

ADDRESS: 108, 109, 110, 112, 114, 115, 125, AND 127 N MOLE ST

Proposal: Construct rear additions; restore front facades

Review Requested: Final Review

Owner: Hassan Edge Jr., WJH Construction

Applicant: Carey Jackson Yonce, CANNO design

History: 108: 1840, expanded into alley, new windows 1998. 109: 1835, new windows and doors 1972, rear one-story addition removed 1972. 110: 1840, historic door removed without permits 2019. 112: 1840. 114: 1840, door and frame replaced without permits 2018; 115: 1835, third story added by 1916. 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 final review proposes to construct rear additions and restore the front facades of eight rowhouses on the 100 block of N. Mole Street, a block of brick rowhouses constructed between 1835 and 1850. The Historical Commission approved the proposed scope in concept in July 2025, provided the rear additions respond to the character of each building and do not extend above the parapet lines, the windows in the additions respond to the scales of the respective buildings, any rear roof decks do not extend above existing parapets, and any front facade elements proposed for replacement are called out as such in application materials submitted for final approval, pursuant to Standards 6 and 9. Front façade restoration work includes window, door, shutter, and stoop restoration or replacement and brick repointing. The Historical Commission's staff met on site with the applicants after the in-concept approval and developed a recommended repair and replacement list for each façade, which has been included with this application for final review. Replacement is called out where no original or historic feature remains. The Historical Commission's staff can typically review and approve this type of work administratively.

Public visibility of the rears of the even-number addresses is across a parking lot from N. 16th 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 115, 125 and 127 N. Mole Street. Several rear addition fenestration options are included in the application for consideration.

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, with the staff to review details, pursuant to Standards 6 and 9 and the July 2025 in-concept approval.



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

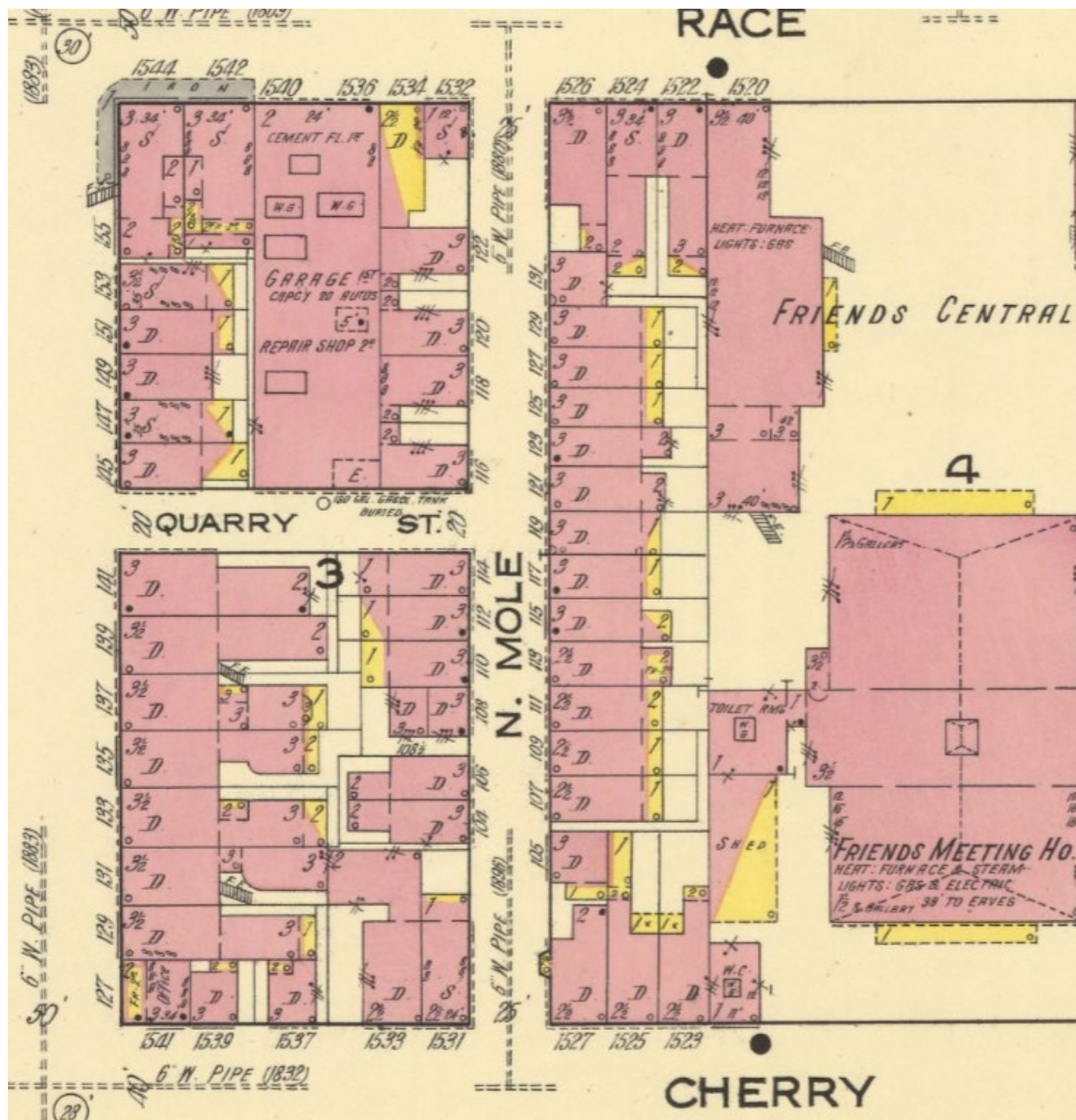


Figure 2. 1916 Sanborn Fire Insurance map showing the 100 block of N. Mole Street.

MOLE STREET

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 FINAL APPROVAL

SUBMISSION DATE: AUGUST 12TH, 2025
ARCHITECTURAL MEETING DATE: AUGUST 26TH, 2025
FULL COMMISSION DATE: SEPTEMBER 12TH, 2025

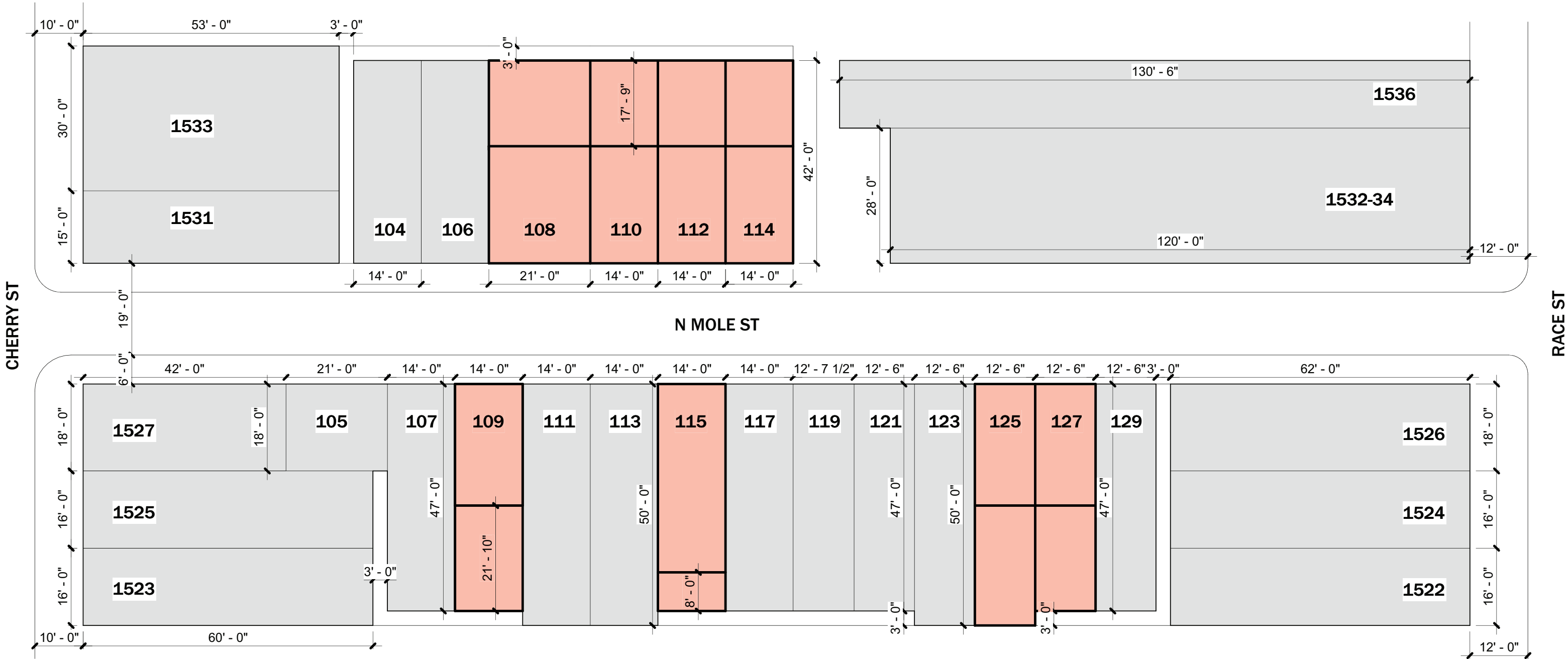
CANNOdesign

AUGUST 26TH, 2025





HISTORICALLY DESIGNATED, SITE OF PROPOSED WORK







1526
RACE ST

129

127

125

123

121

119

117

115

113

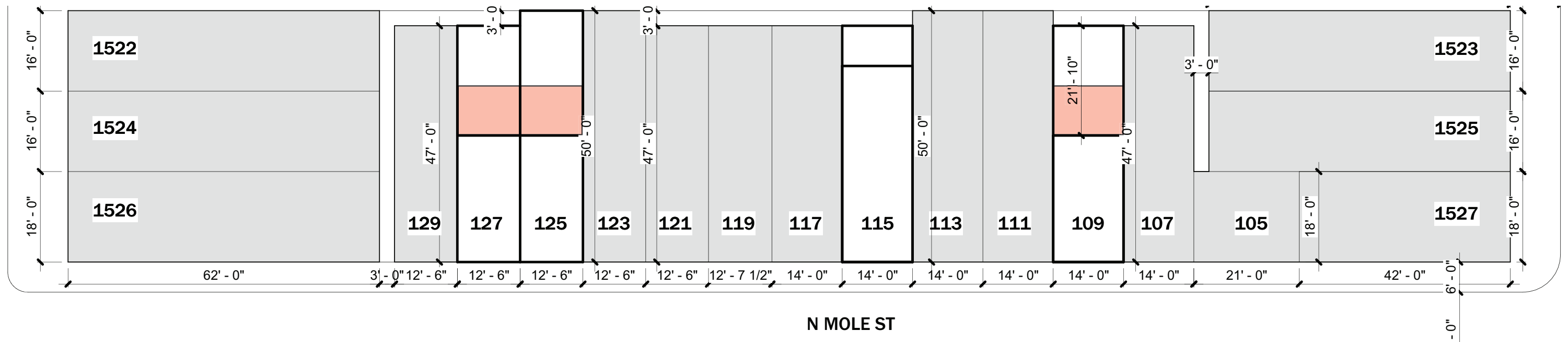
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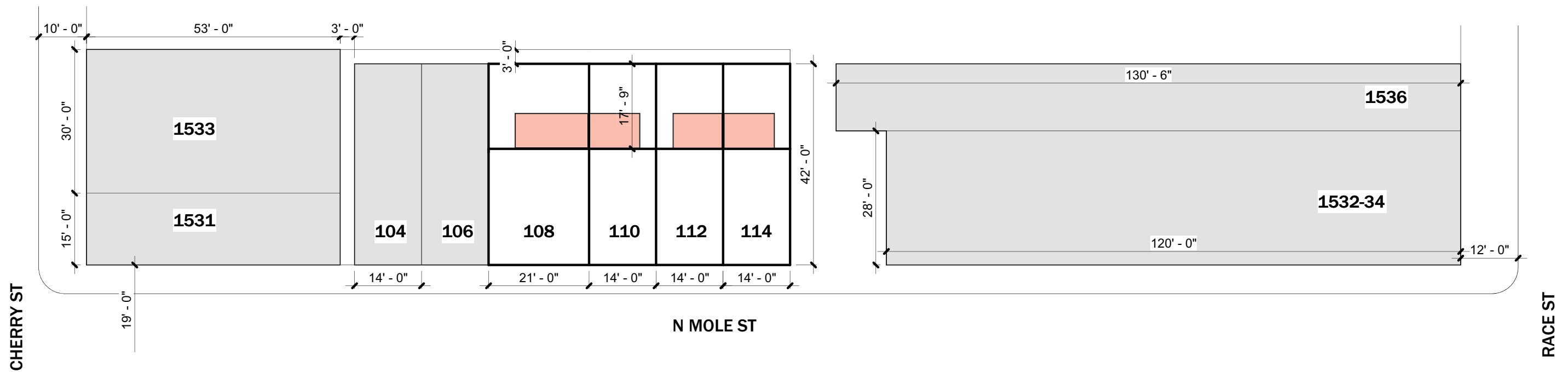
109

107

105
MOLE ST

1527
CHERRY ST







109 MOLE ST

- ORIGINAL WOOD DORMER 6 OVER 6 LITE WINDOW TO BE MAINTAINED, REPAINTED, ADD INTERIOR STORM WINDOW FOR ENERGY EFFICIENCY
- DORMER SIDING TO BE REPLACED WITH PHC APPROVED 5" HARDIE PANEL
- ORIGINAL WINDOW FRAMES TO BE REPLACED WITH PHC APPROVED WOOD FRAMES
- ORIGINAL WOOD 6 OVER 6 LITE WINDOW TO BE MAINTAINED, REPAINTED, ADD INTERIOR STORM WINDOW FOR ENERGY EFFICIENCY



112 MOLE ST

- EXISTING DOOR & FRAME TO BE MAINTAINED AND REPAINTED
- NEW SHUTTERS TO ATTACH TO EXISTING WINDOW HARDWARE
- EXISTING WINDOW GRILLE TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED AND REPLACE WITH PHC APPROVED DESIGN
- EXISTING ENTRY STAIR TO BE REMOVED AND REPLACED WITH PHC APPROVED DESIGN



