

# 148-58 N 2ND ST.

GNOME ARCHITECTS

PHILADELPHIA HISTORICAL COMMISSION APPLICATION

08.08.2025





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.

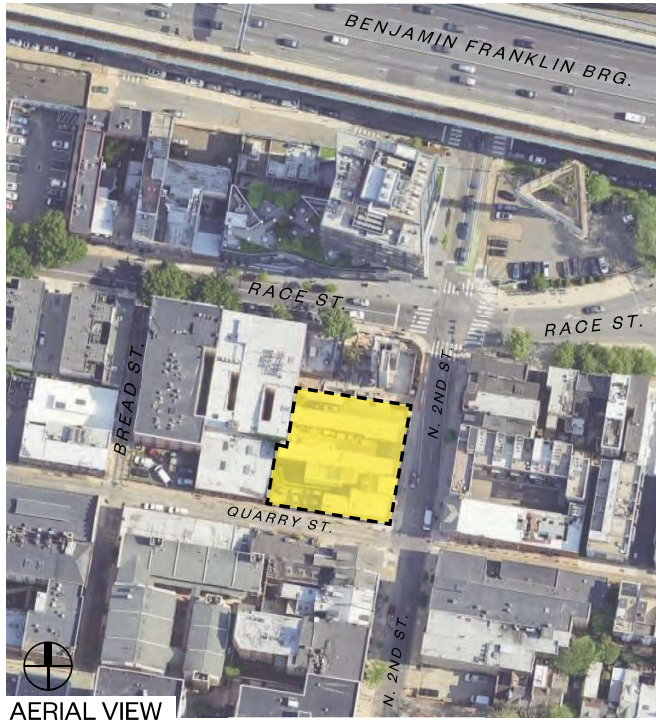
### USE:

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

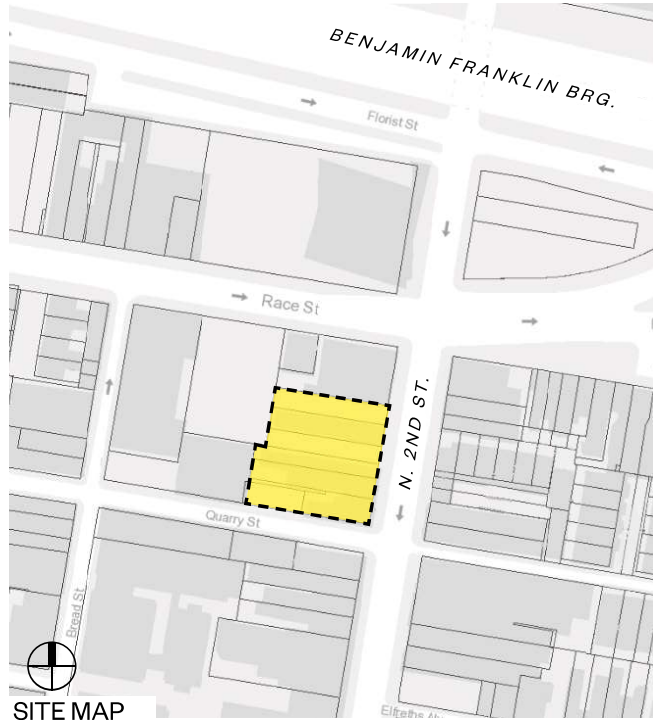
The new mixed-use building will feature ground-floor commercial space fronting 2nd Street and residential units on the upper floors, totaling 34 new residential units. The residential lobby will be recessed from 2nd Street, with access provided via a passage between the historic and new construction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

### PARKING AND TRASH:

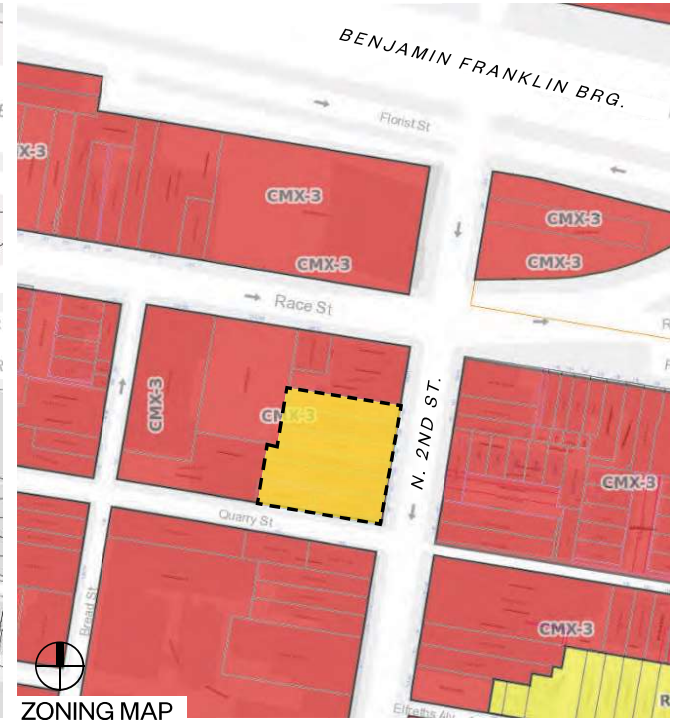
Parking for the new building will be accessed via a two-way drive aisle along Quarry Street. The two existing curb cuts along N. 2nd Street will be removed, and that portion of the sidewalk will be restored for public use. Trash collection will also be handled along Quarry Street, and the existing loading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



