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October 3rd, 2025

Philadelphia Historical Commission  
1515 Arch Street  
Philadelphia, PA 19102

Re: 148-158 N 2<sup>nd</sup> St: Application for Final Approval

On behalf of Urban Fund Inc, Gnome Architects is pleased to submit this application for the proposed development of the combined lots at 148–158 N. 2nd Street, located within the Historic District of Old City.

The project proposes the full demolition of the building at 156 N. 2<sup>nd</sup> Street, the partial rear demolition of 148 and 150 N 2<sup>nd</sup> Street, and the partial rear and interior demolition of 152 N. 2nd Street. The demolition of 148 and 150 N 2<sup>nd</sup> Street will focus on those areas added on later and will retain the main historic blocks of both buildings, while the demolition of 152 N 2<sup>nd</sup> Street will retain and preserve the exterior façade. In addition, a new 6-story mixed-use building is proposed as part of the development.

The project will include approximately 35 new residential units, served by 15 parking spaces and supported by dedicated lobby and amenity areas. The development will incorporate the existing façade of 152 N 2<sup>nd</sup> st into the residential building, and add new commercial space to the first floors of 148-150 N 2<sup>nd</sup> st. A third floor will be added to 148 N 2<sup>nd</sup> Street, restoring it to its original, pre-1926 condition.

The massing of the new construction aligns with the context along 2<sup>nd</sup> st, keeping a continuous façade between the new building to the North (160-164 N 2<sup>nd</sup> st) and the historic buildings on site. On Quarry st, the new building pulls away from the rear of 148-152 N 2<sup>nd</sup> st and is set back from the right-of-way, giving space to the narrow street. This approach is intended to incorporate the corner buildings into the Old City fabric while respecting and preserving their historic character. The parking garage and trash pickup are located on Quarry st and away from the 2<sup>nd</sup> st commercial corridor.

Please let us know if any additional information is required. We appreciate your time and consideration in reviewing this application, and we look forward to discussing the project with you.

Sincerely,

Derek Spencer, RA

Principal, Gnome Architects

# 148-58 N 2ND ST.

GNOME ARCHITECTS

PHILADELPHIA HISTORICAL COMMISSION APPLICATION

10.10.2025







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 156 N. 2nd Street, and the partial rear demolition of 148 & 150 N 2nd st, and the partial rear and interior demolition of 152 N 2nd st.

**MASSING:**

The proposed development includes a new six-story mixed-use building adjacent to three structures, two historic (148 and 150 N. 2nd St) and one contributing (152 N. 2nd St). The two historic properties will be preserved, with 148 N. 2nd St undergoing an extensive restoration, which will include the reconstruction of the third story and pitched roof, referencing the original form of the building as seen in historic photos and drawings. The contributing building (152 N 2nd St) will be integrated into the design of the new development, with its facade preserved and repaired.

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 attaches to 160-164 N 2nd and 152 N 2nd, continuing the densely packed, vertically aligned fabric of Old City. Along Quarry st, the building is separate from both the property line and the back of the historic buildings on site (148-152 N 2nd st. It builds off a 2-story horizontal base, similar to the context on Quarry, before stepping back from the narrow street and rising up.