115 MOLE ST

- ORIGINAL CORNICE STRUCTURE TO BE MAINTAINED, REPAINT
- ORIGINAL MASONRY TO BE REPOINTED, REPAINTED
- ORIGINAL WINDOW FRAMES TO BE MAINTAINED, REPAINTED
- REPLACE EXISTING WINDOW SASHES WITH PHC APPROVED 6-OVER-6-LITE WINDOWS
- ORIGINAL DOOR HEADER & TRANSOM TO BE MAINTAINED
- EXISTING DOOR & FRAME TO BE MAINTAINED AND REPAINTED
- NEW SHUTTERS TO ATTACH TO EXISTING WINDOW HARDWARE
- EXISTING WINDOW GRILLE TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED AND REPLACE WITH PHC APPROVED DESIGN



114 MOLE ST

- ORIGINAL WINDOW FRAMES TO BE REPLACED WITH PHC APPROVED WOOD FRAMES
- REPLACE EXISTING WINDOW SASHES WITH PHC APPROVED 6-OVER-6-LITE WINDOWS
- ORIGINAL MASONRY TO BE REPOINTED, REPAINTED
- REPLACE EXISTING JULIET DOORS WITH PHC APPROVED DESIGN
- REPLACE EXISTING JULIET DOOR FRAME WITH PHC APPROVED DESIGN
- REPLACE EXISTING JULIET BALCONY STRUCTURE WITH PHC APPROVED DESIGN
- ORIGINAL DOOR HEADER & TRANSOM TO BE MAINTAINED
- EXISTING DOOR & FRAME TO BE MAINTAINED AND REPAINTED
- NEW SHUTTERS TO ATTACH TO EXISTING WINDOW HARDWARE
- EXISTING WINDOW GRILLE TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED AND REPLACE WITH PHC APPROVED DESIGN



114 MOLE ST

MOLE ST RENOVATIONS

TYPICAL PROPOSED PLAN & EXTERIOR WORK



108

110

112

114



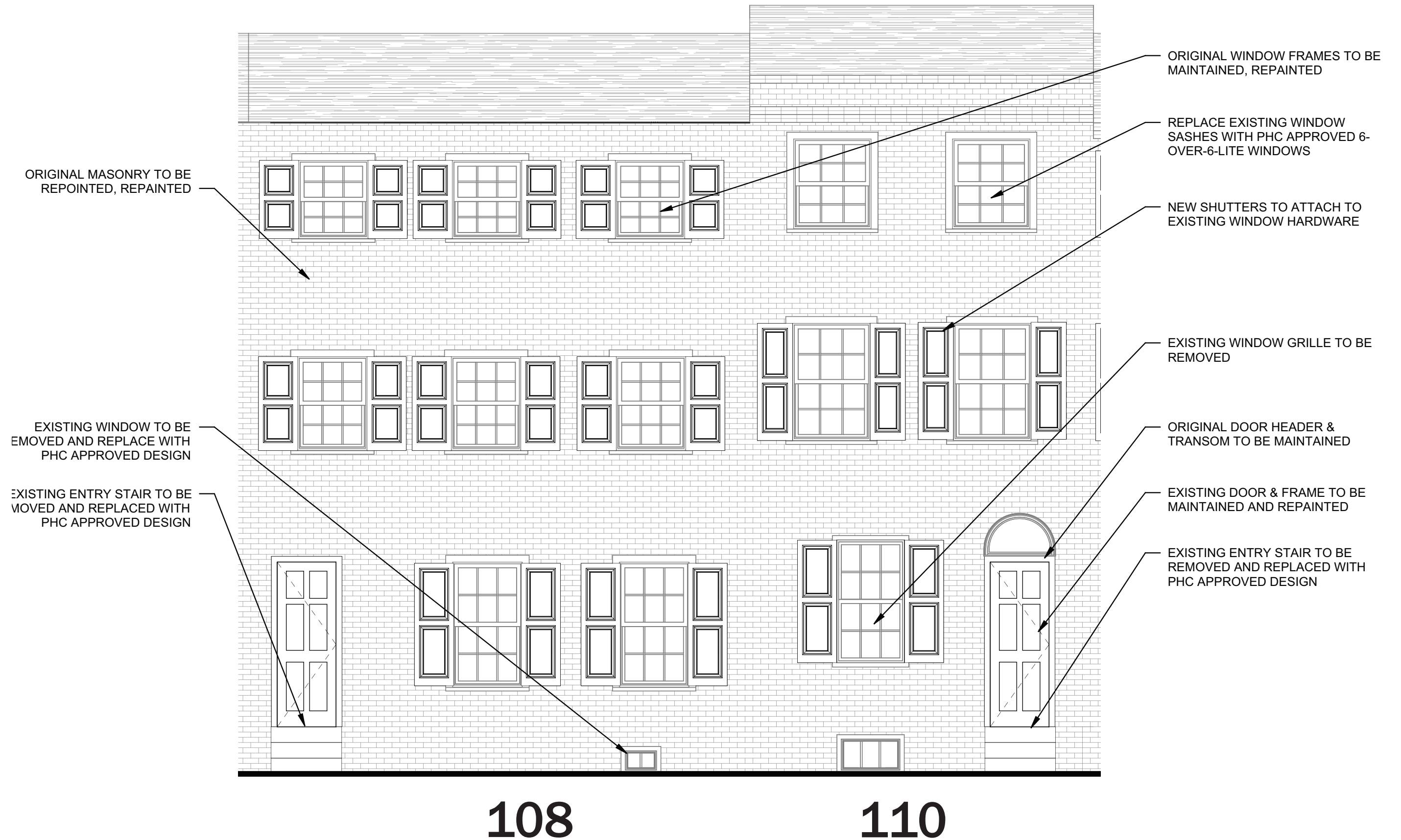
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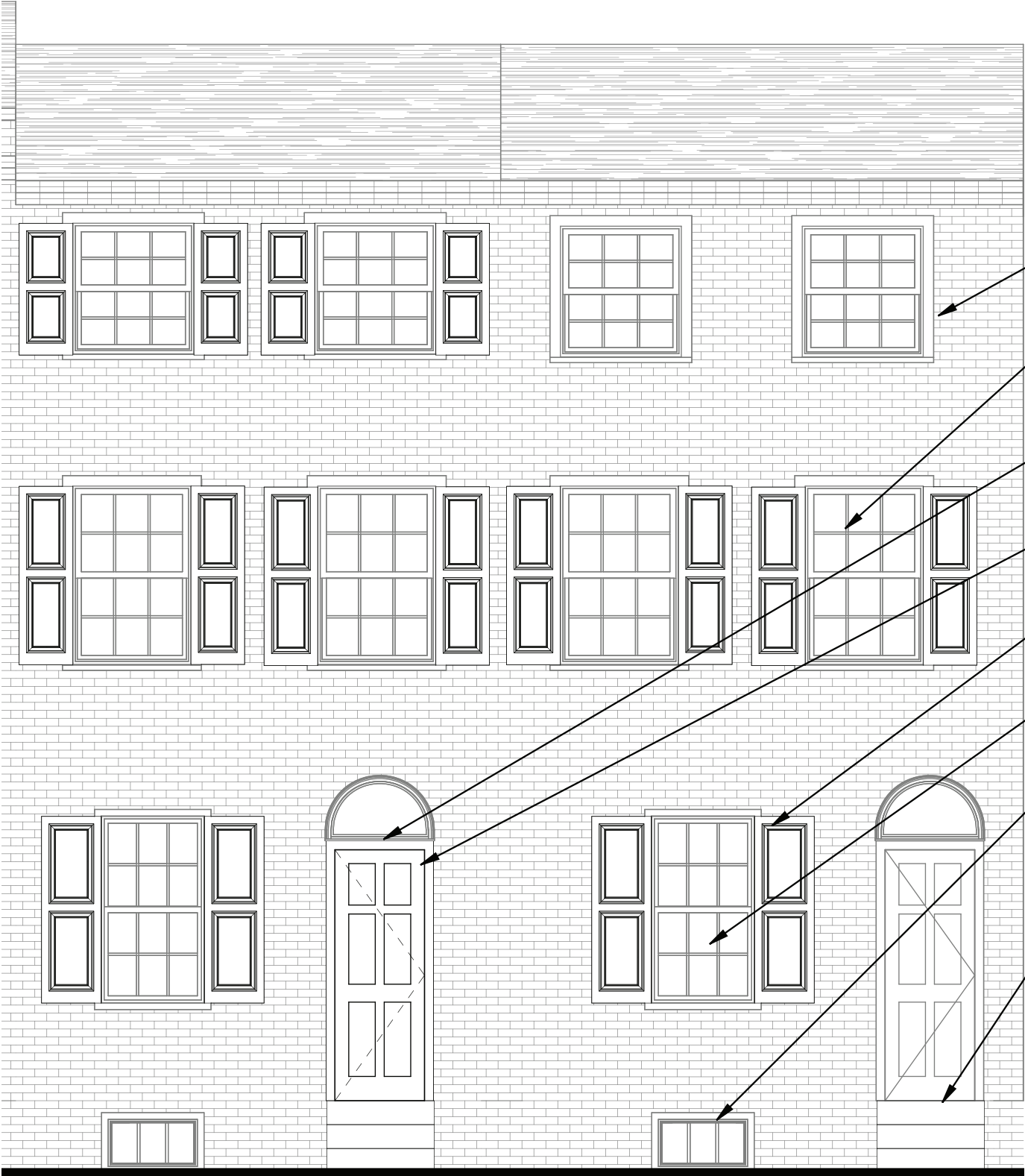
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114