AERIAL VIEW



SITE MAP



ZONING MAP

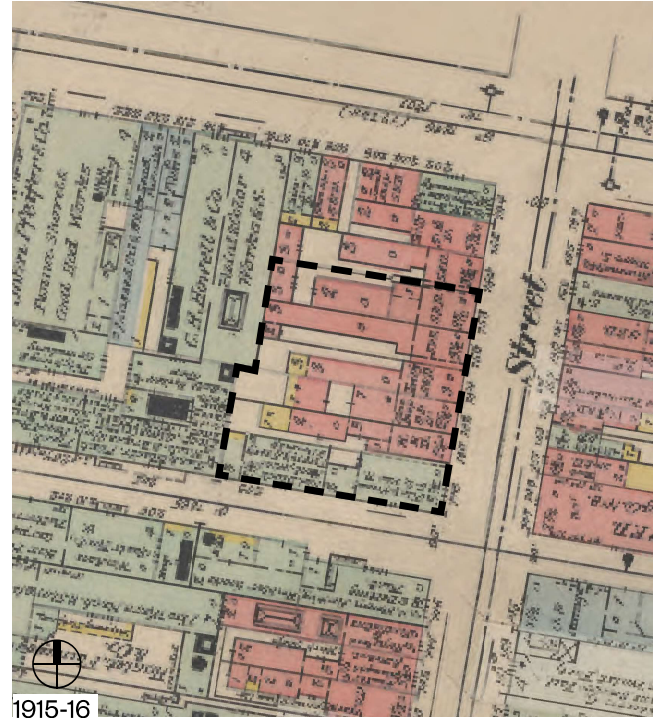


EARLY COMMERCIAL USE



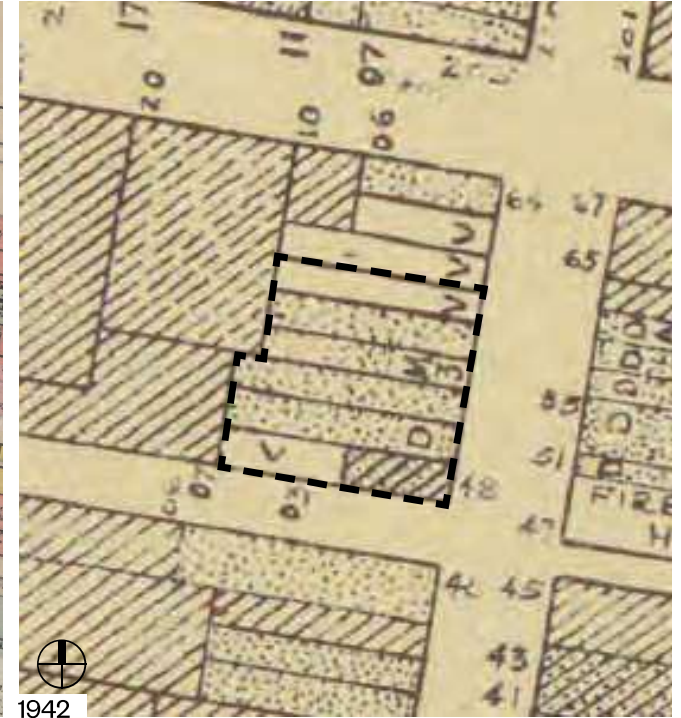
1860

PRINT SHOP AND OIL & GREASE STOREFRONT  
OCCUPY SITE ~ 1916



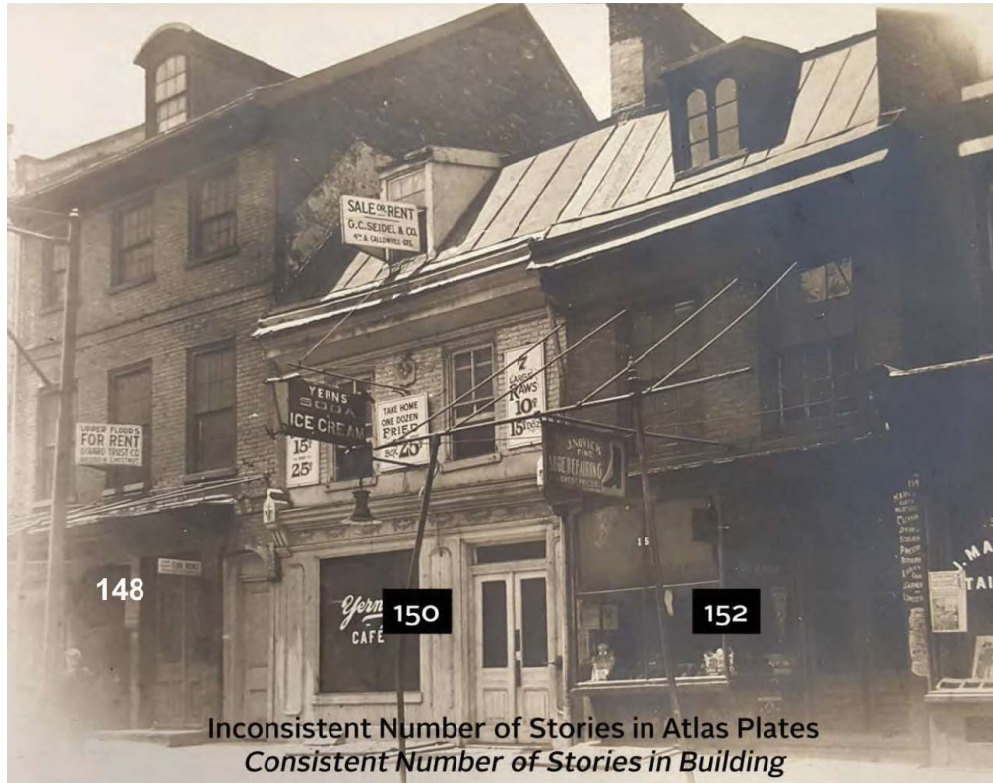
1915-16

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



1942





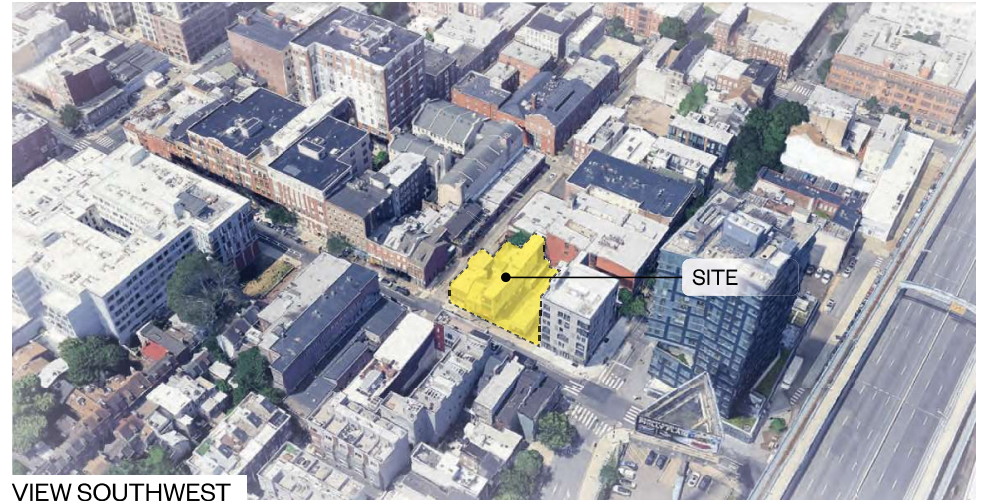
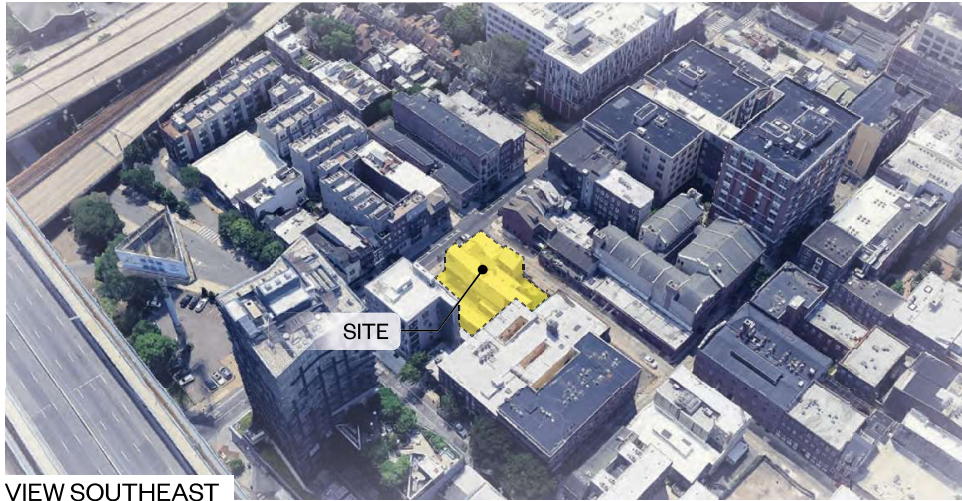
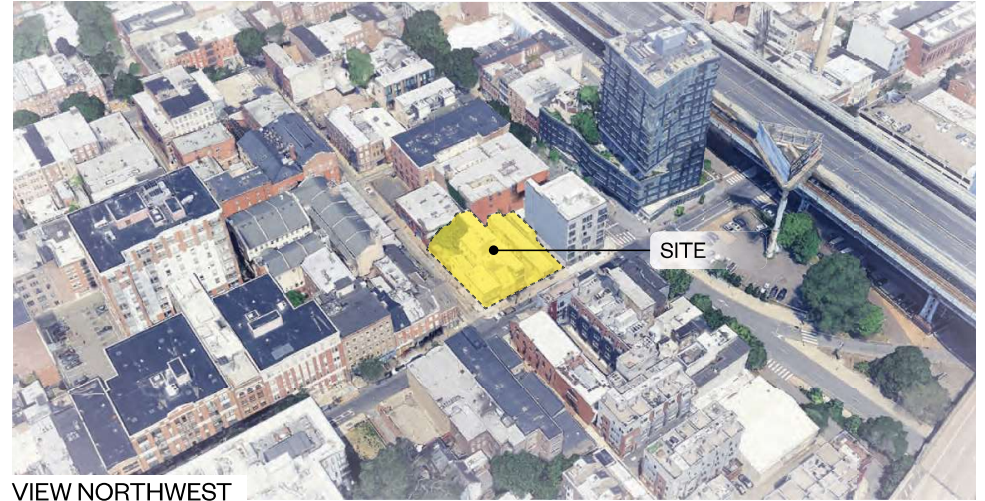
Inconsistent Number of Stories in Atlas Plates  
Consistent Number of Stories in Building

VIEW DOWN N 2ND ST, 1915



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

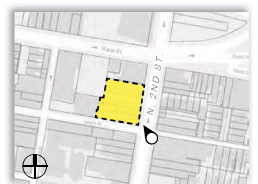








VIEW NORTHWEST ON N 2ND ST.

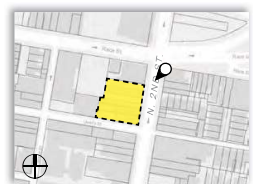


EXISTING SITE CONDITION

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VIEW SOUTHWEST ON N 2ND ST.

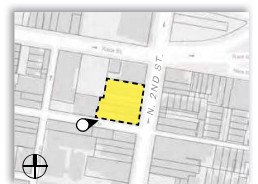


## EXISTING SITE CONDITION





VIEW NORTHEAST ON QUARRY ST.

