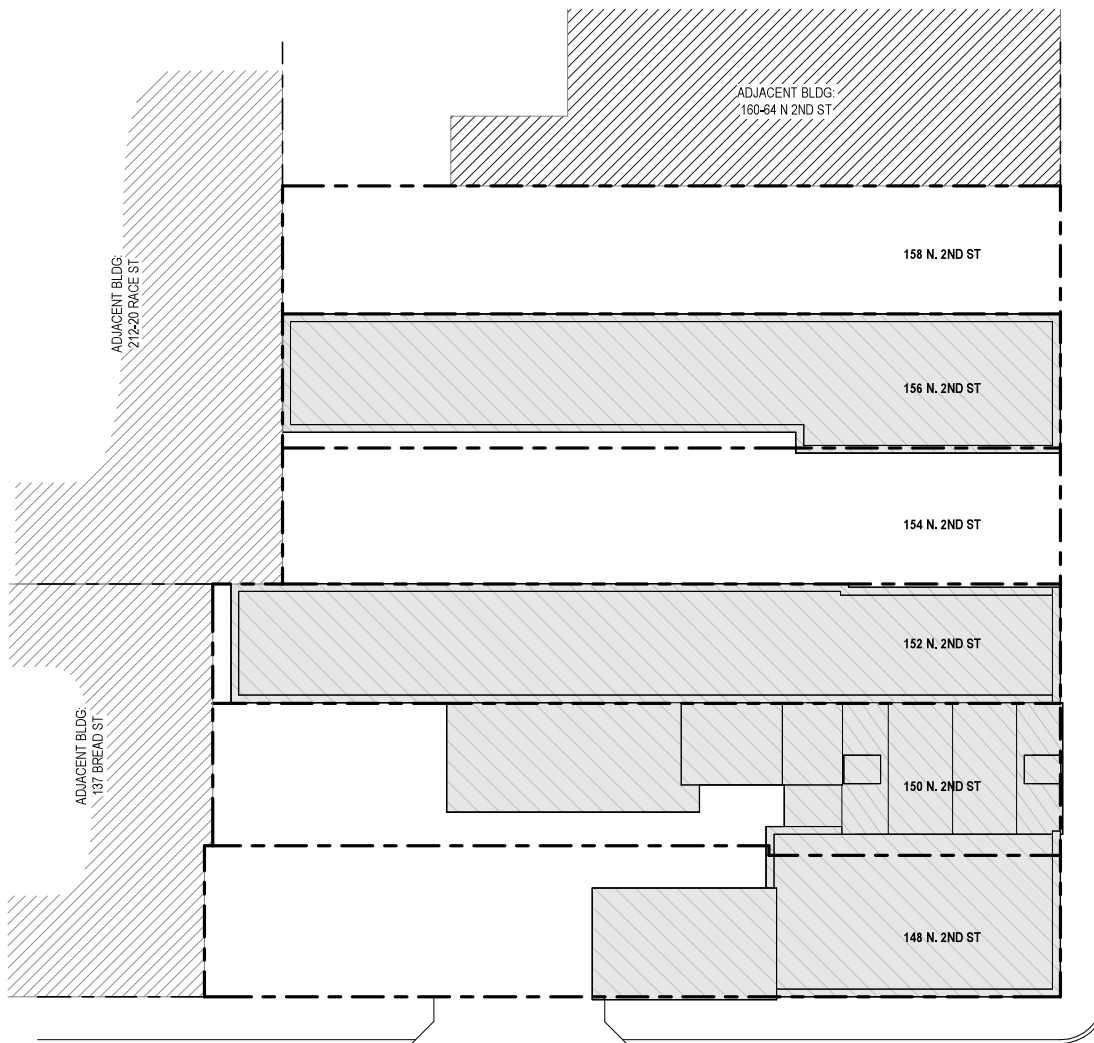


DEMOLISHED

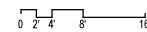
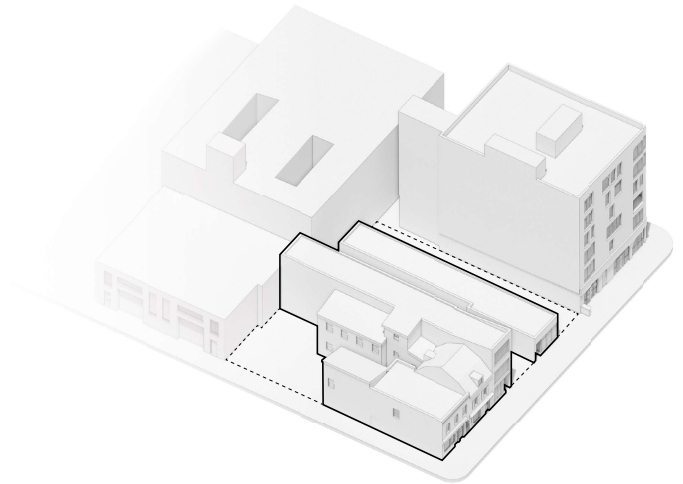