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





ORIGINAL WINDOW FRAMES TO BE MAINTAINED, REPAINTED

REPLACE EXISTING WINDOW SASHES WITH PHC APPROVED 6-OVER-6-LITE WINDOWS

ORIGINAL DOOR HEADER & TRANSOM TO BE MAINTAINED

EXISTING DOOR & FRAME TO BE MAINTAINED AND REPAINTED

NEW SHUTTERS TO ATTACH TO EXISTING WINDOW HARDWARE

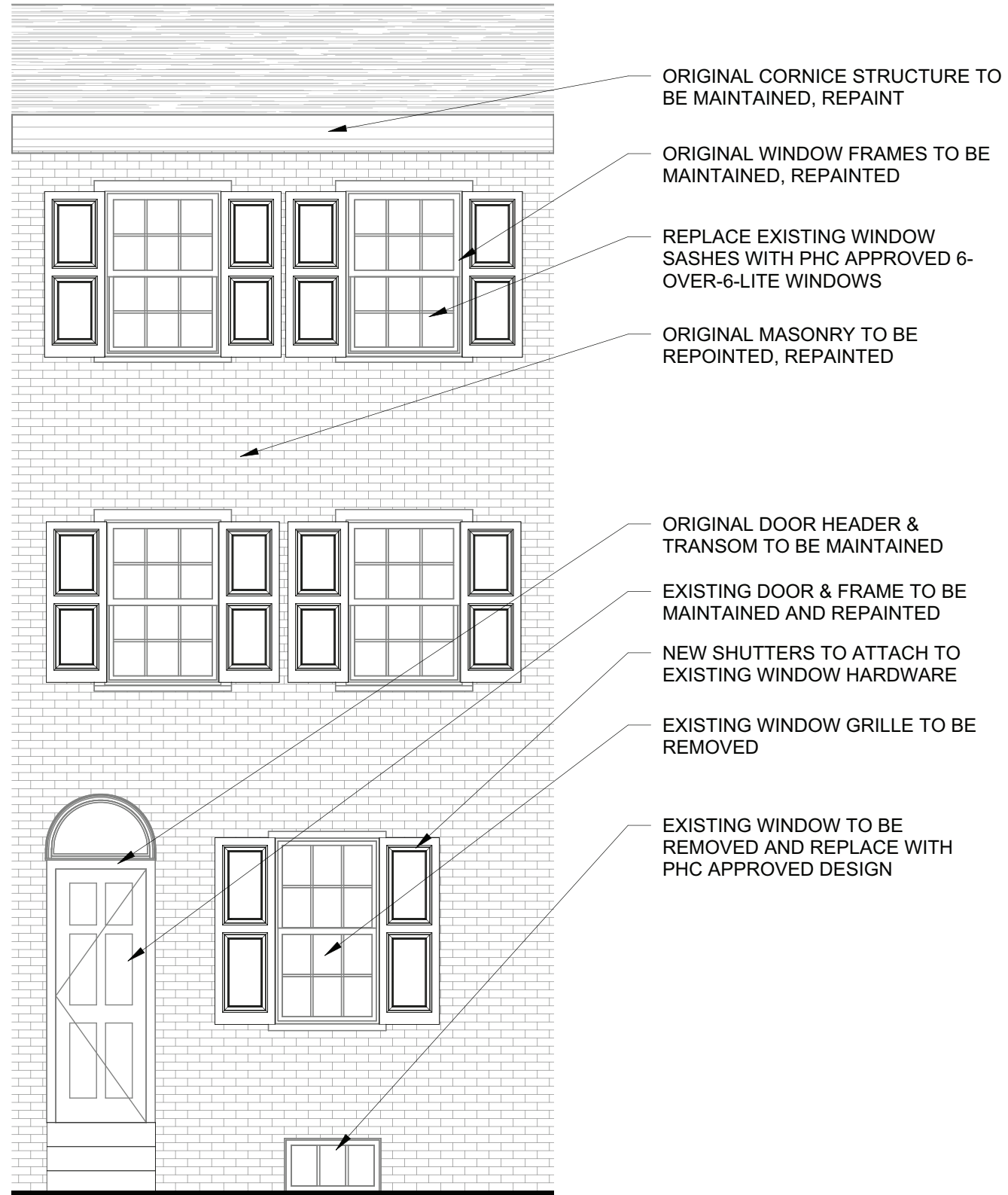
EXISTING WINDOW GRILLE TO BE REMOVED

EXISTING WINDOW TO BE REMOVED AND REPLACE WITH PHC APPROVED DESIGN

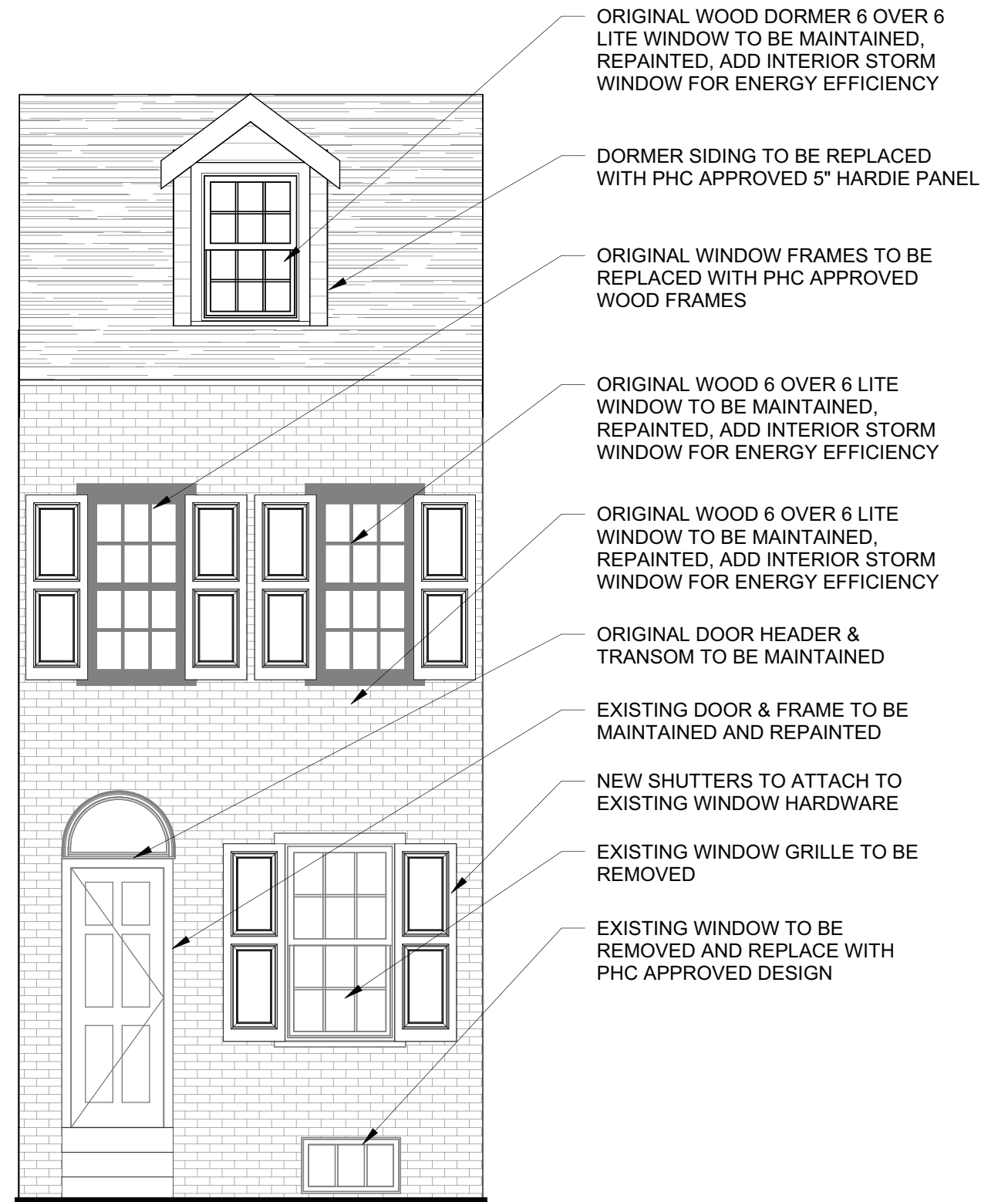
EXISTING ENTRY STAIR TO BE REMOVED AND REPLACED WITH PHC APPROVED DESIGN

112

114



115



109

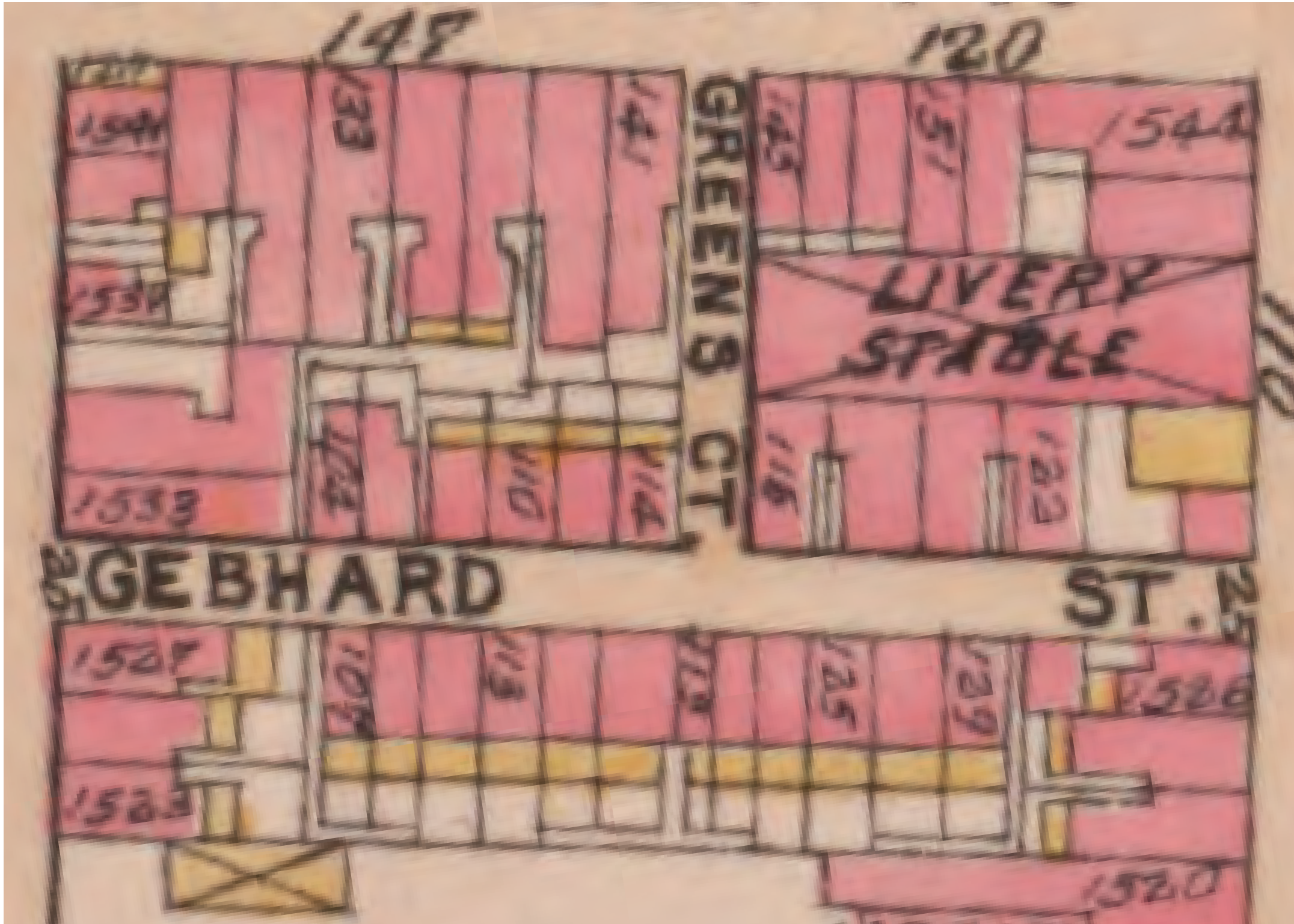




108 - 114 MOLE ST



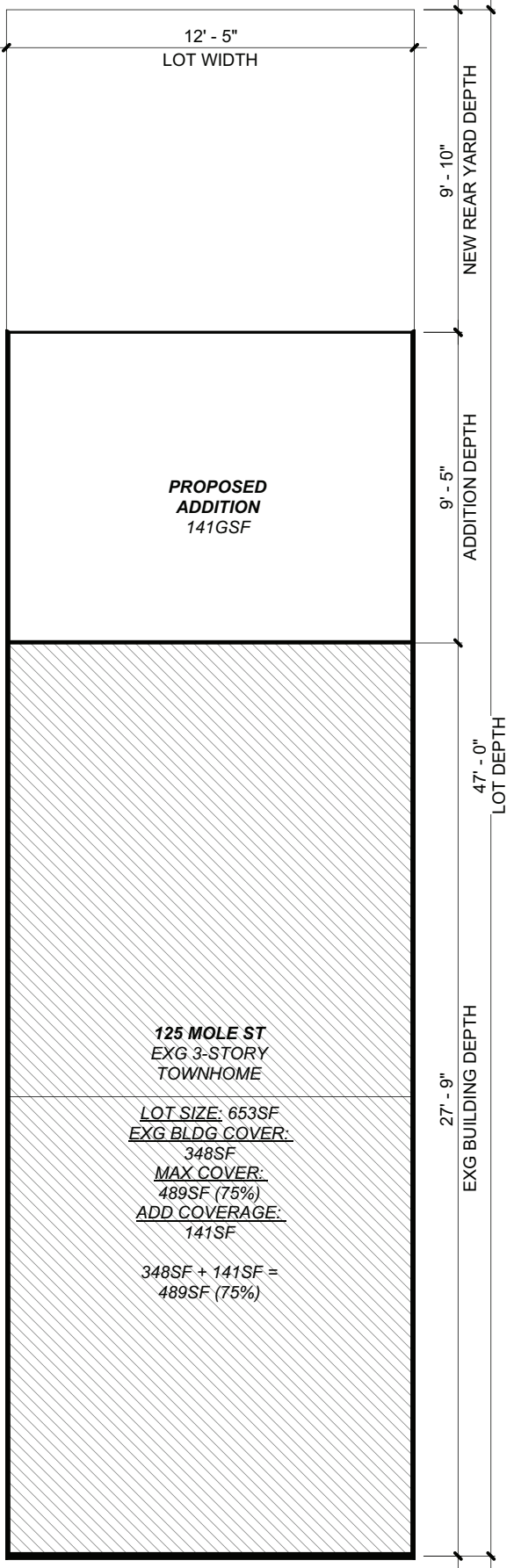
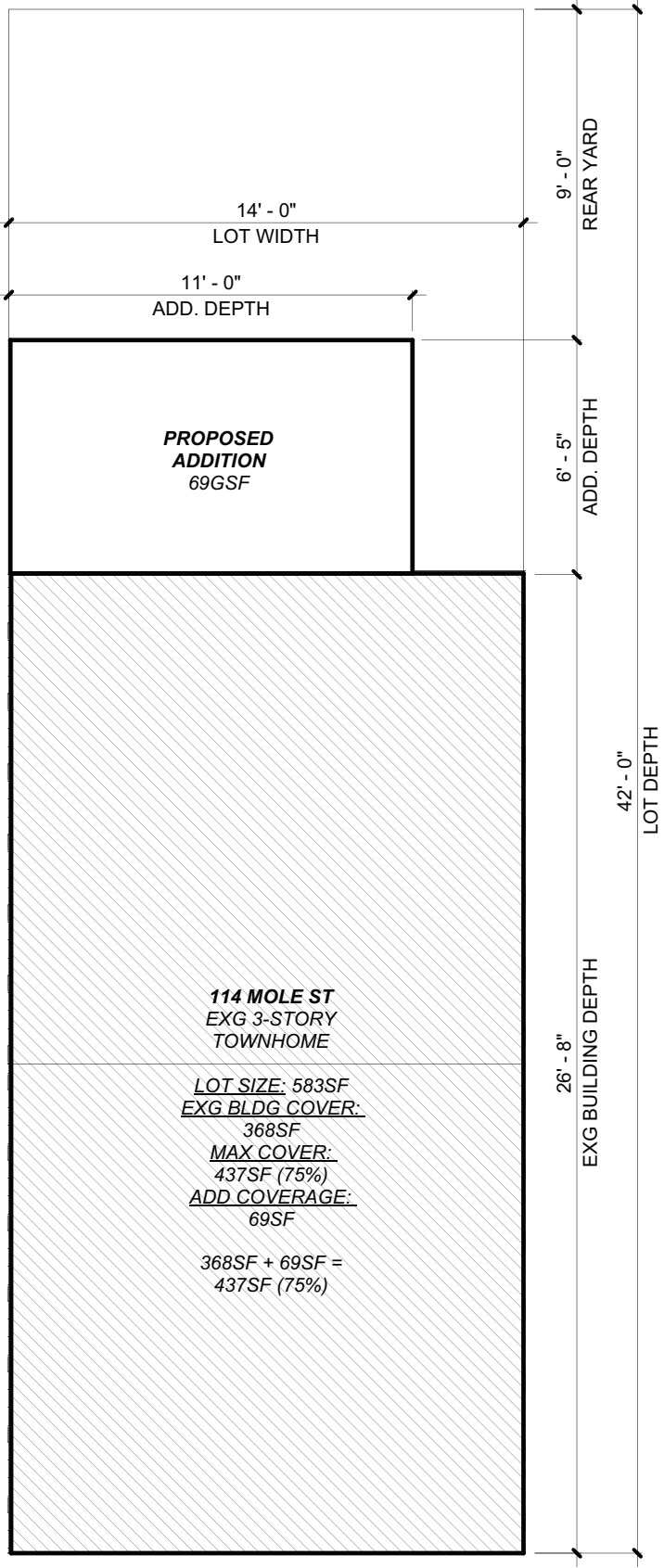
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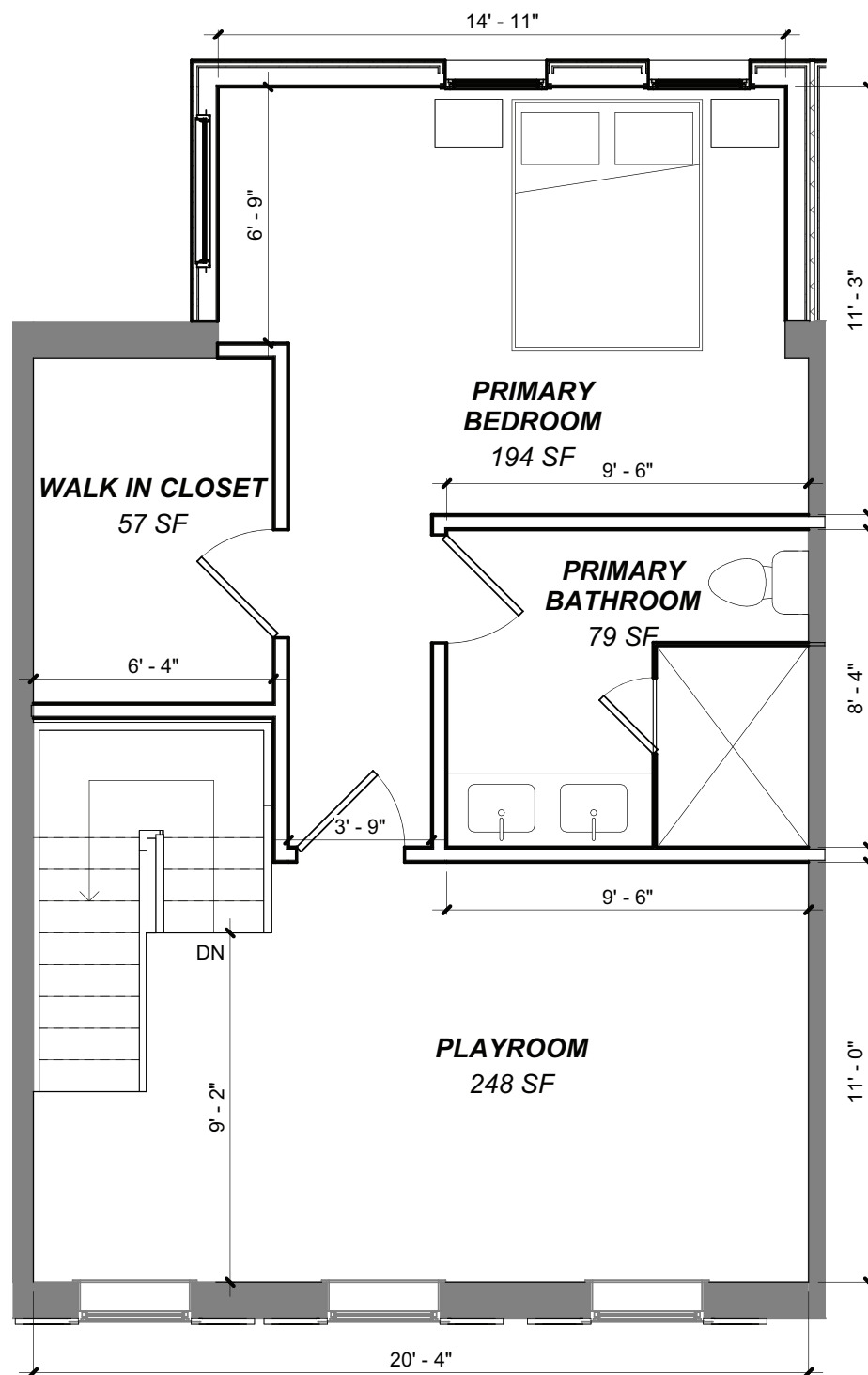