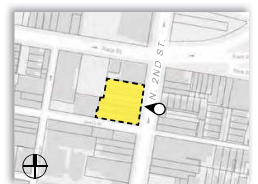


EXISTING SITE CONDITION

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ELEVATION VIEW ON N 2ND ST.



EXISTING SITE CONDITION





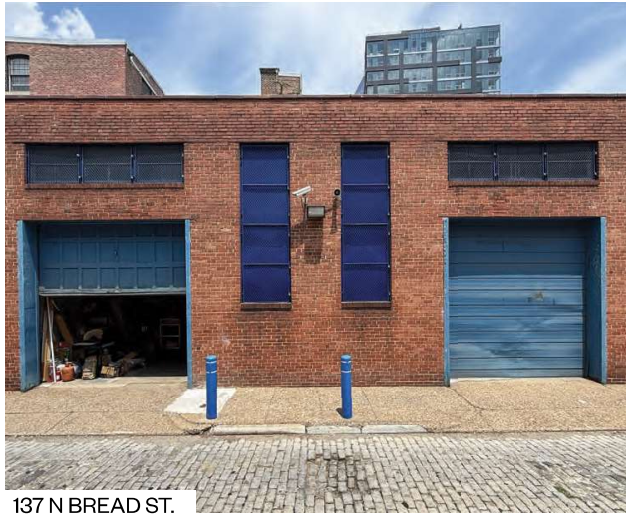
160-164 N 2ND ST.



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.

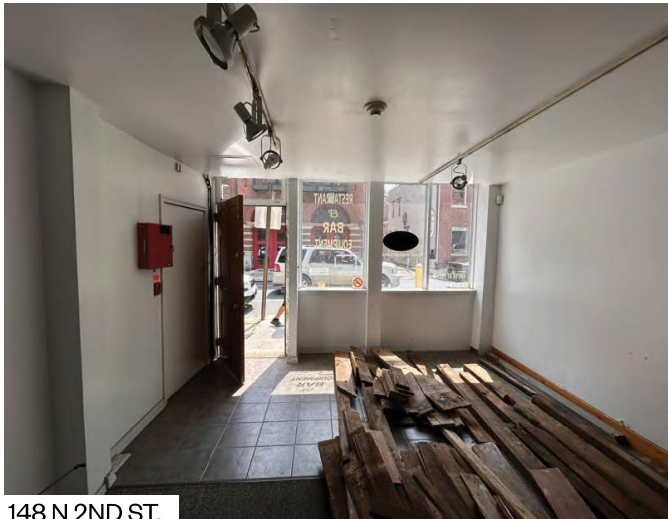


124-126 2ND ST.

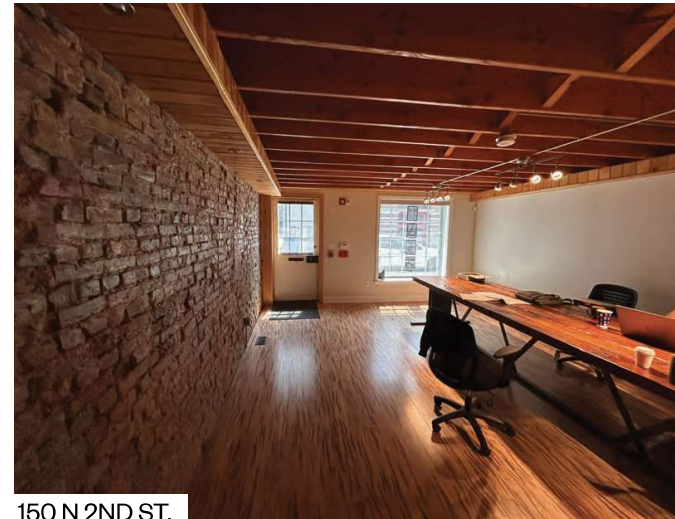
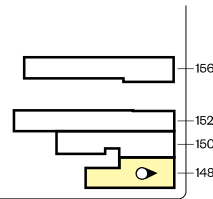




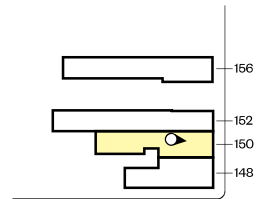




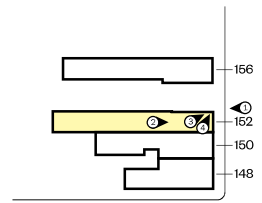
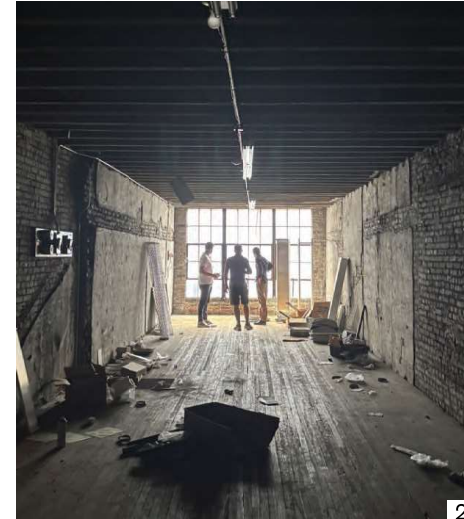
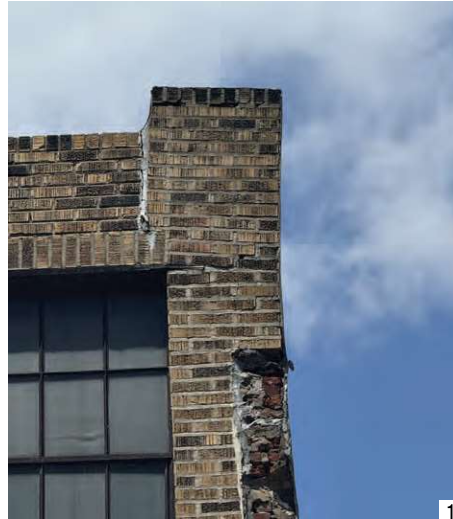
148 N 2ND ST.



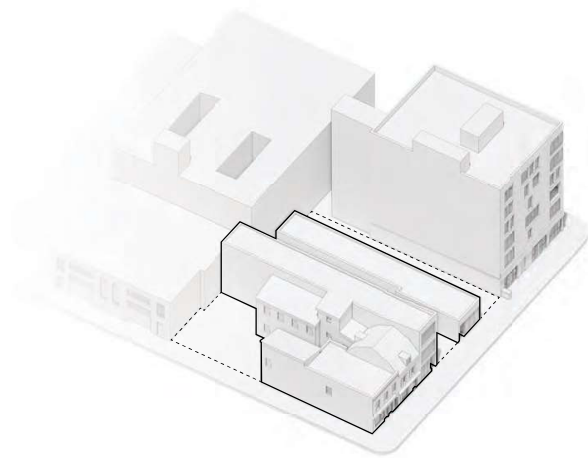
150 N 2ND ST.