PROPOSED

- EXISTING BUILDING TO BE DEMOLISHED
- PROPOSED HISTORIC / IN KIND ADDITION
- PROPOSED NEW STRUCTURE

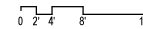
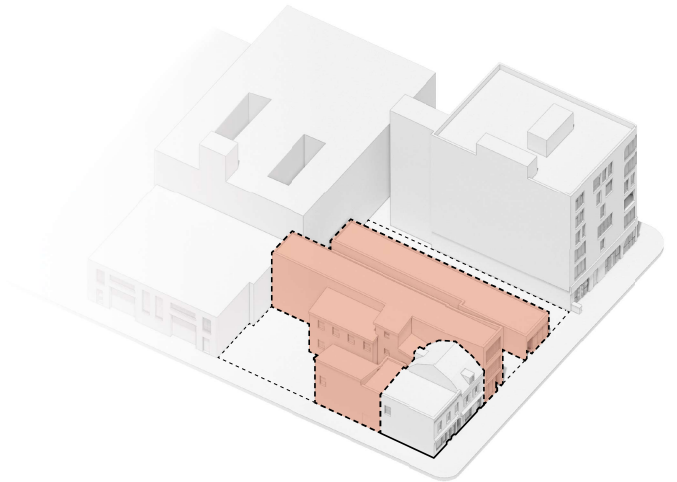
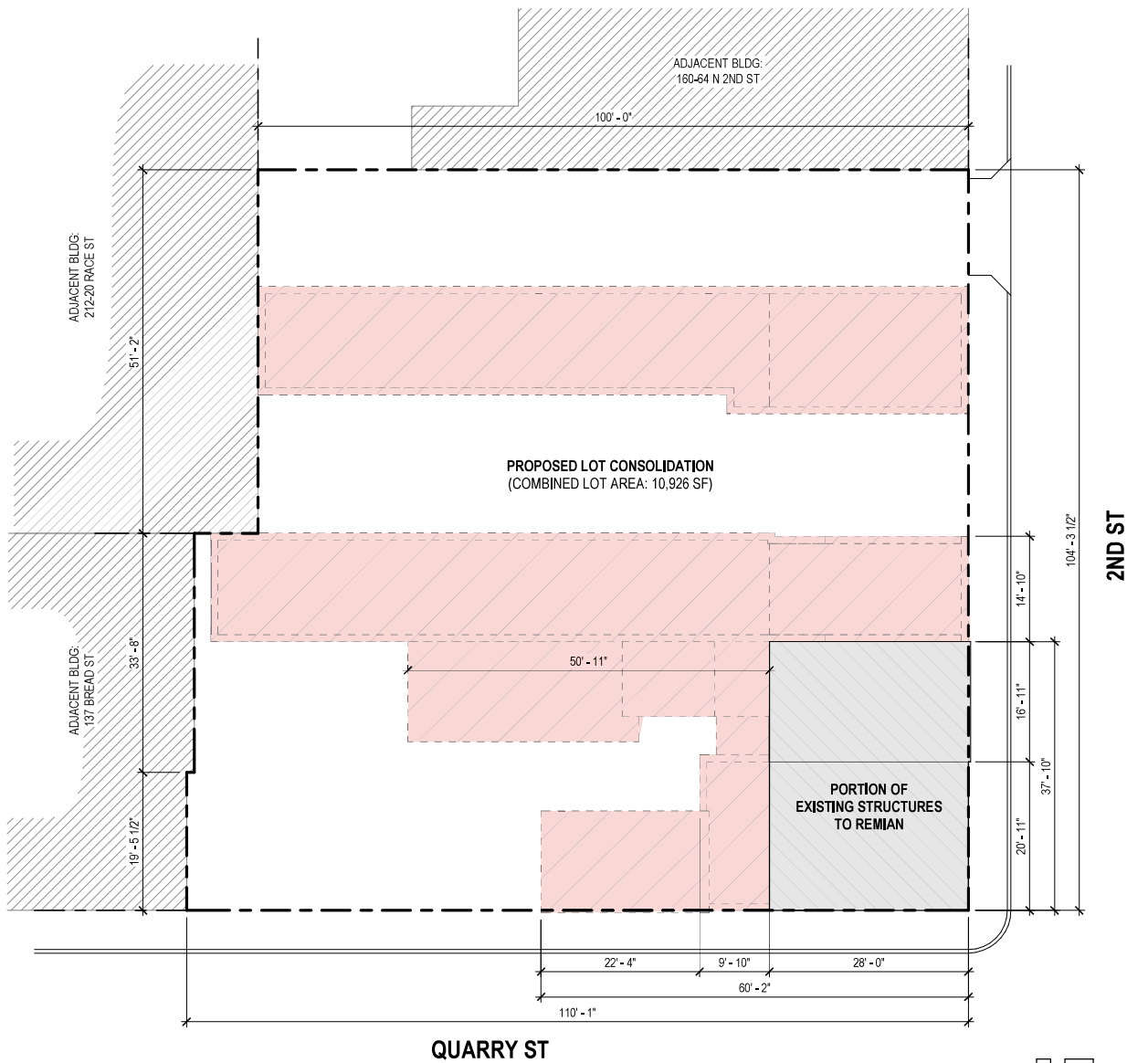