HISTORICAL MAP OF MOLE ST (1895-1910)

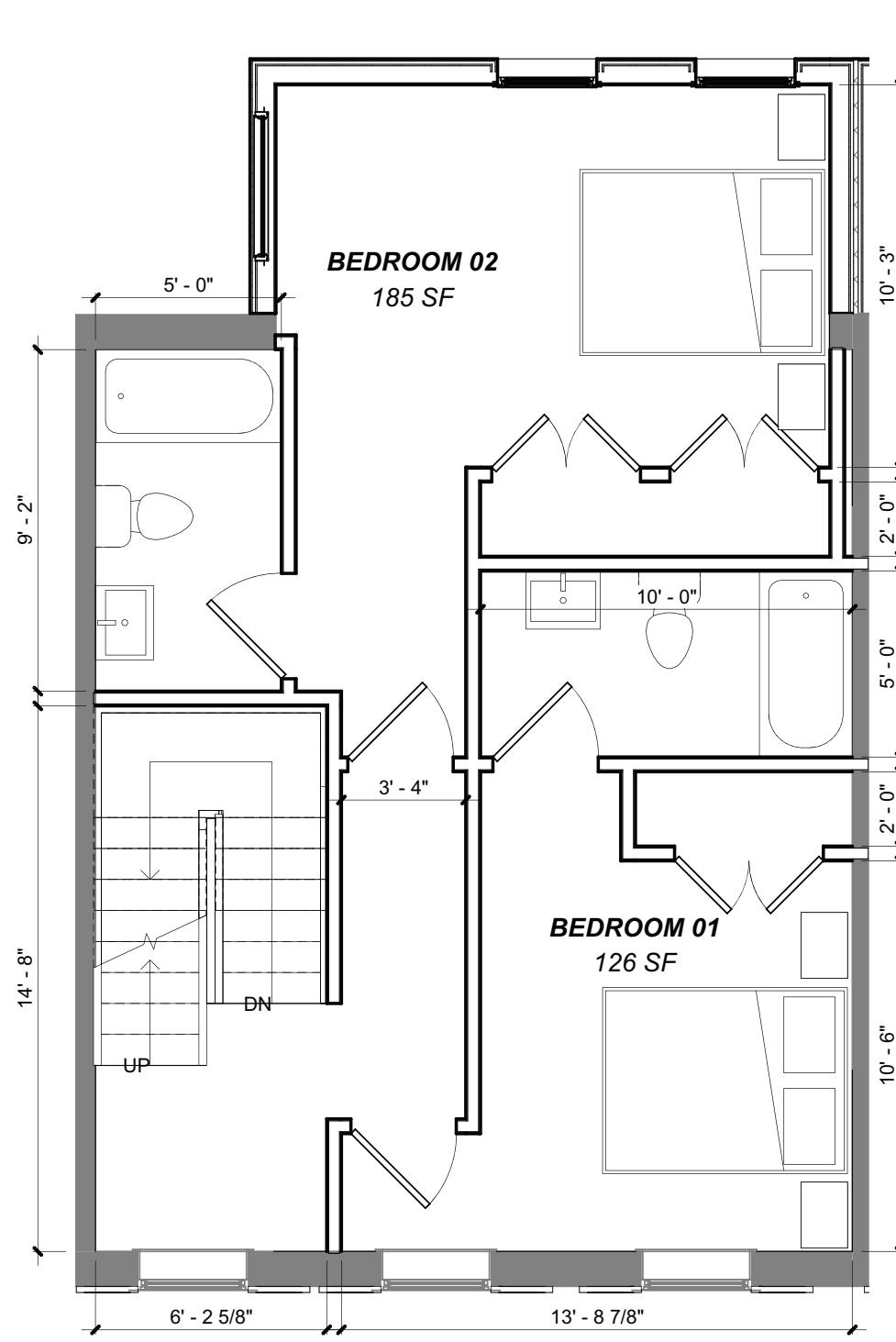


PREVIOUSLY EXISTING ADDITIONS
ON MOLE ST

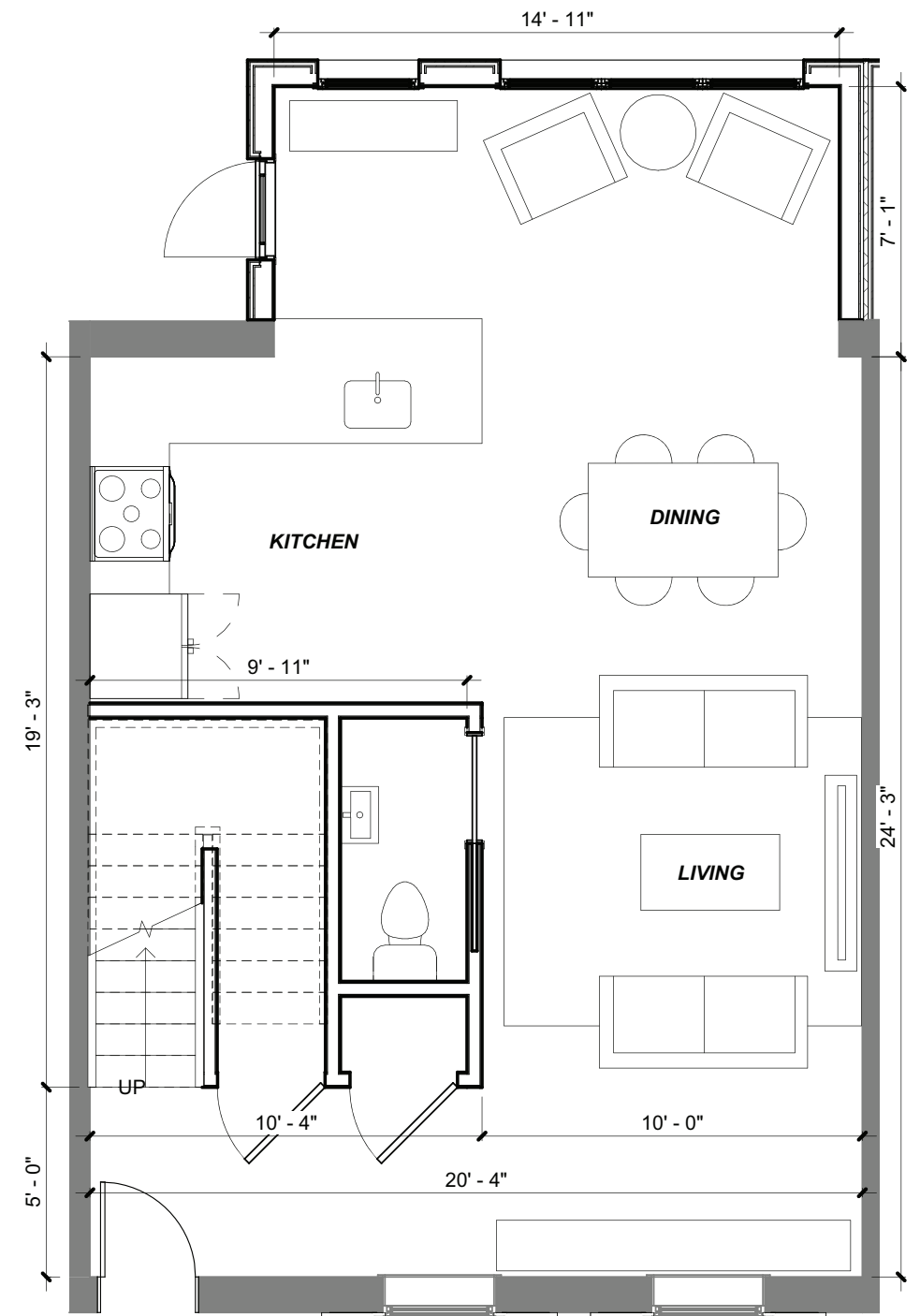




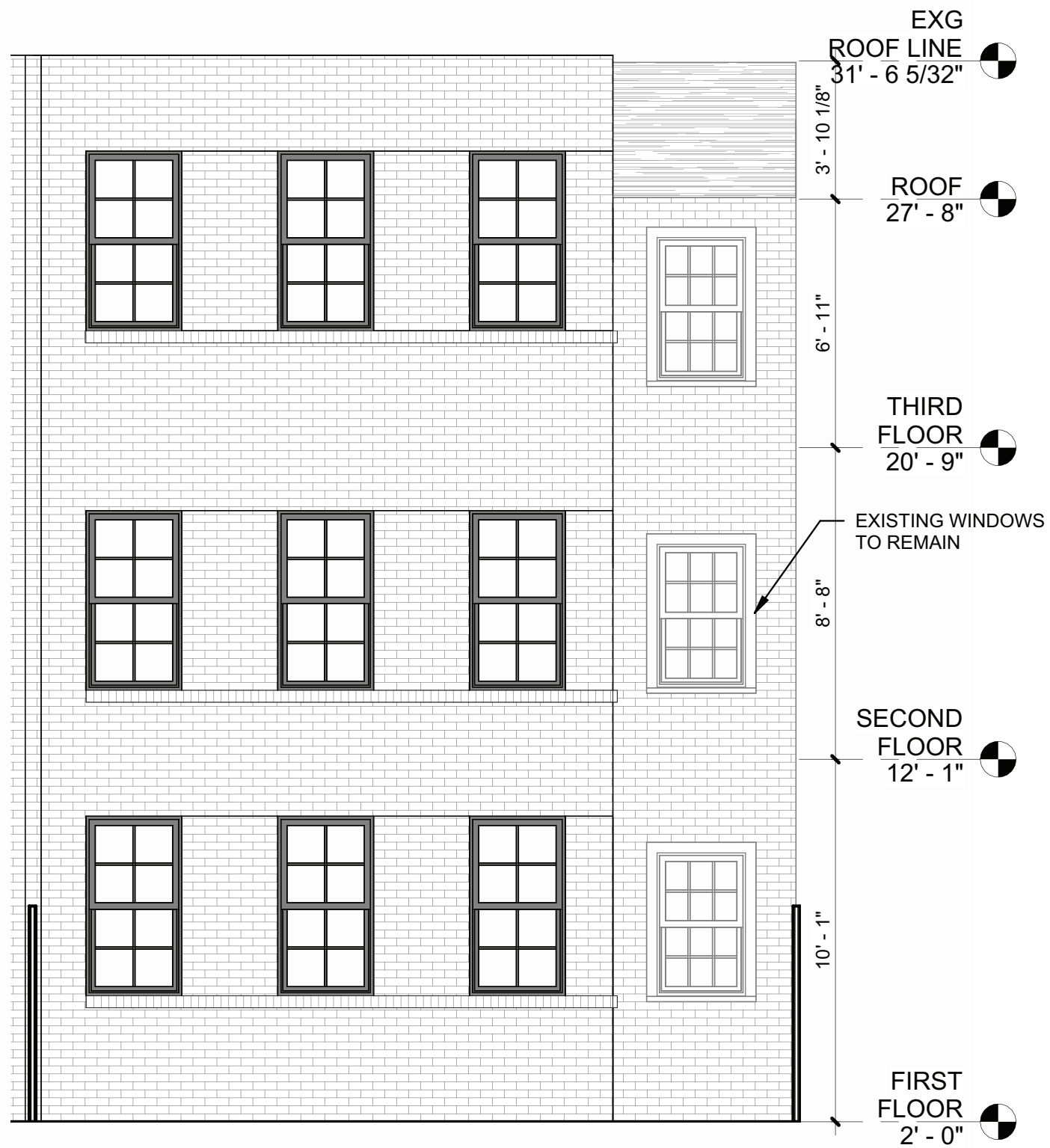
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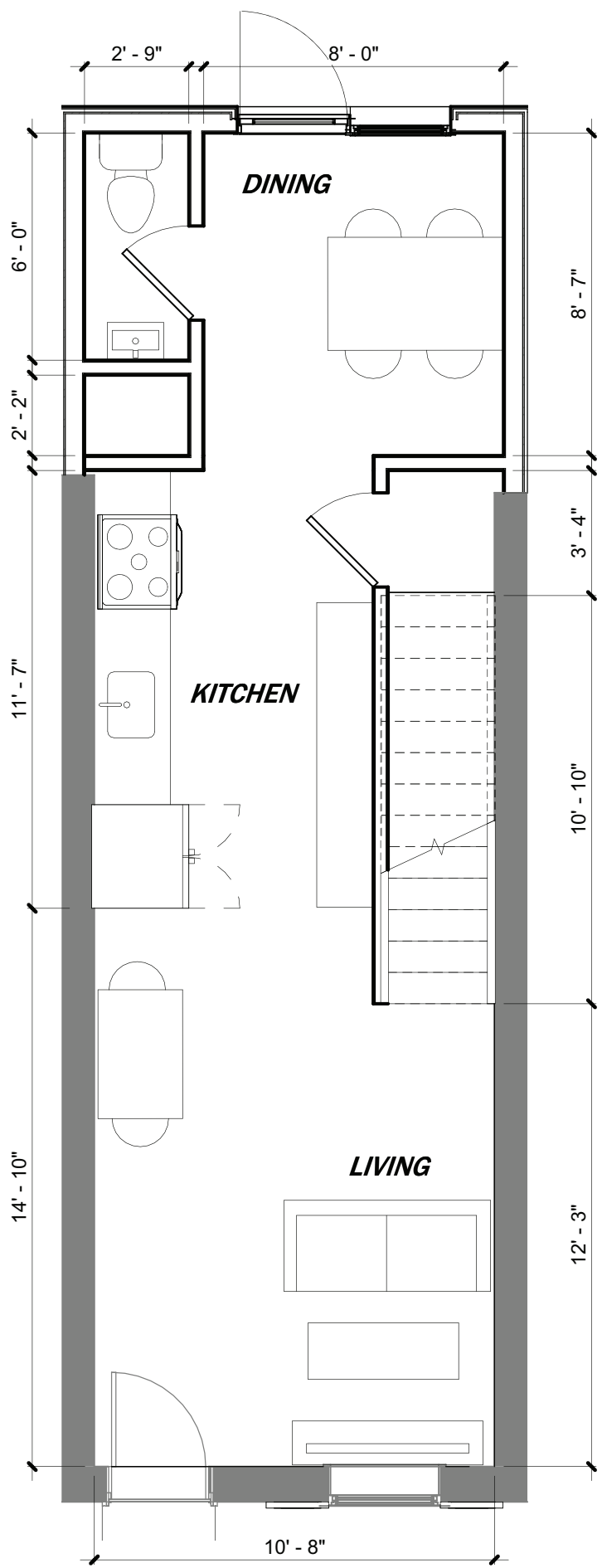
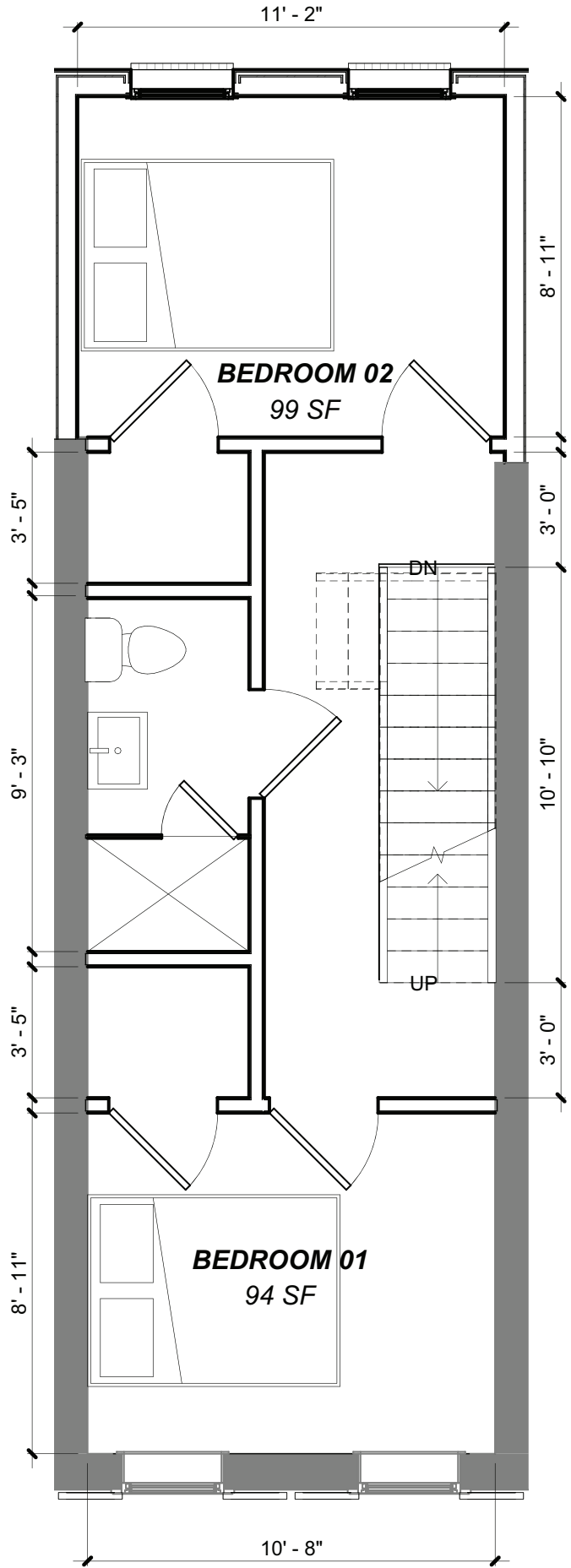
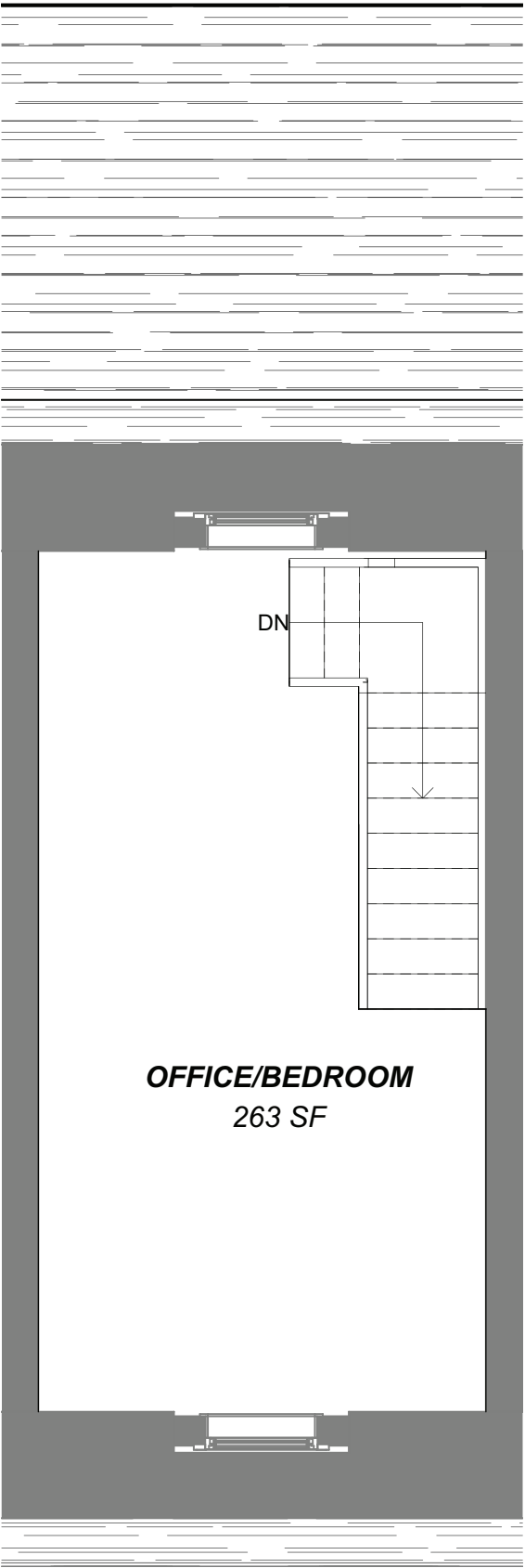


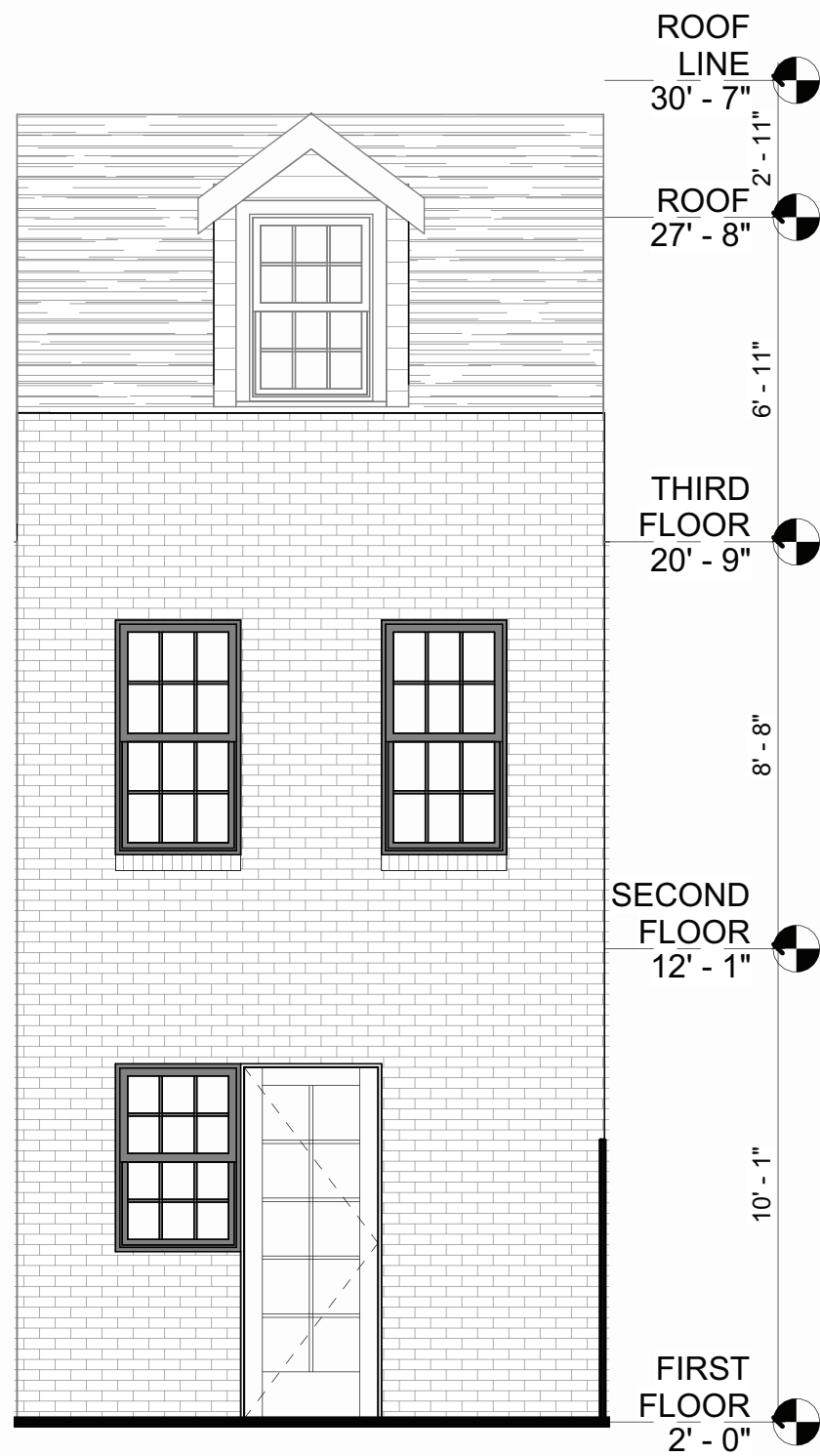
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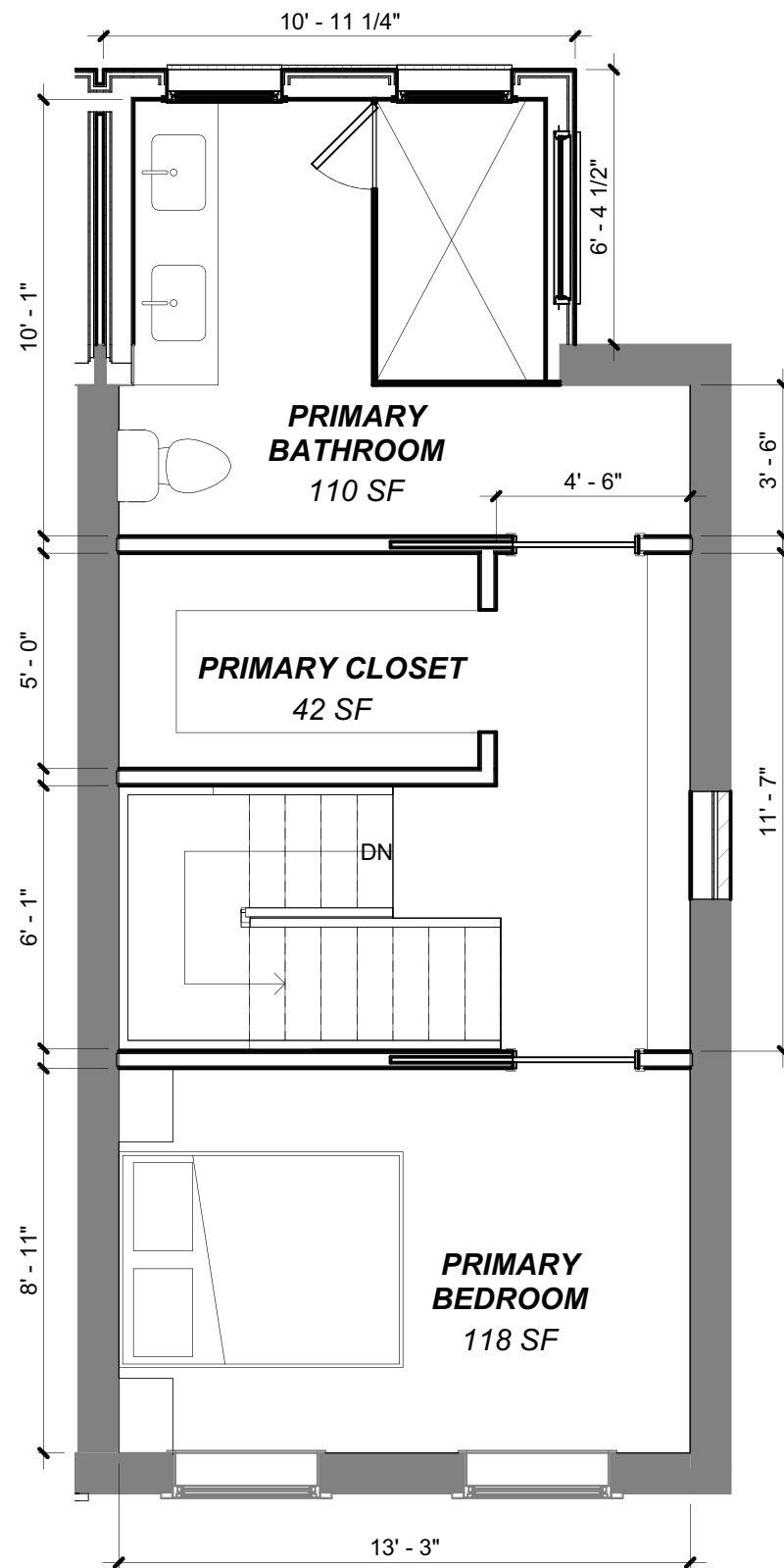