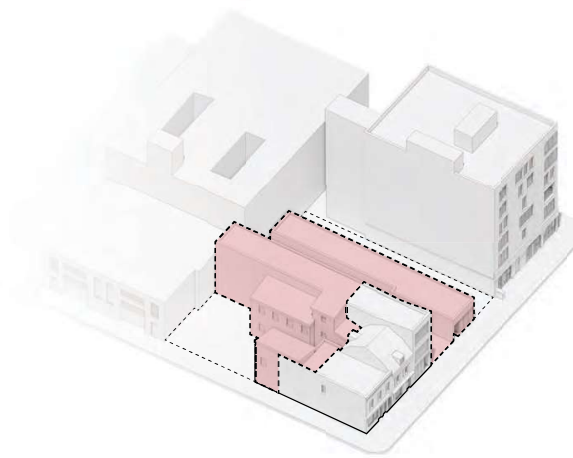




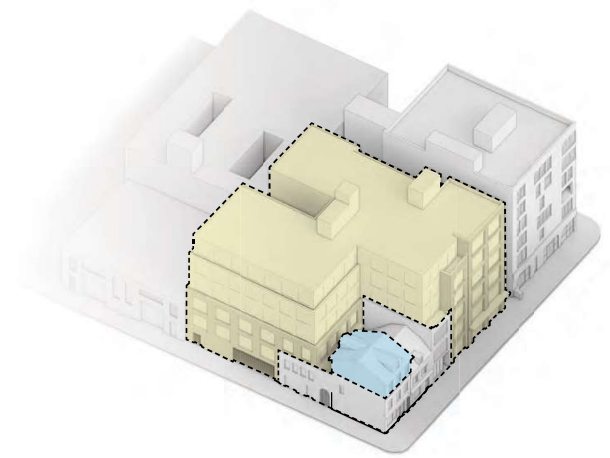
## EXISTING BUILDING CONDITIONS



EXISTING



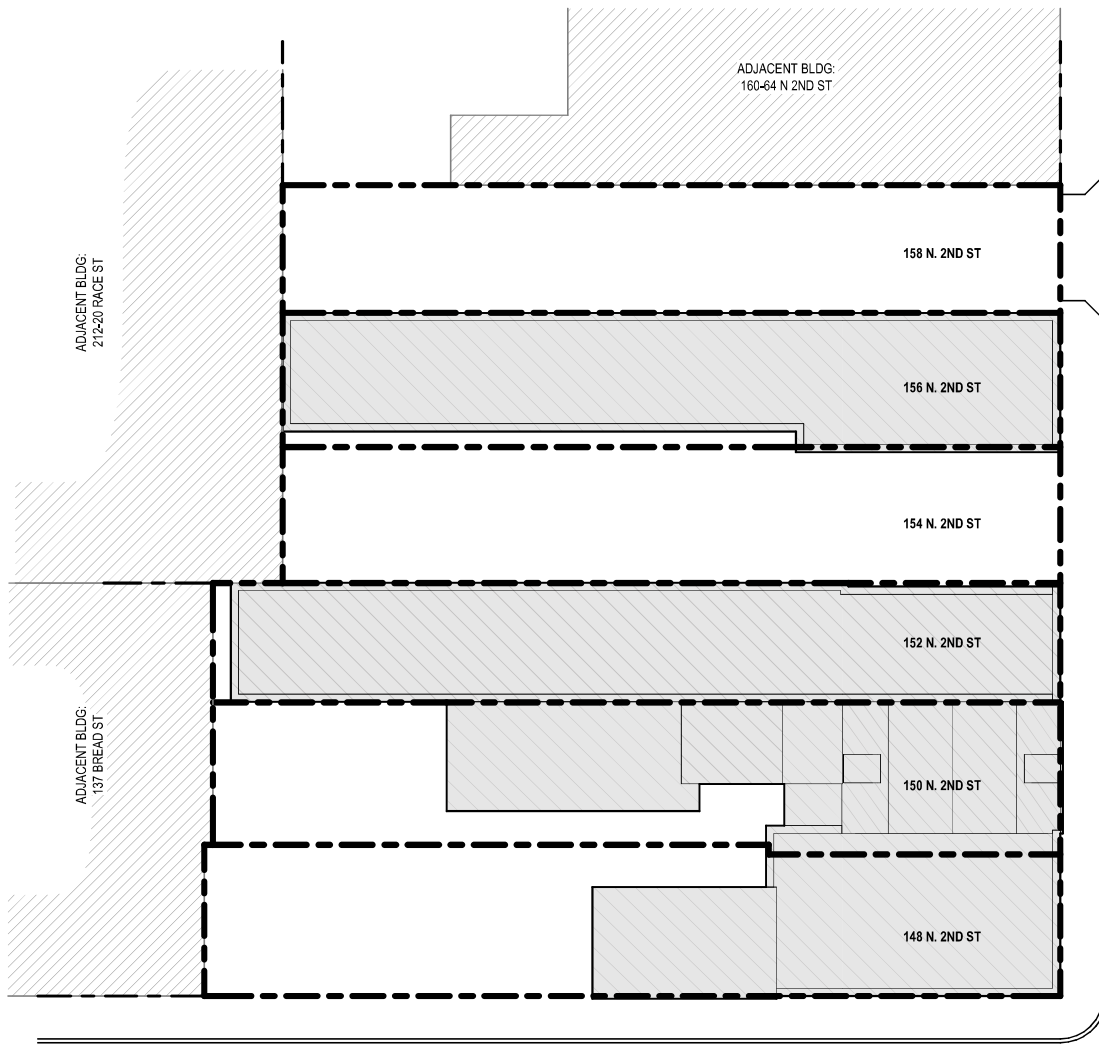
DEMOLISHED



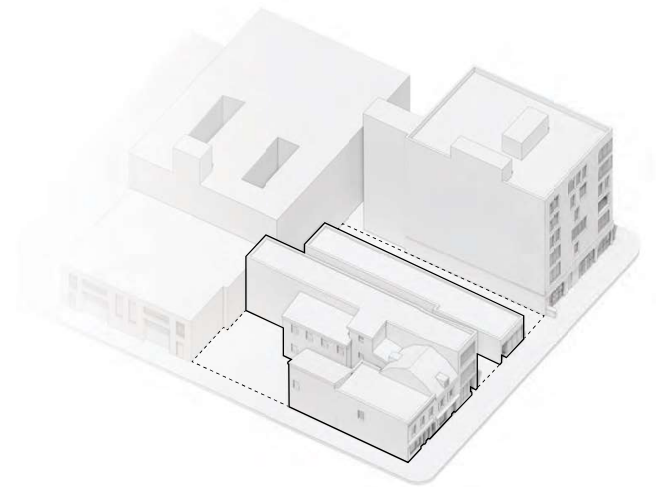
PROPOSED

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



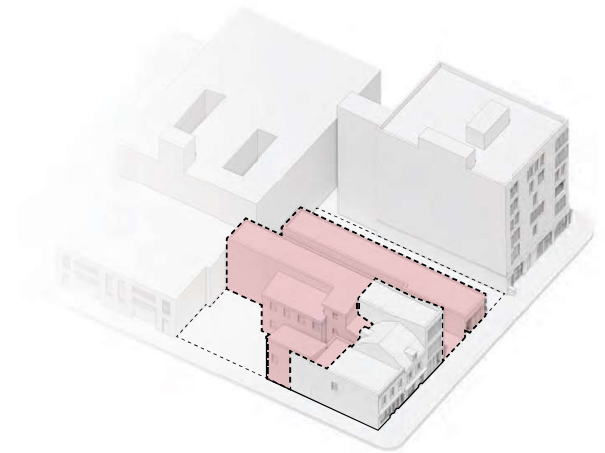
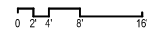
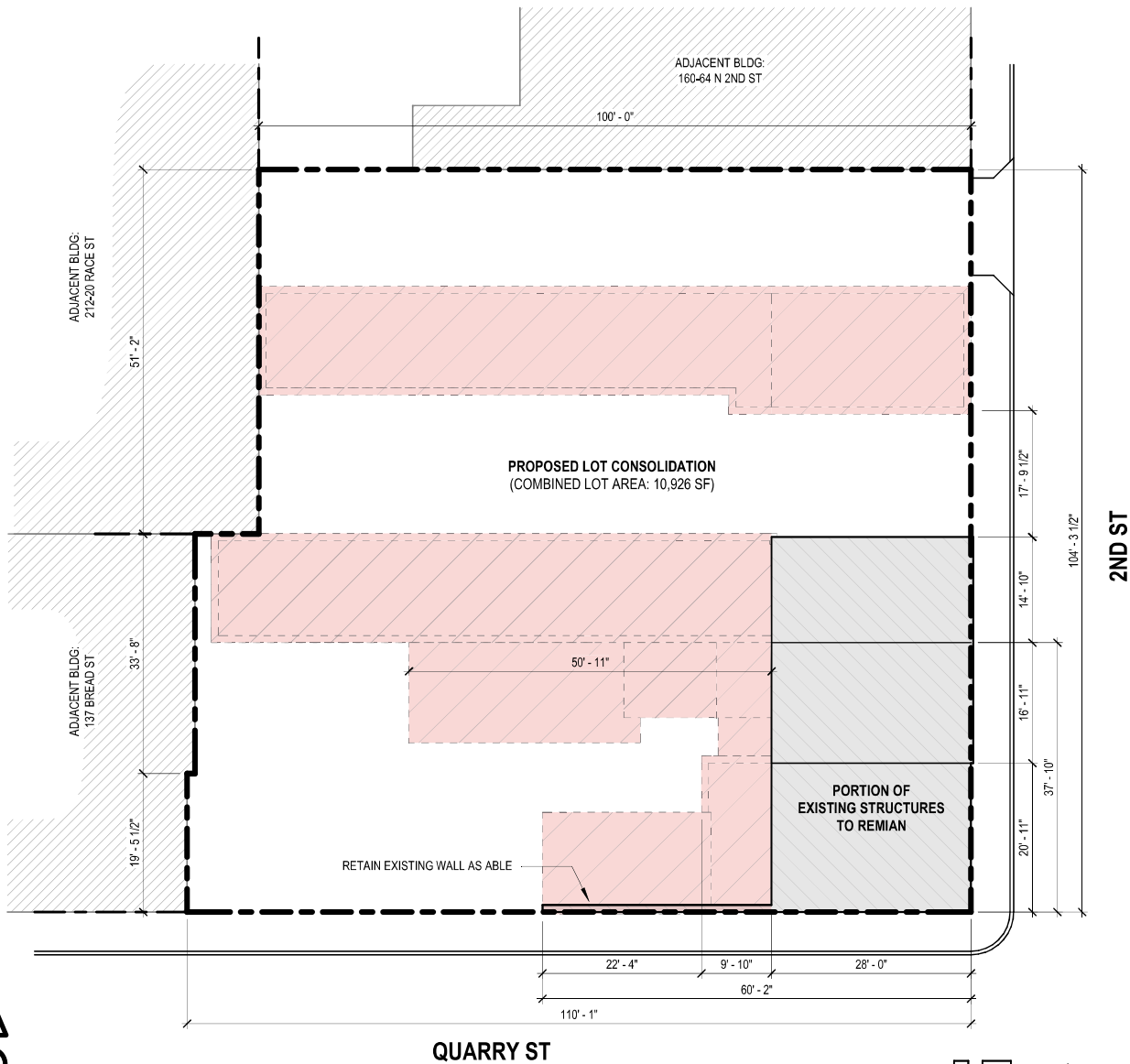