2ND ST



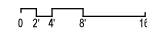
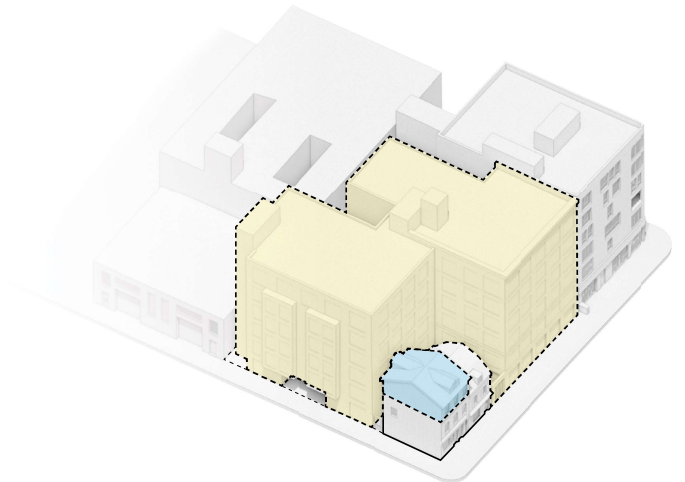
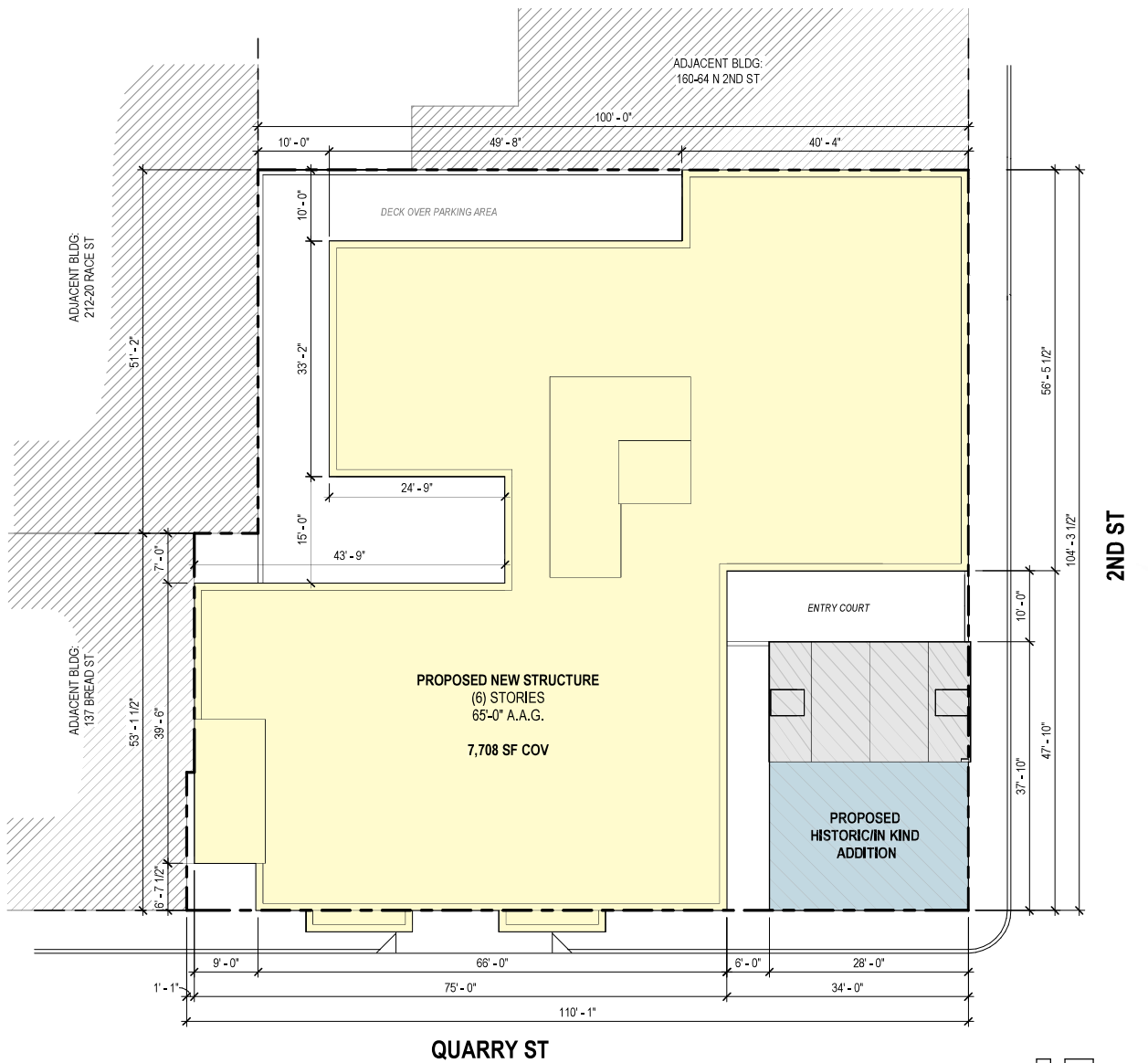
SITE PLAN - EXISTING