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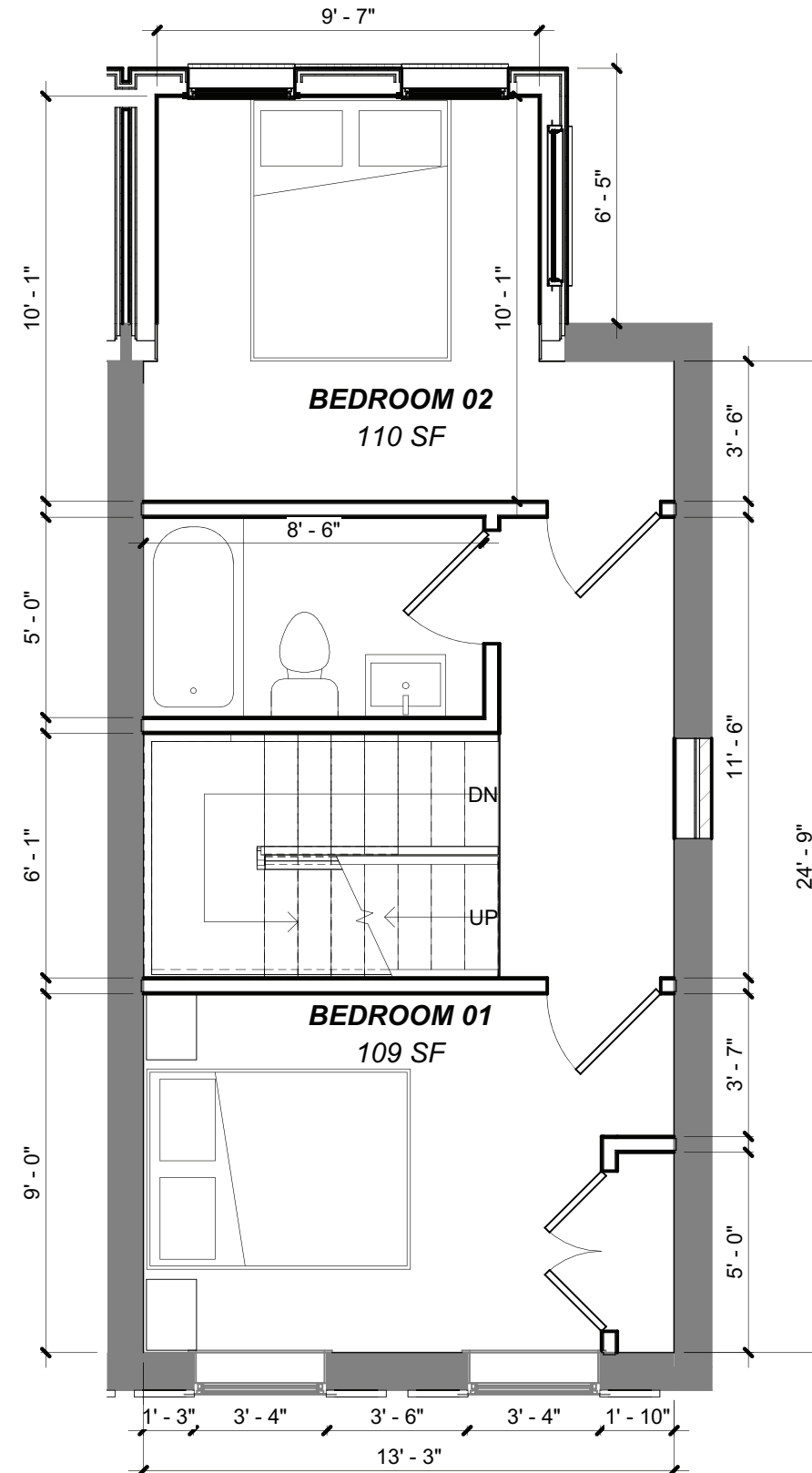