2ND ST



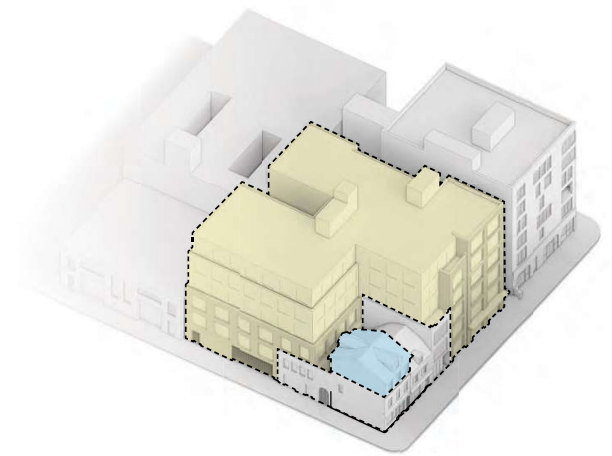
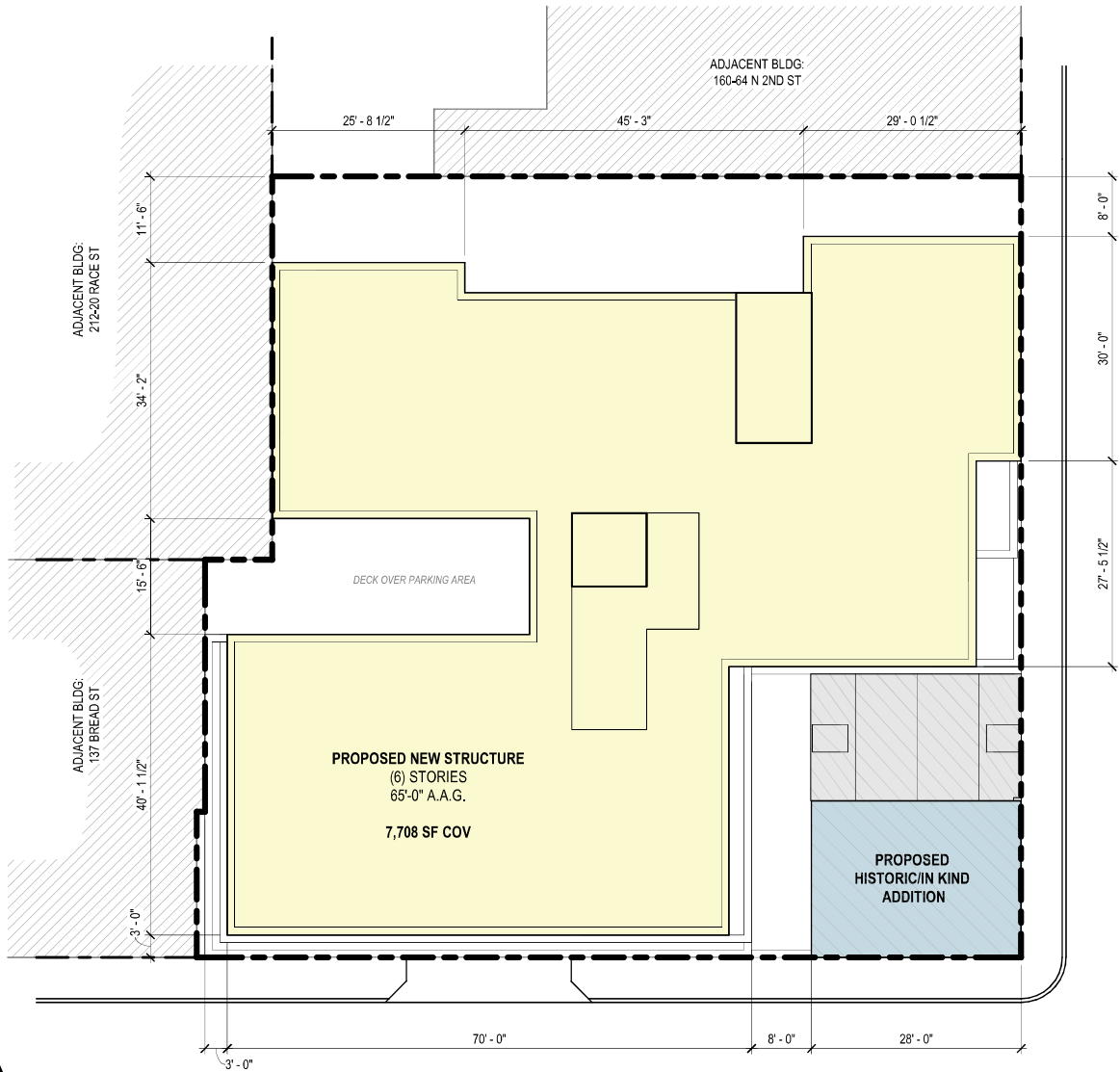
SITE PLAN - EXISTING

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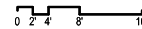
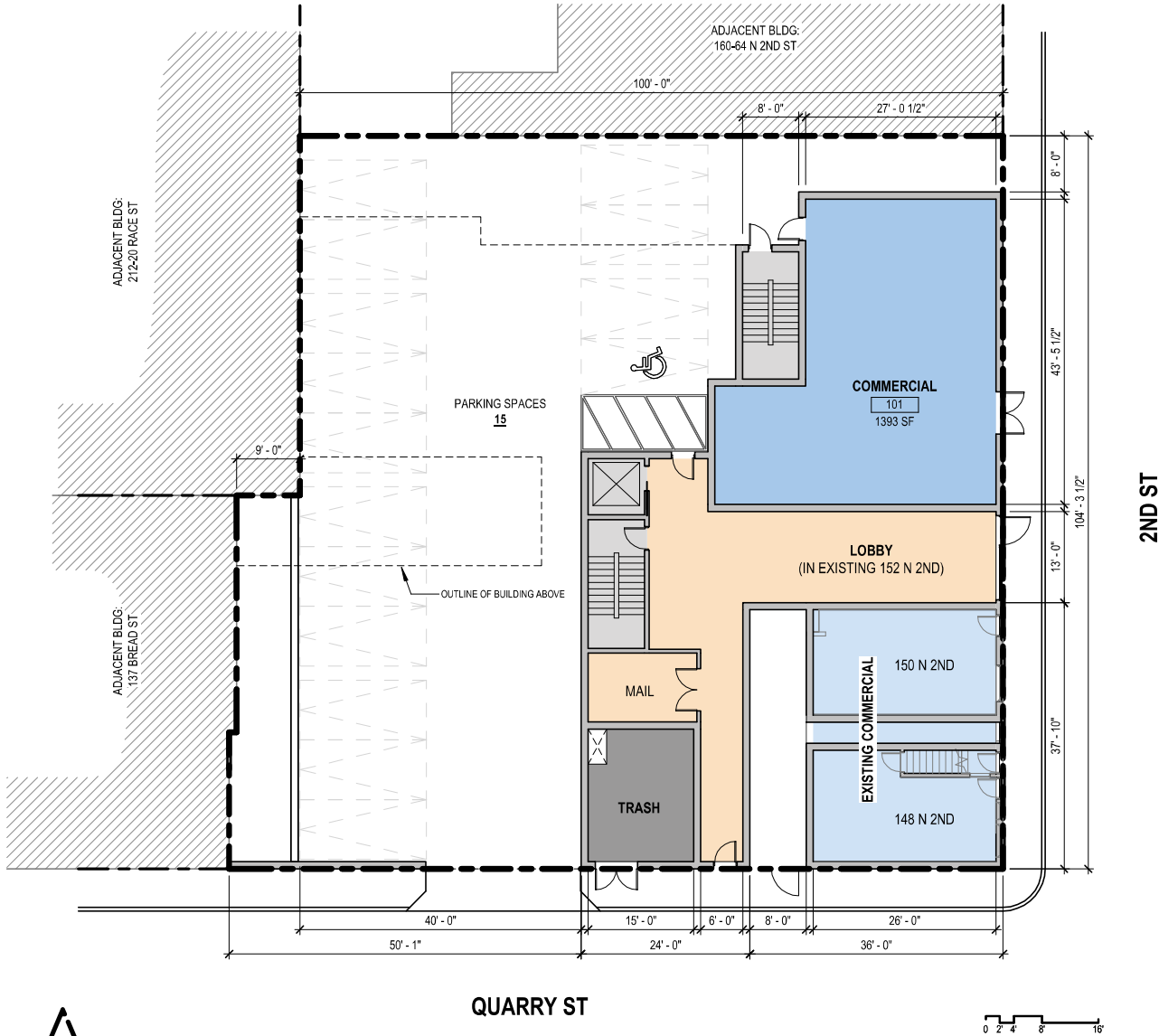
SITE PLAN - DEMOLISHED