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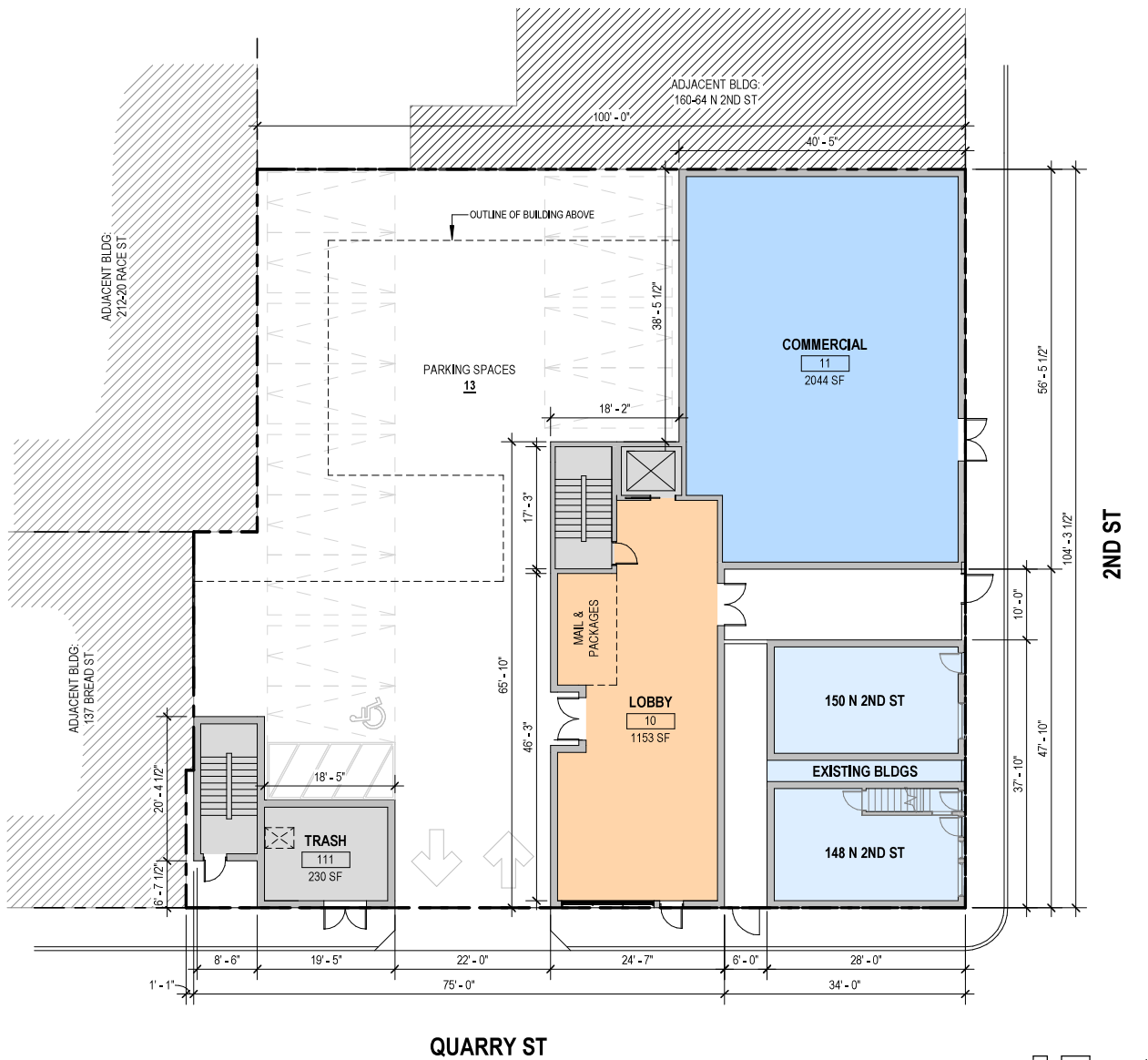
SITE PLAN - DEMOLISHED