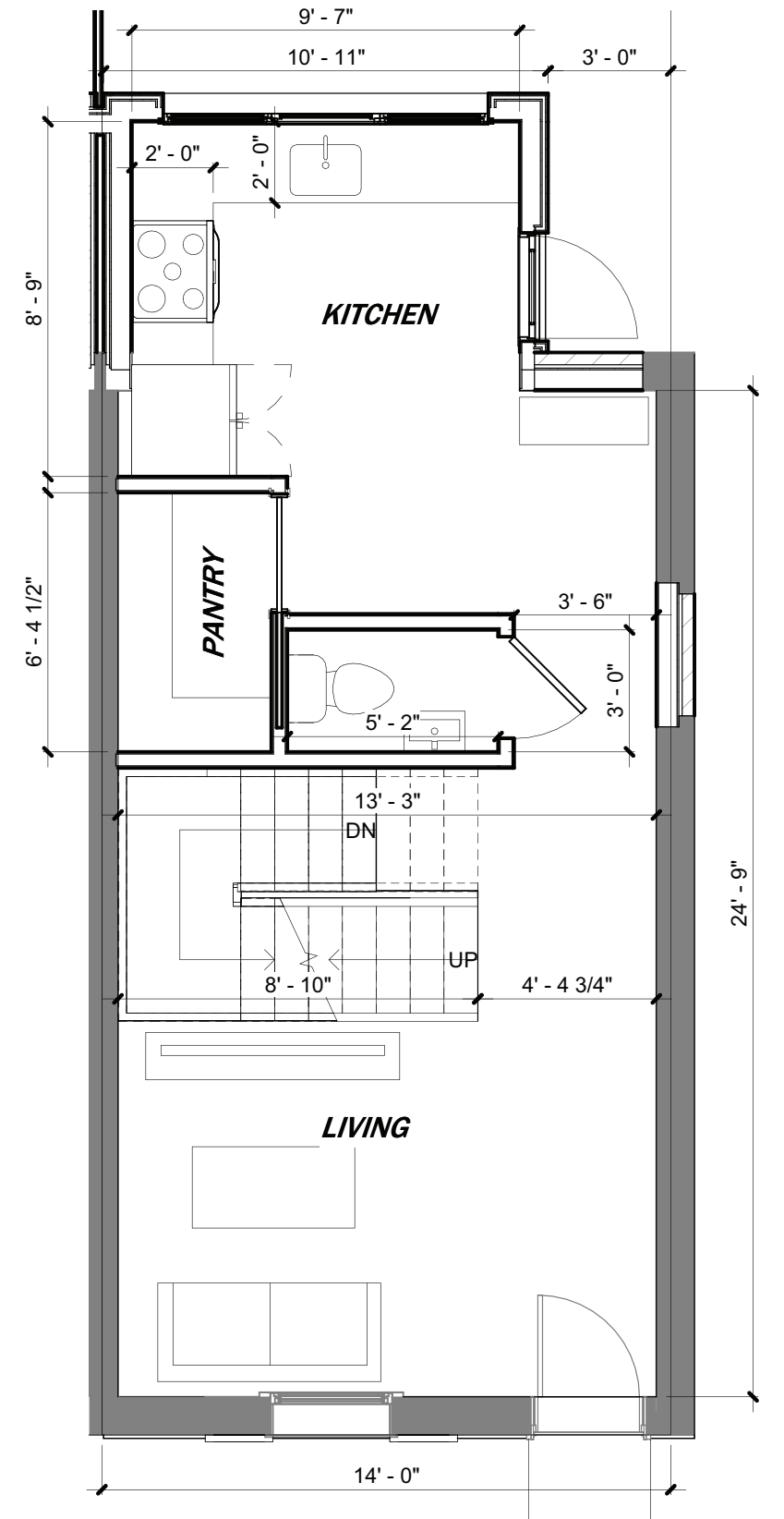




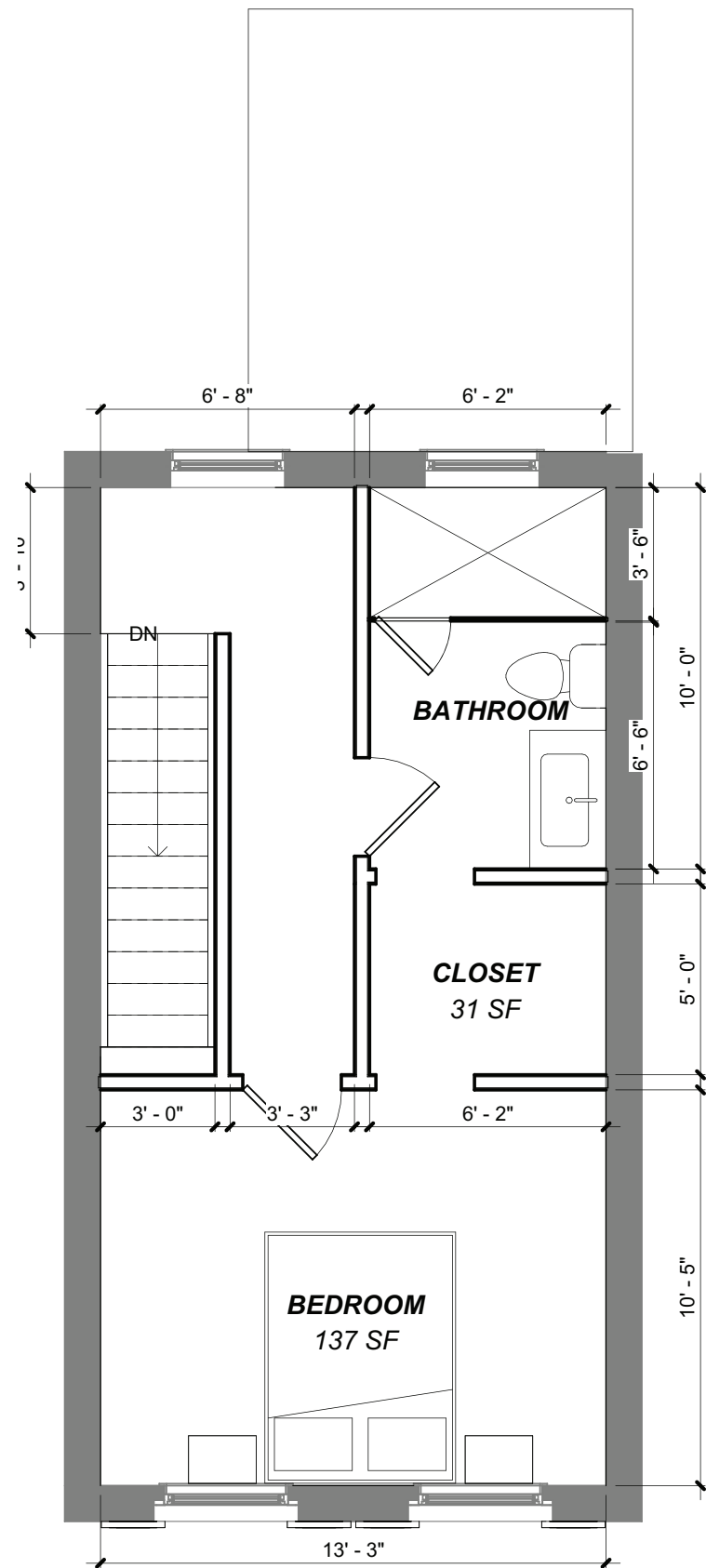
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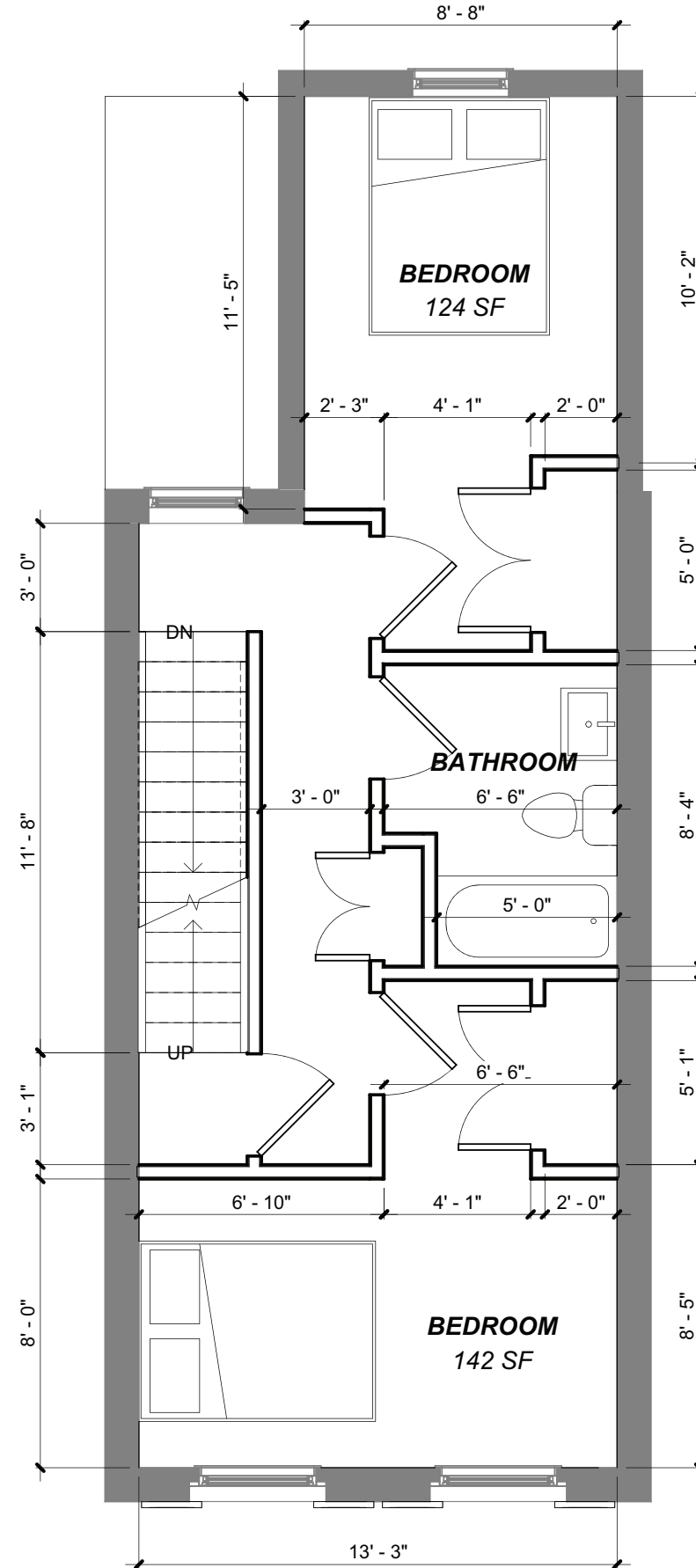
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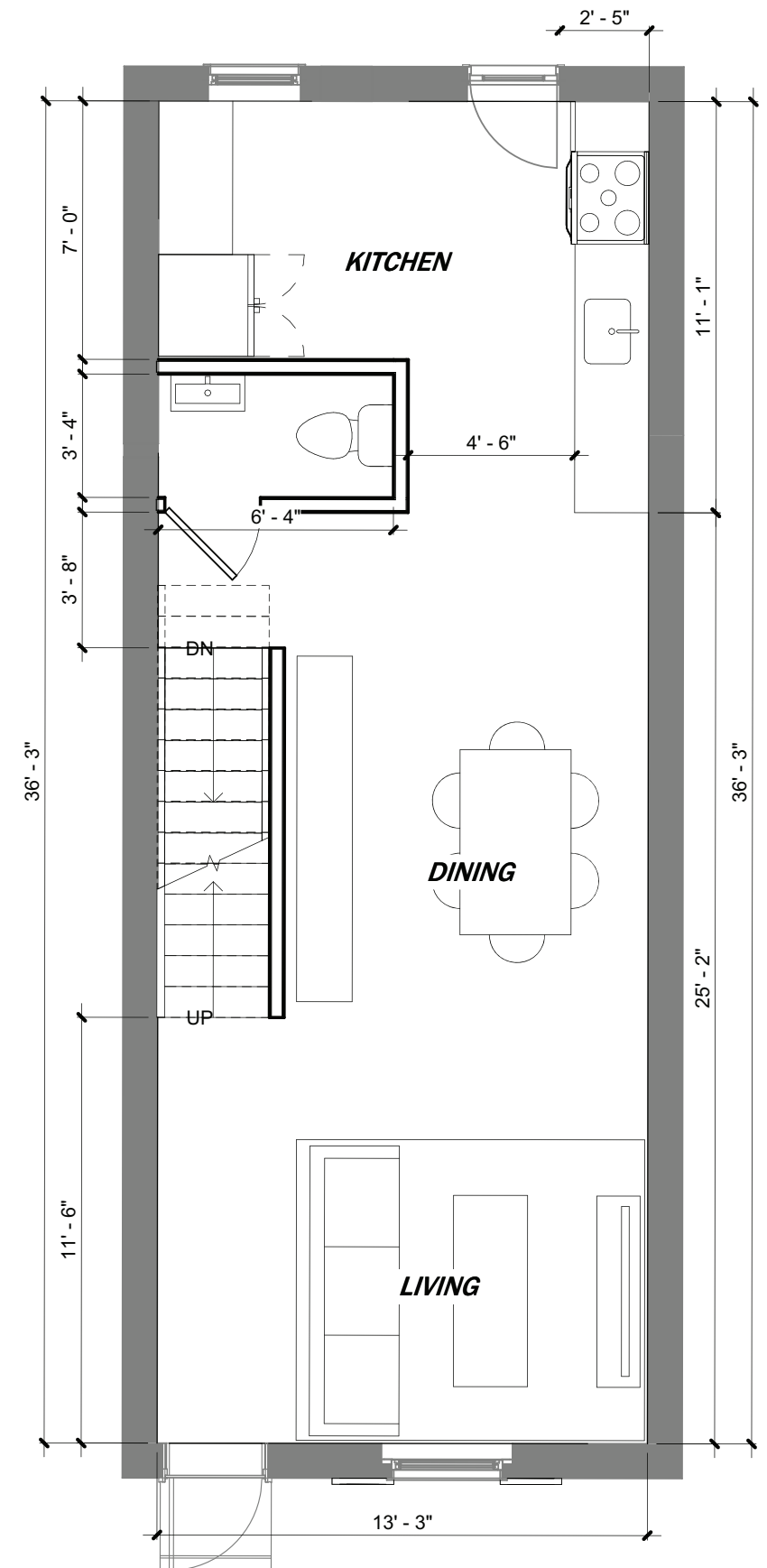
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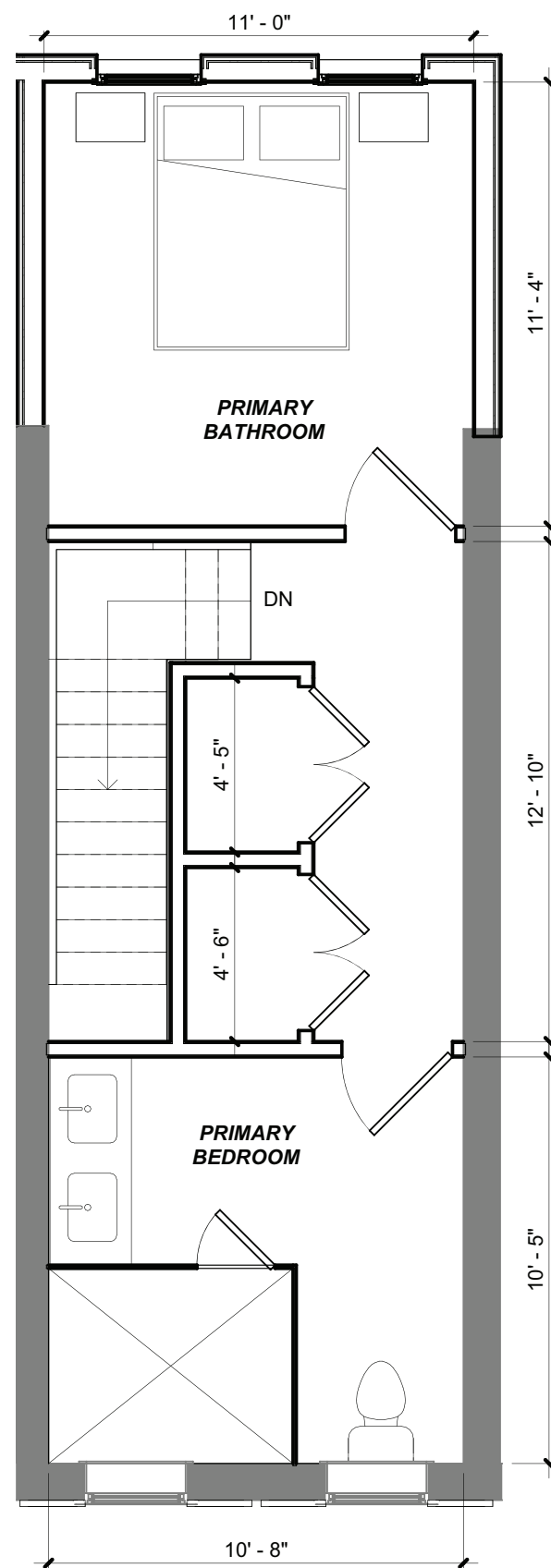