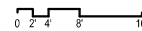
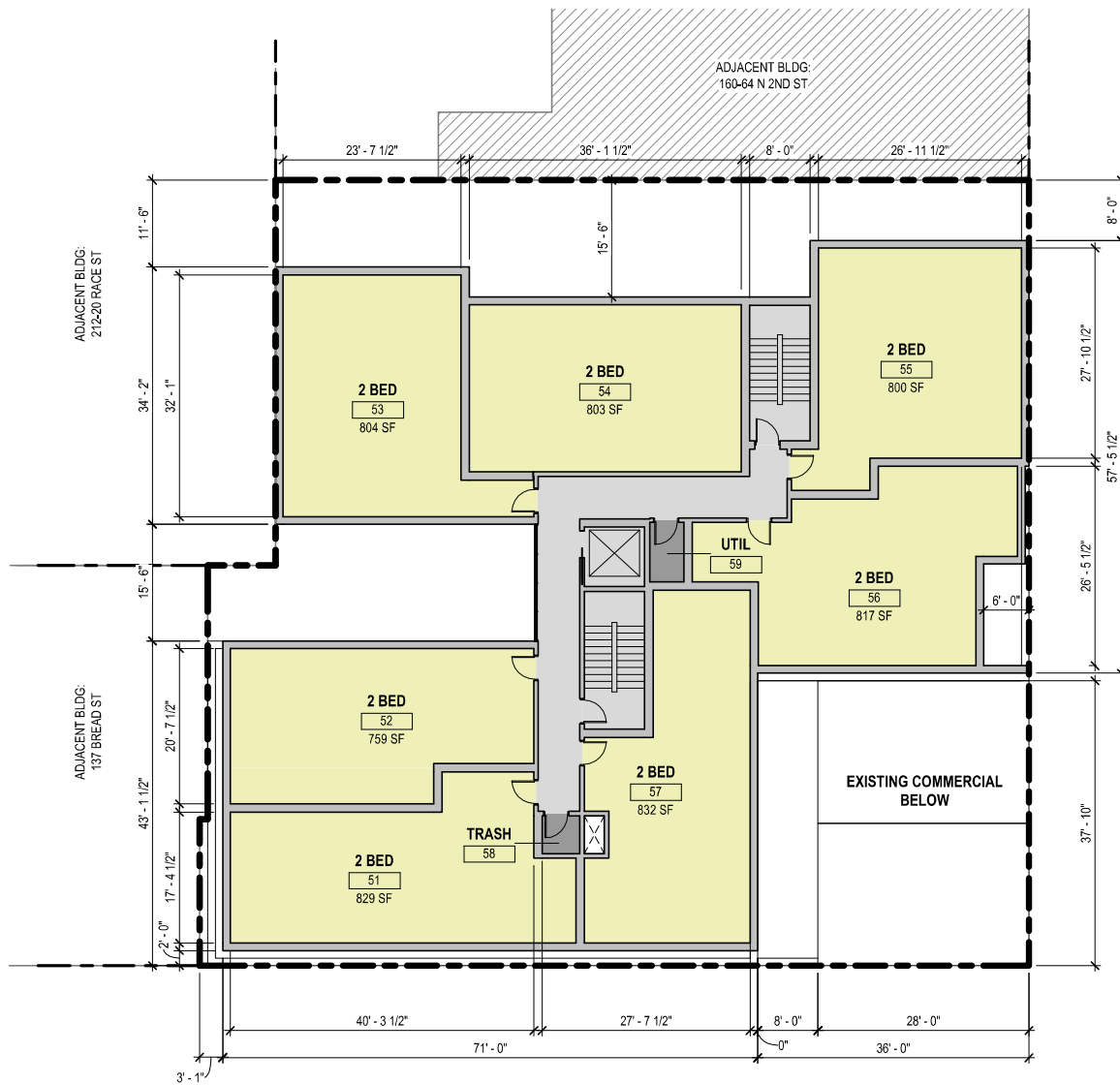
SITE PLAN - PROPOSED

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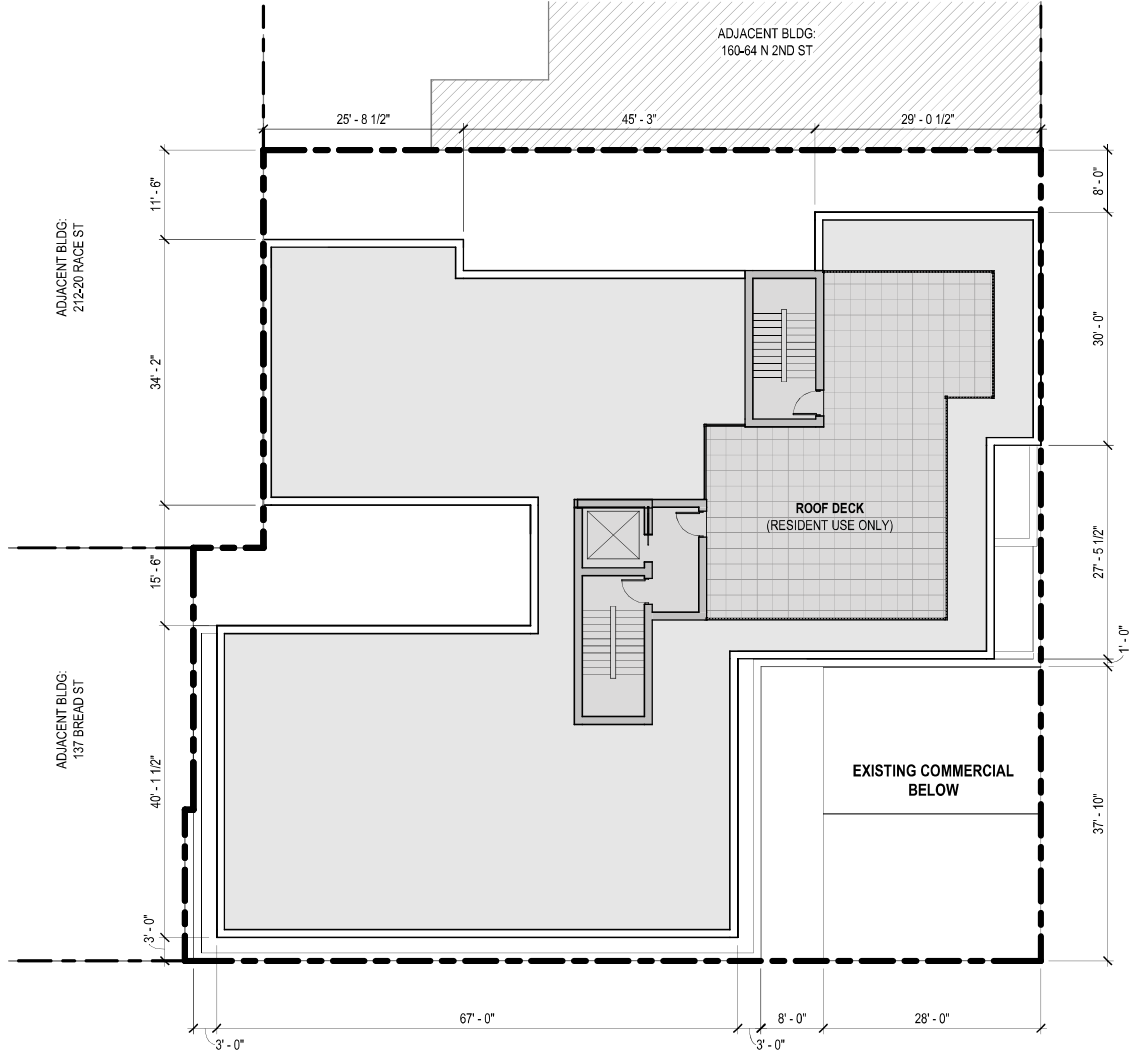
PROPOSED FLOOR PLAN  
GROUND FLOOR  
PAGE 20