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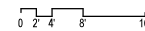
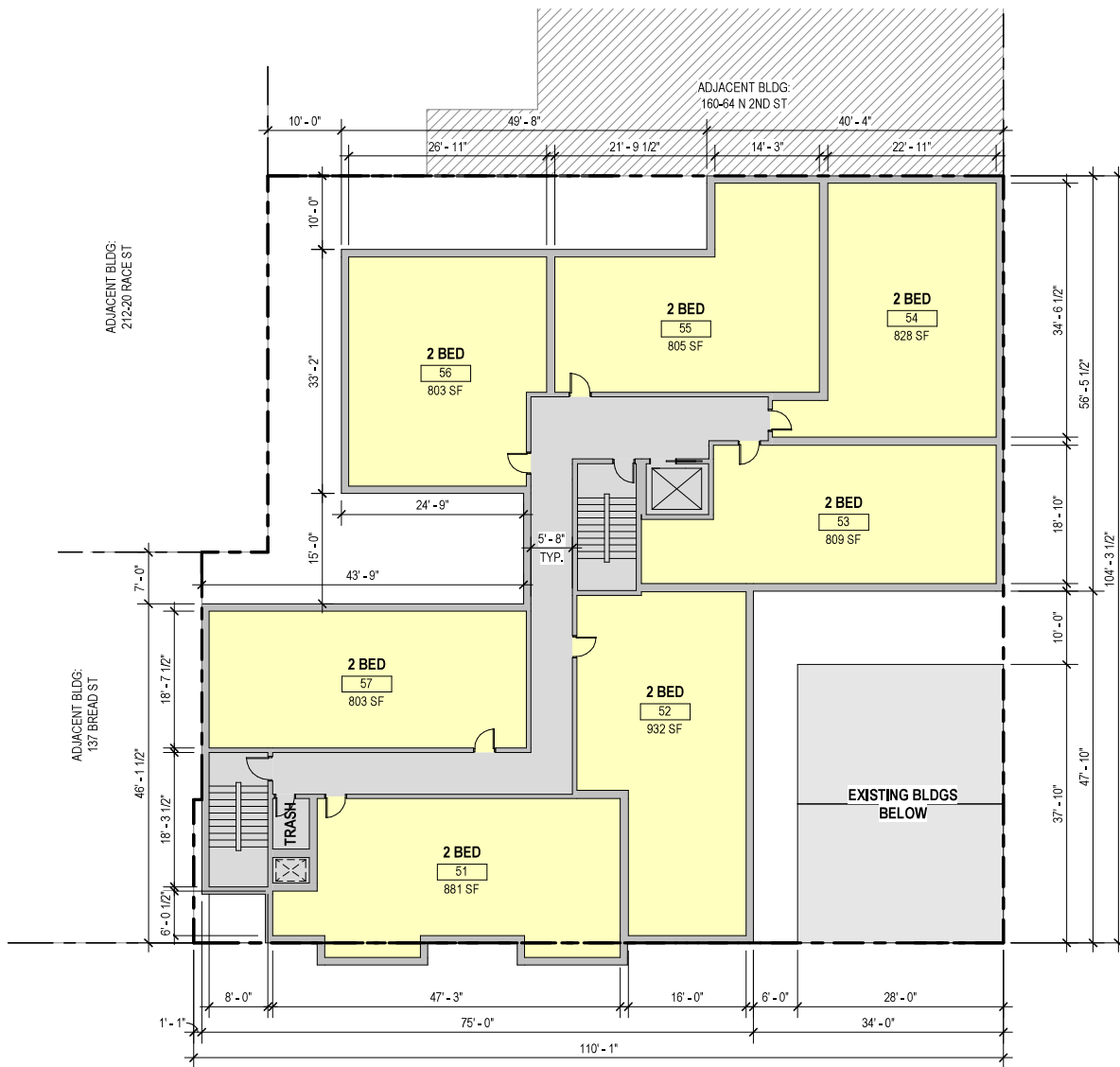