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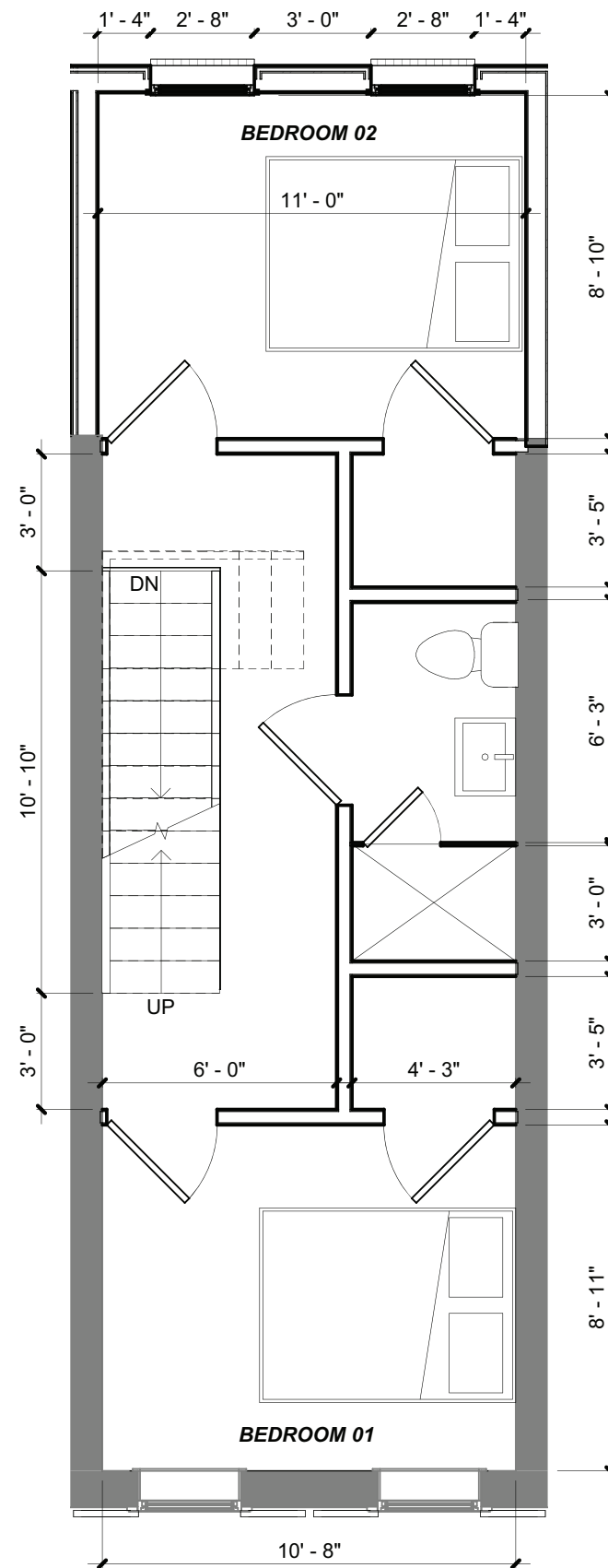
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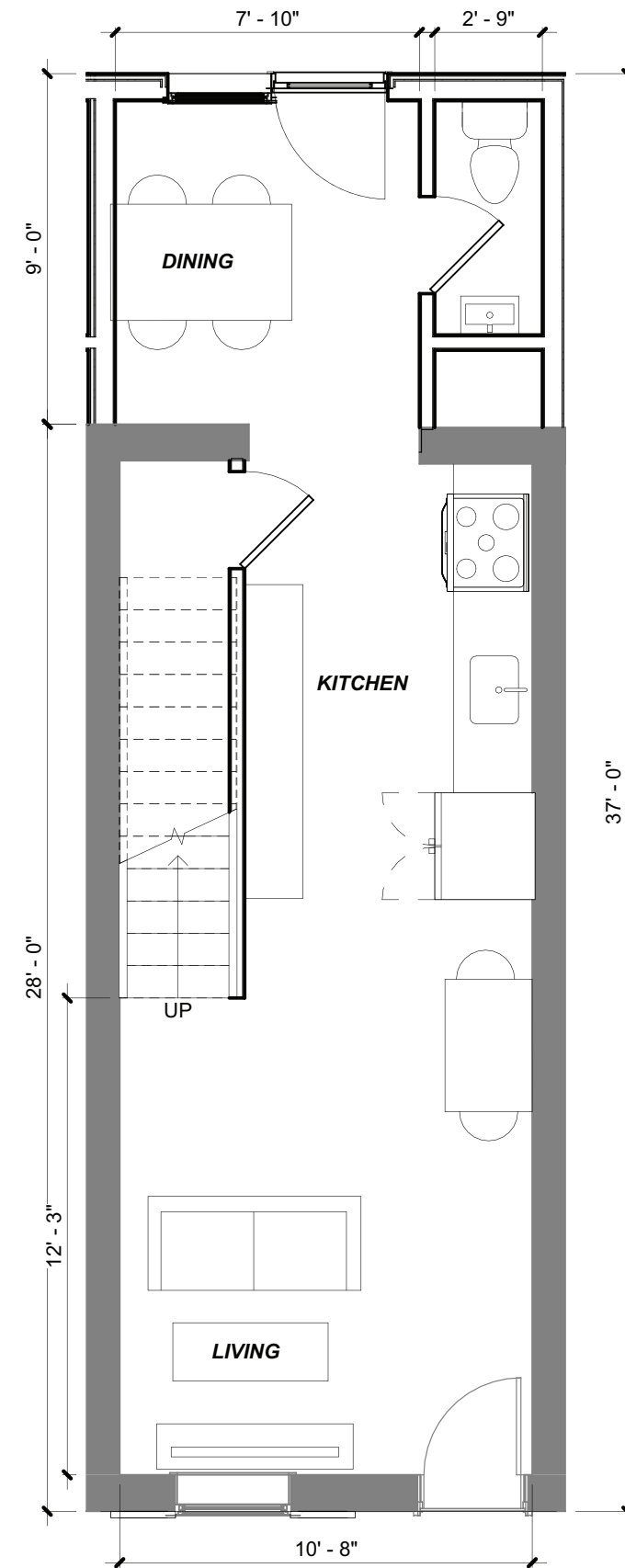
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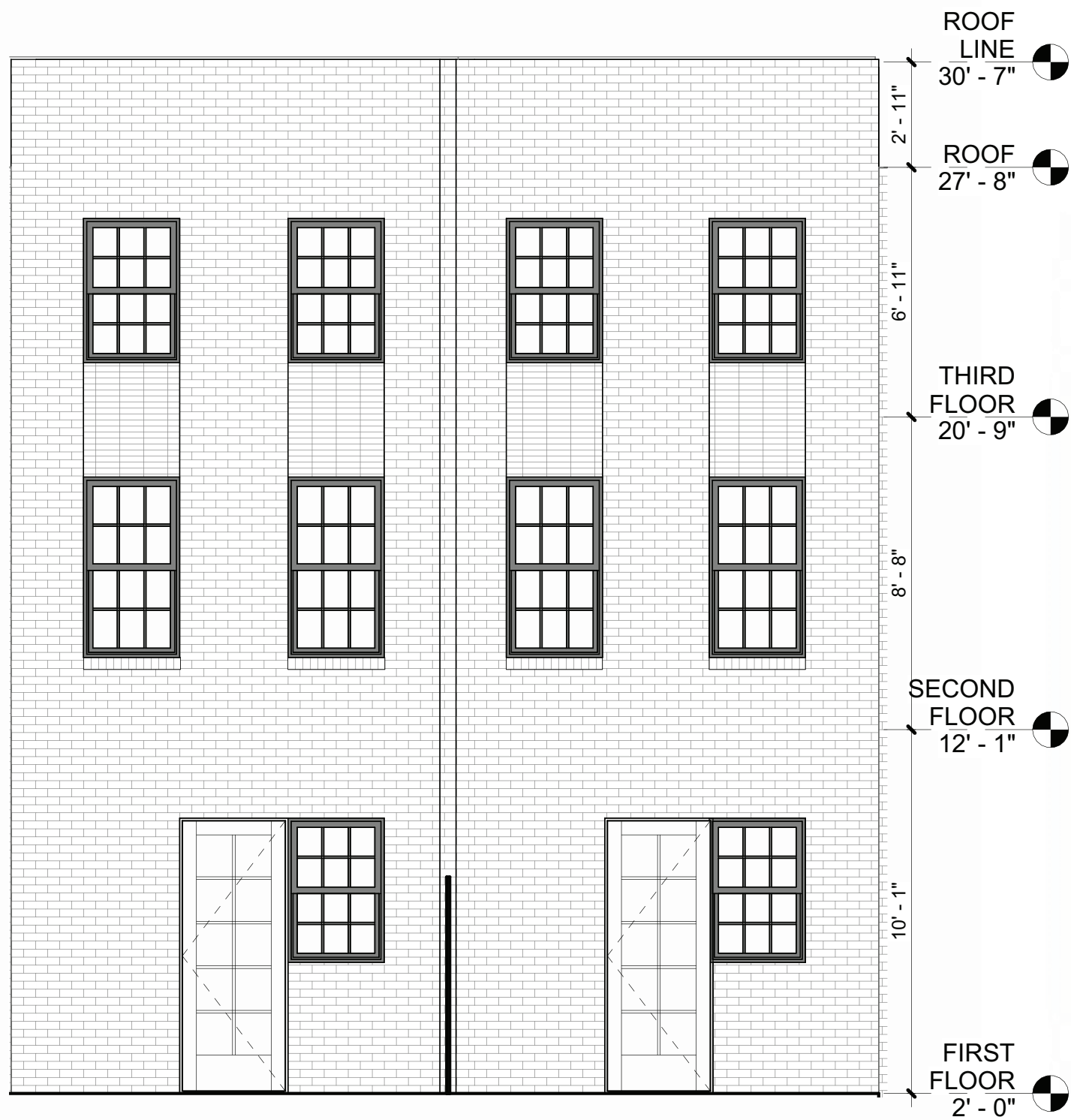
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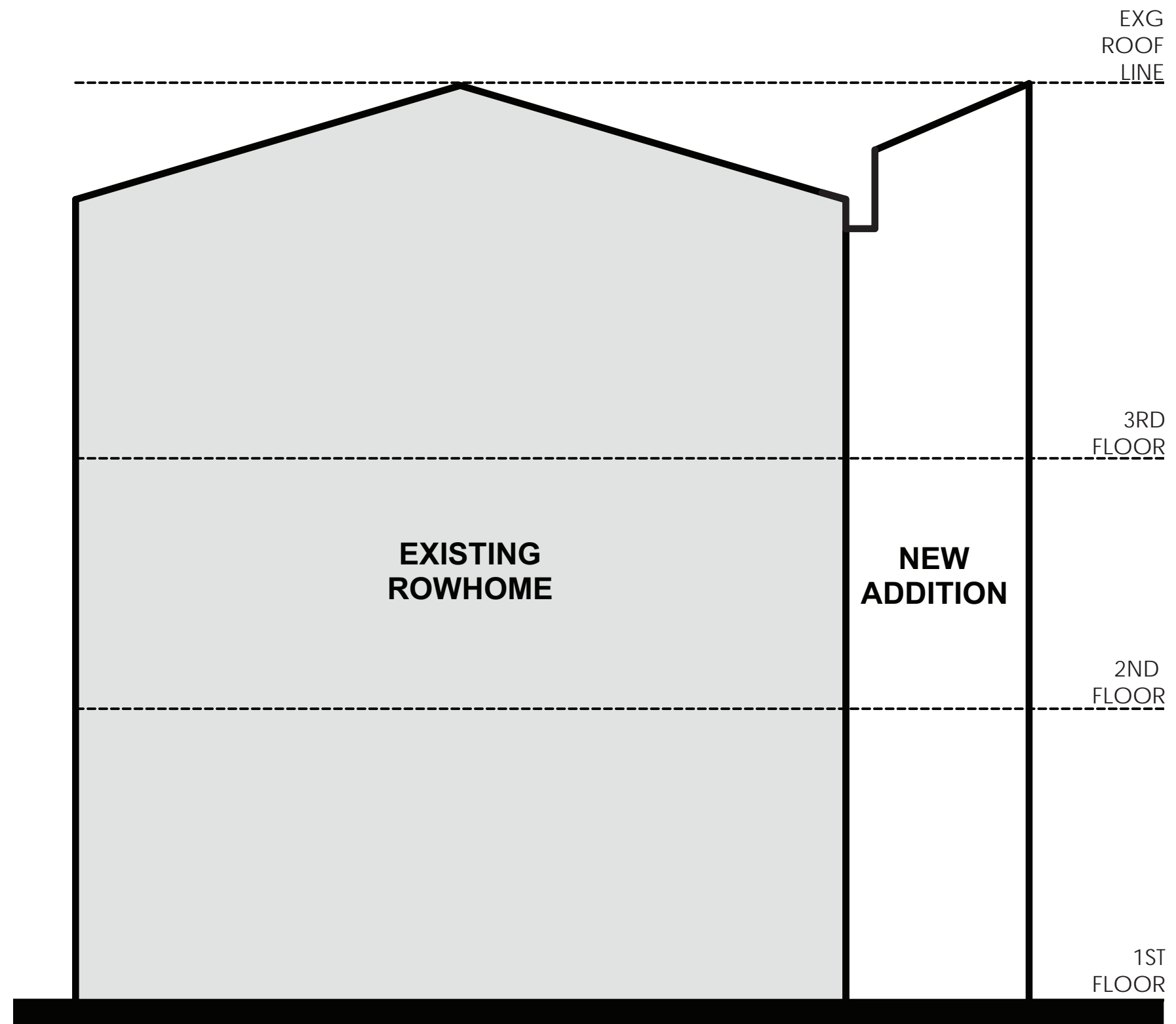