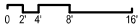
PROPOSED FLOOR PLAN  
TYP. UPPER FLOOR  
PAGE 21





UNIT MATRIX				
FLOOR	1-BED	2-BED	UNITS	BEDS
SECOND FLR	0	7	7	14
THIRD FLR	0	7	7	14
FOURTH FLR	0	7	7	14
FIFTH FLR	0	7	7	14
SIXTH FLR	0	7	7	14
<b>TOTALS</b>	0	35	35	70

<b>PARKING SPACES</b>	15
<b>COMMERCIAL SF</b> (EXCLUDING EXISTING BUILDINGS)	1393 SF

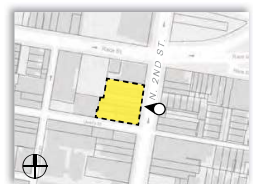


# PROPOSED ROOF PLAN

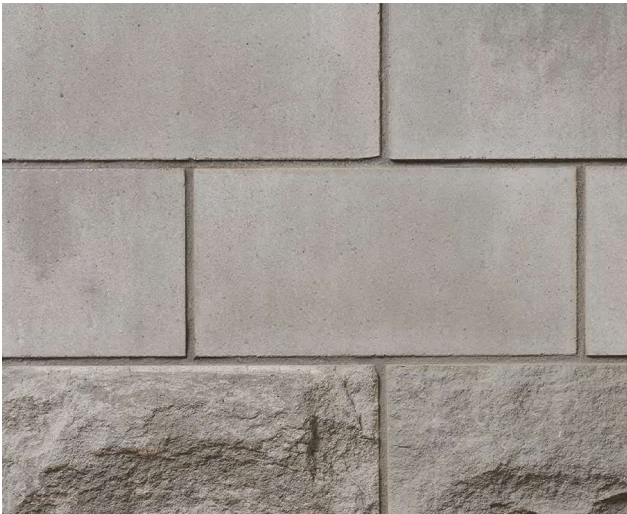
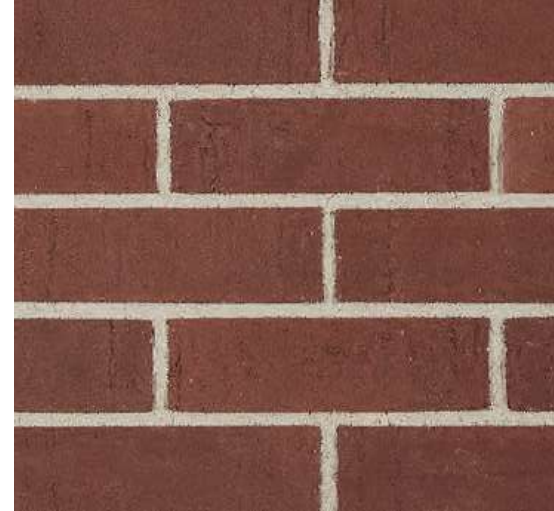




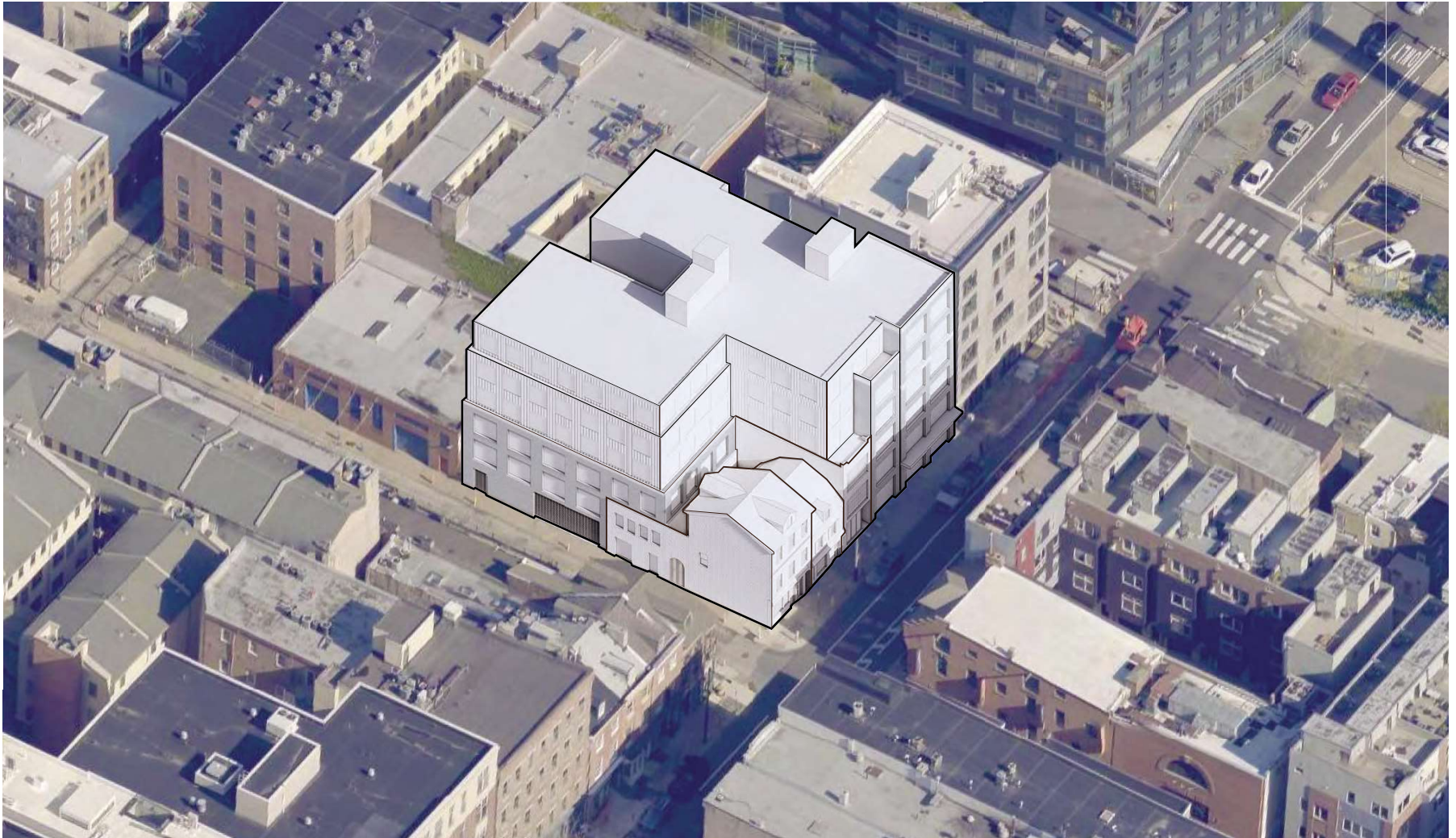
ELEVATION VIEW ON N 2ND ST.