SITE PLAN - PROPOSED

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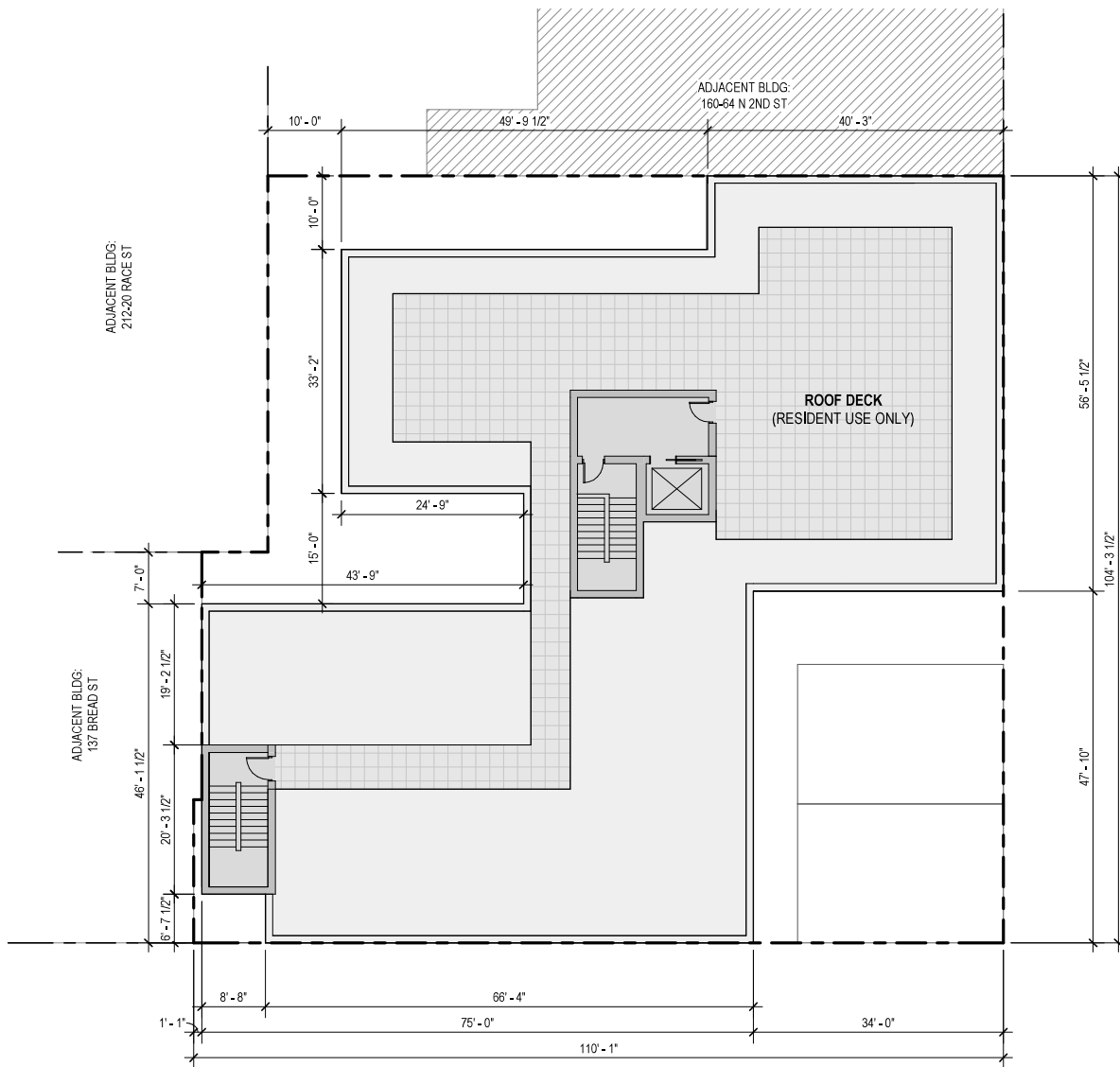