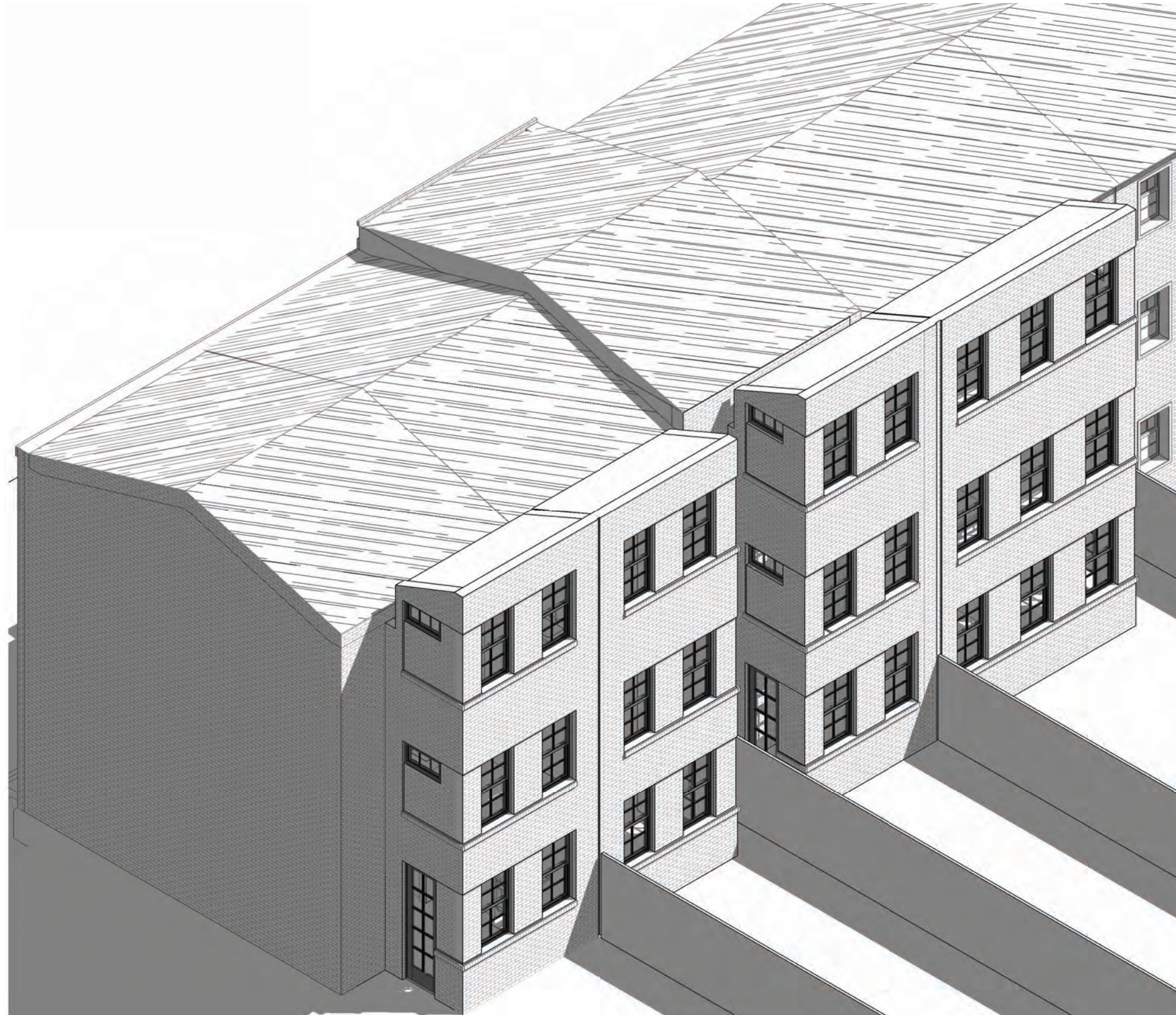
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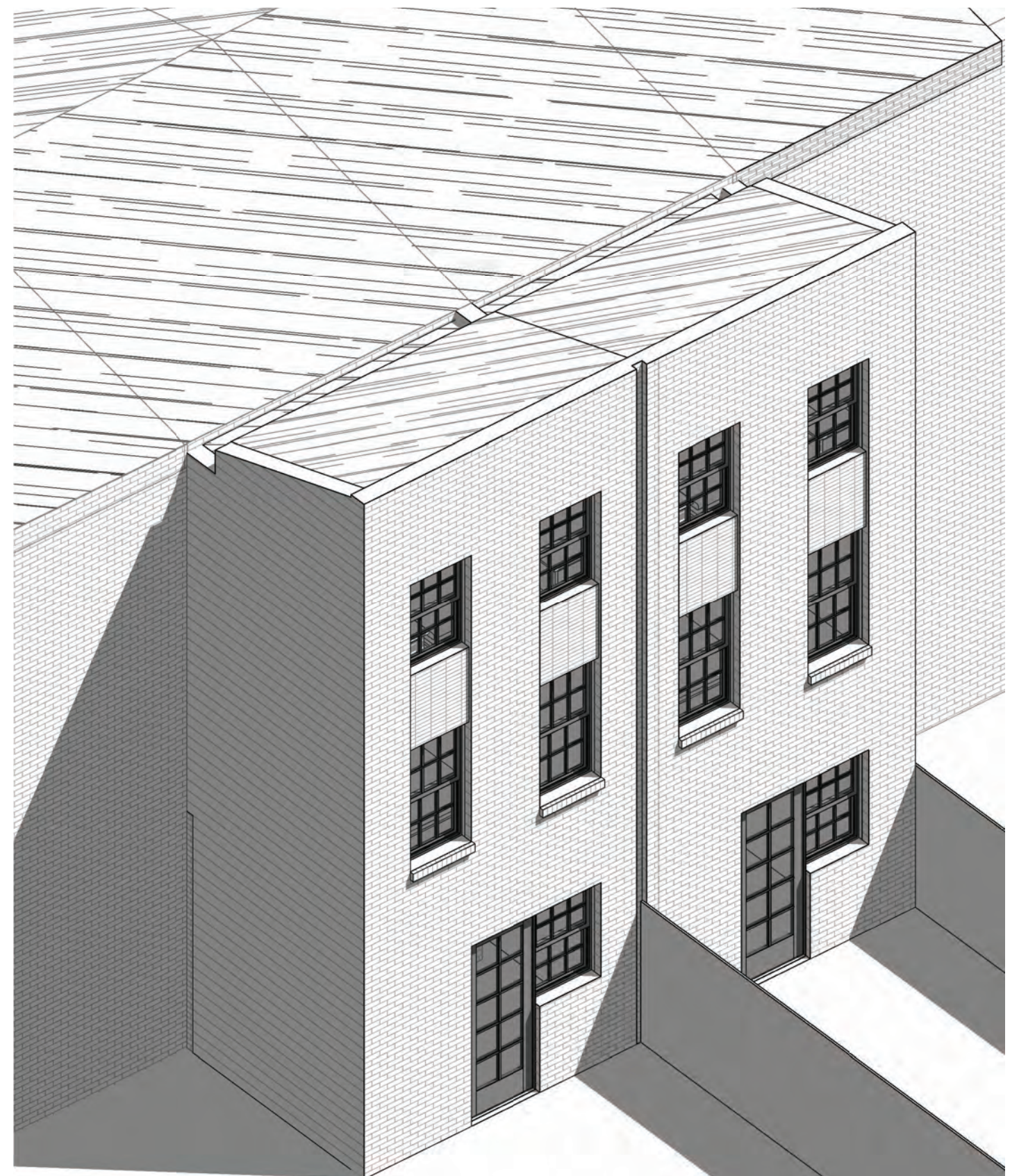








109 MOLE ST



125-27 MOLE ST