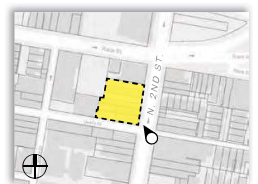
SITE CONDITION - WITH PROPOSED MASSING





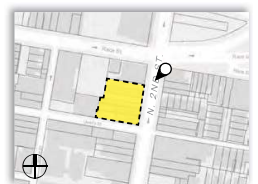




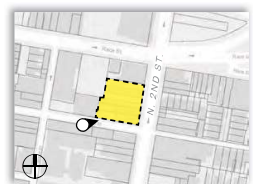


SITE CONDITION - WITH PROPOSED MASSING





SITE CONDITION - WITH PROPOSED MASSING

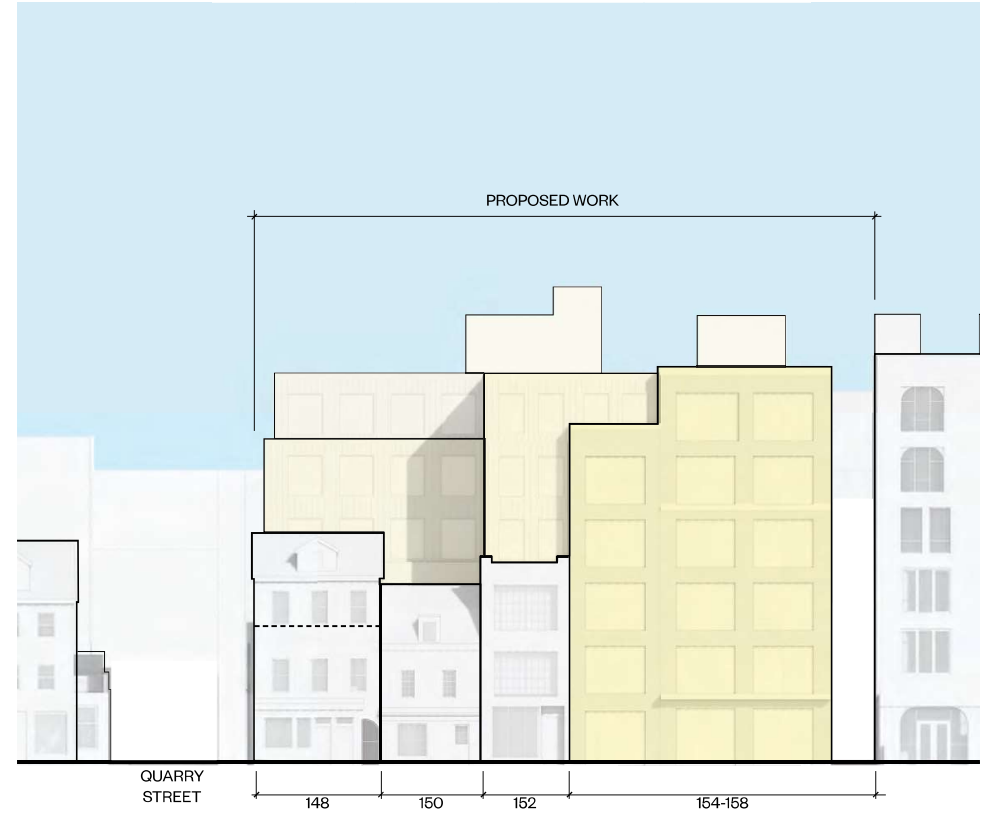


SITE CONDITION - WITH PROPOSED MASSING



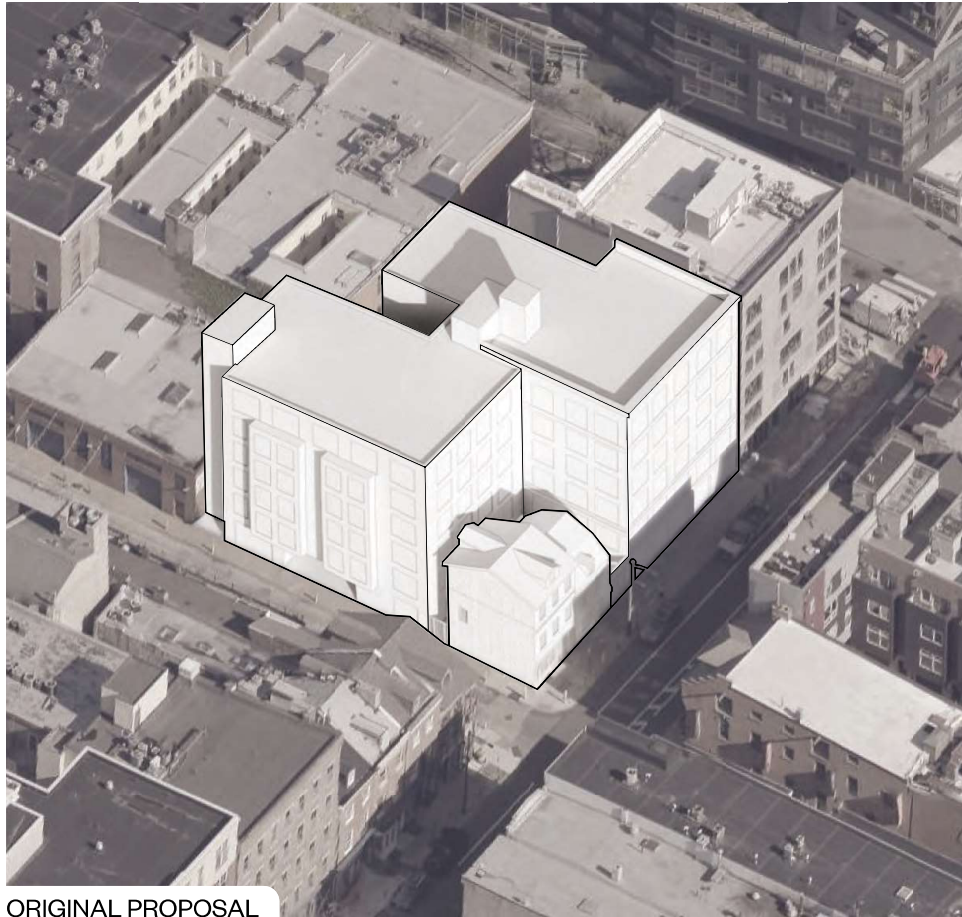


ORIGINAL PROPOSAL

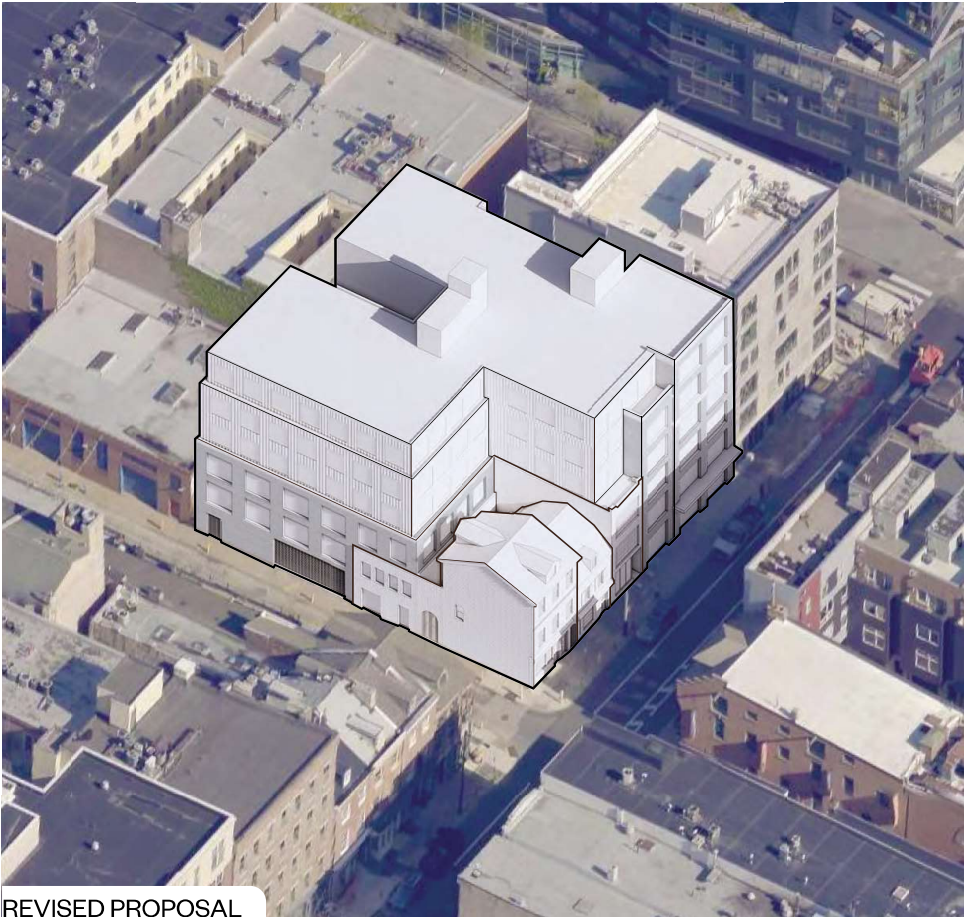


REVISED PROPOSAL





ORIGINAL PROPOSAL



REVISED PROPOSAL





ORIGINAL PROPOSAL



REVISED PROPOSAL



ORIGINAL PROPOSAL



REVISED PROPOSAL





ORIGINAL PROPOSAL



REVISED PROPOSAL



AERIAL VIEW



PERSPECTIVE VIEW