PROPOSED FLOOR PLAN
GROUND FLOOR
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PROPOSED FLOOR PLAN
TYP. UPPER FLOOR
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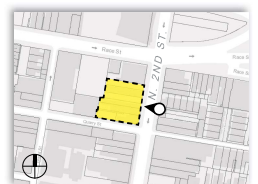
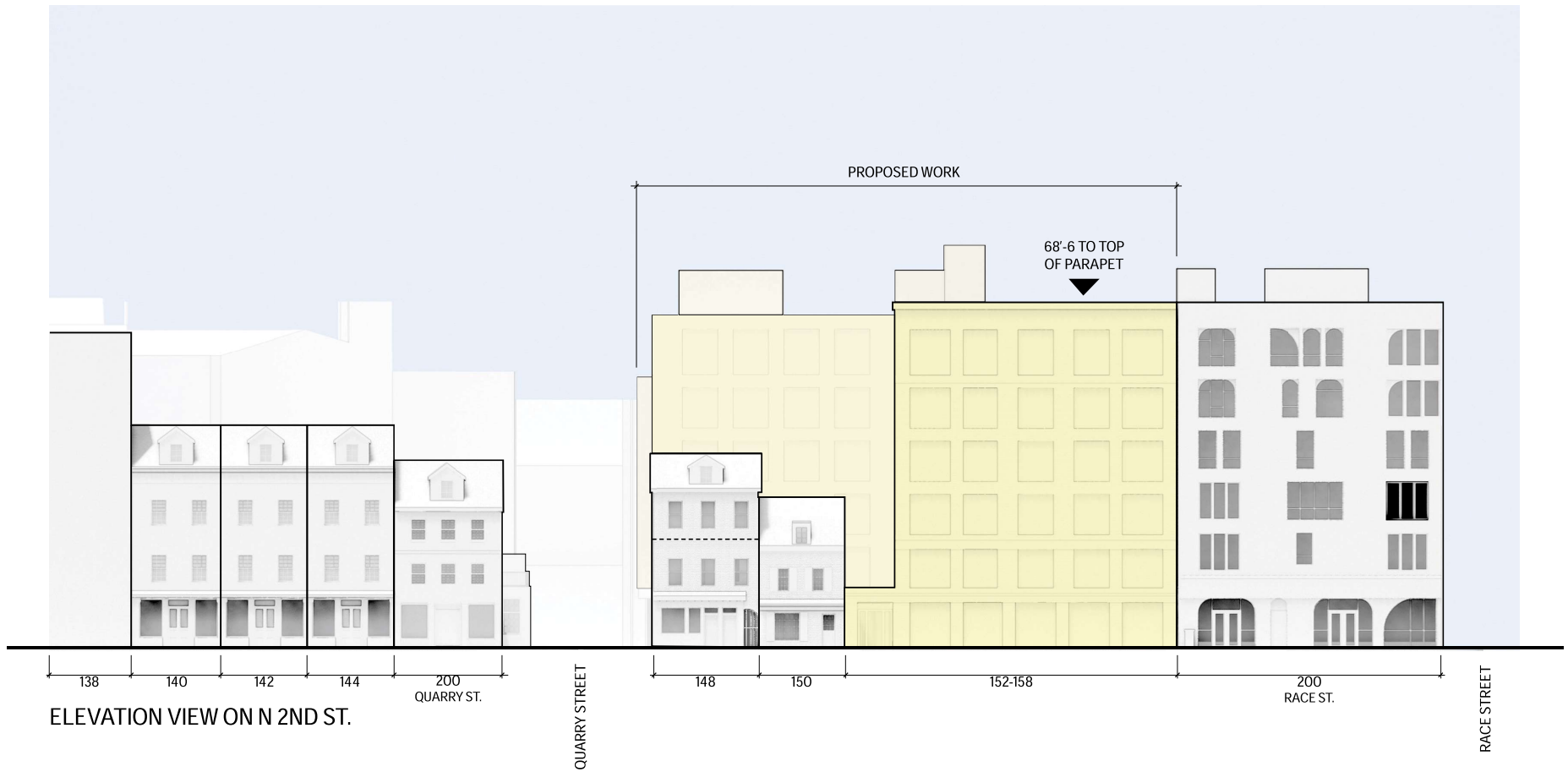
UNIT MATRIX - OPTION 1				
FLOOR	1-BED	2-BED	UNITS	BEDS
SECOND FLR	0	6	6	12
THIRD FLR	0	7	7	14
FOURTH FLR	0	7	7	14
FIFTH FLR	0	7	7	14
SIXTH FLR	0	7	7	14
TOTALS	0	34	34	68

PARKING SPACES	13
COMMERCIAL SF	2044 SF



PROPOSED ROOF PLAN

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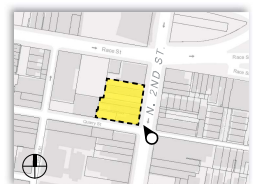


SITE CONDITION - WITH PROPOSED MASSING





VIEW NORTHWEST ON N 2ND ST.

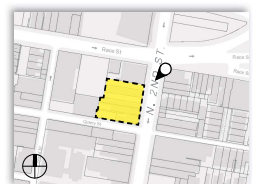


SITE CONDITION - WITH PROPOSED MASSING

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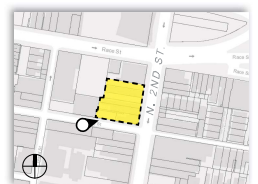
VIEW SOUTHWEST ON N 2ND ST.



SITE CONDITION - WITH PROPOSED MASSING



VIEW NORTHEAST ON QUARRY ST.

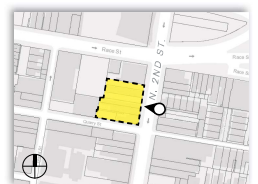


SITE CONDITION - WITH PROPOSED MASSING

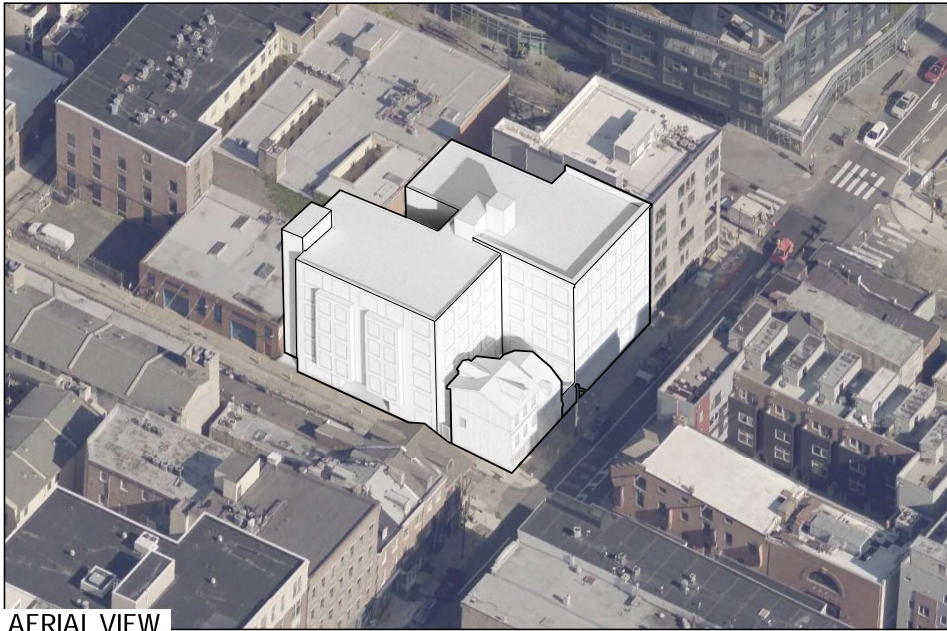
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ENTRY VIEW FROM N 2ND ST.



SITE CONDITION - WITH PROPOSED MASSING



AERIAL VIEW



PERSPECTIVE VIEW

JDM Engineering LLC

Structural Engineering Consultants
815 RT 54
Williamstown, NJ 08094
(856)264-3851
Email: mikecmota@gmail.com

July 15, 2025

L&I District: CENTRAL EAST
OPA Account #: 882028443

RE: 152 N 2ND ST
Philadelphia, PA 001:

An inspection of the building located at 152 N 2nd Street was conducted by Miguel Mota on July 14, 2025 as requested by the owner. The purpose of the inspection was to assess the condition of the front wall.

Observations:

- The existing building is a three-story masonry and timber structure built approximately 100 years ago.
- Based on pictures of the front wall circa 1915, the existing wall was built after.
- The wall does not appear to be structurally attached to the existing building.
- The front wall is separating from the building as can be seen by cracks at the roof level.
- The masonry wall is bulging excessively and the 2nd and 3rd floor levels.
- The masonry mortar joints are showing signs of moisture rot and are not structurally adequate.

Based on this inspection, it is my professional opinion that the front wall should be completely removed.

Please do not hesitate to contact me should you have any questions.

Sincerely,

Miguel Mota, PhD, SE, PE
JDM Engineering LLC
Williamstown, NJ 08094
PA PE License # PE052118E (Exp 9/30/25)
Special Inspector License 050800 (Exp 10/9/26)
Special Inspection Agency 051274 (Exp 2/5/27)
City Account # 4562325
ICC Certified Special Inspector (Concrete and Structural Steel)





Photo 2 – Front wall



Photo 3 – Cracks noted in front wall







Photo 4 – front wall is bowing out and masonry is deteriorated

Photo 5 – Large crack at front wall - roof level