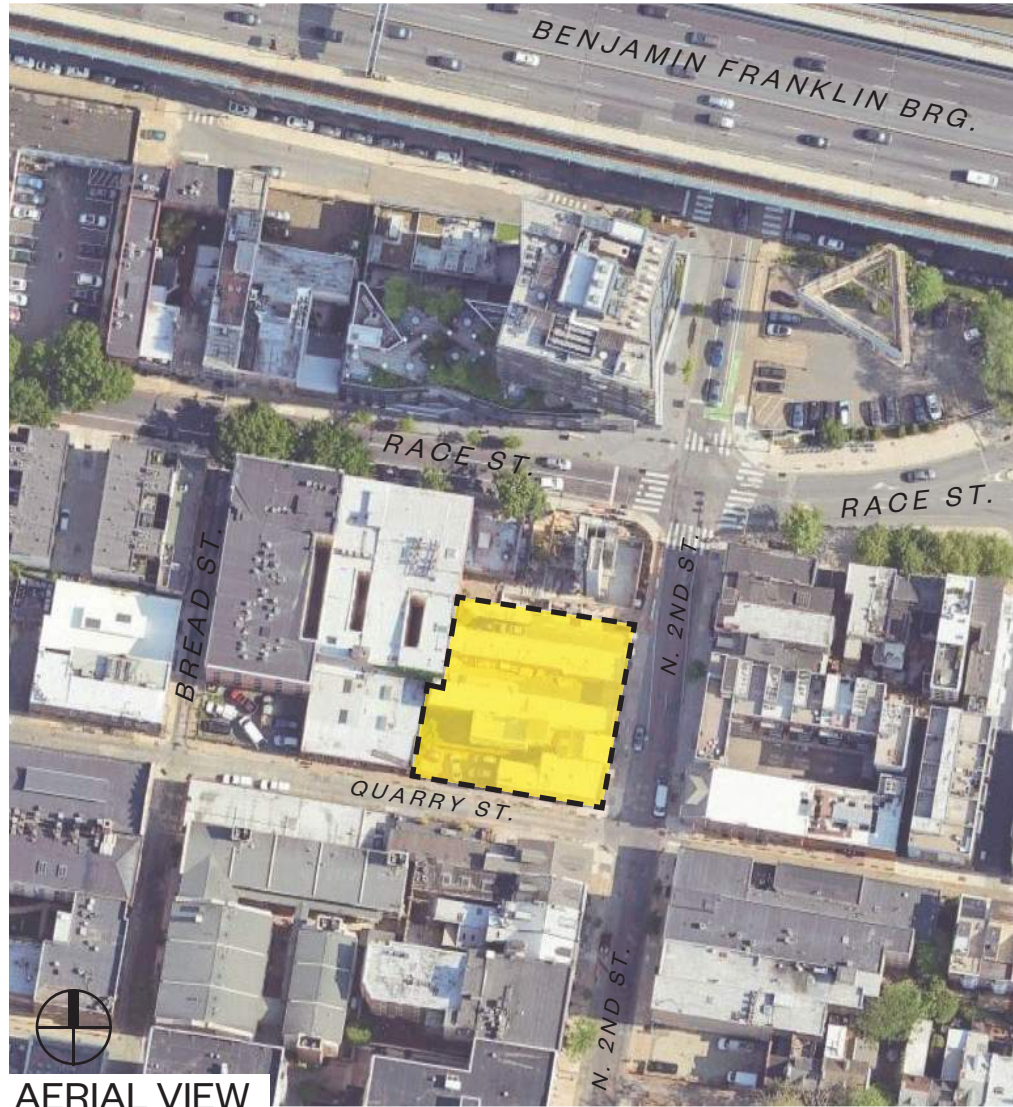
**USE:**

The preserved historic buildings at 148-150 N 2nd st will contain commercial space at the ground level along 2nd Street, with either commercial or residential uses above. The first floor of 152 N 2nd st will be used as the entry to the residential lobby, while the upper floors will be units accessed as part of the larger residential building. The new mixed-use building will feature residential amenity space facing 2nd Street and 35 residential units on the upper floors.

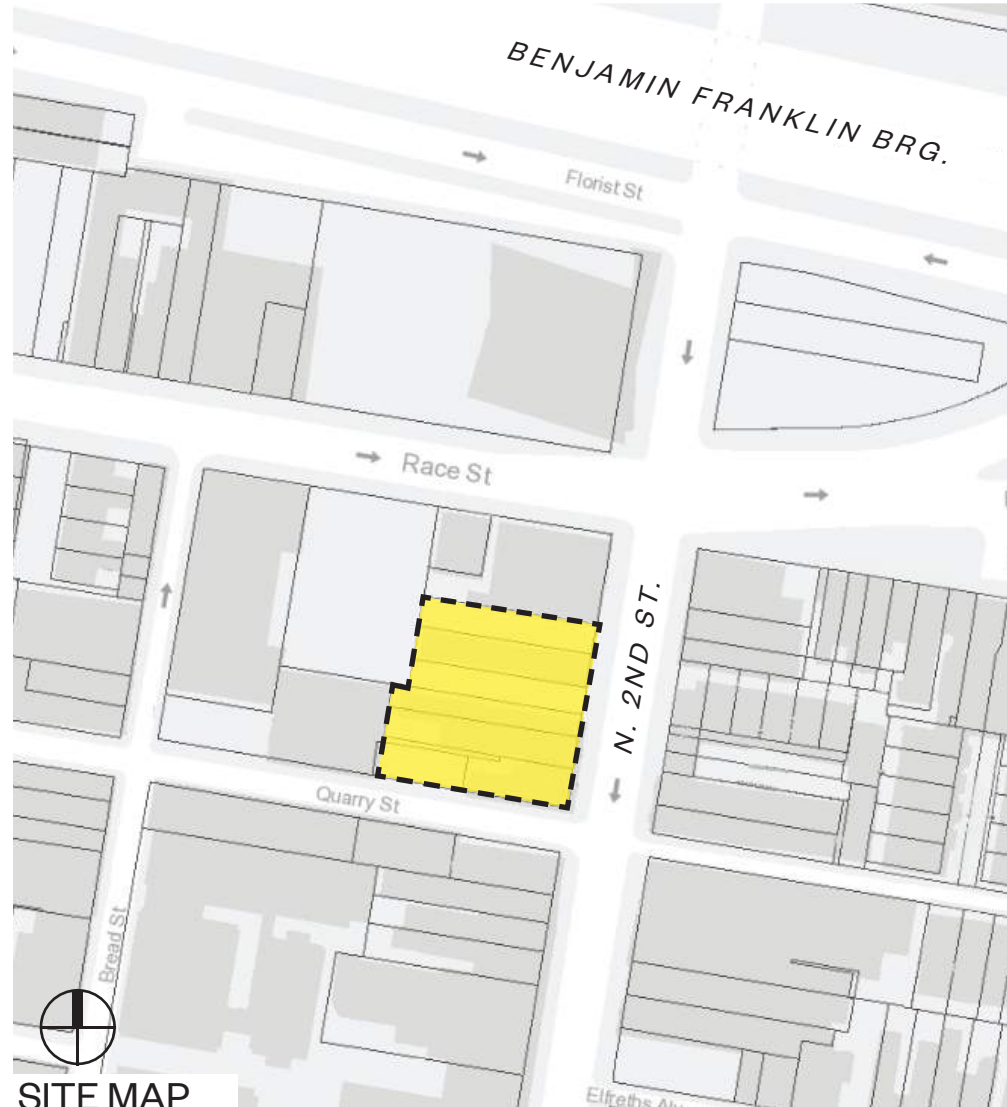
**PARKING AND TRASH:**

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.

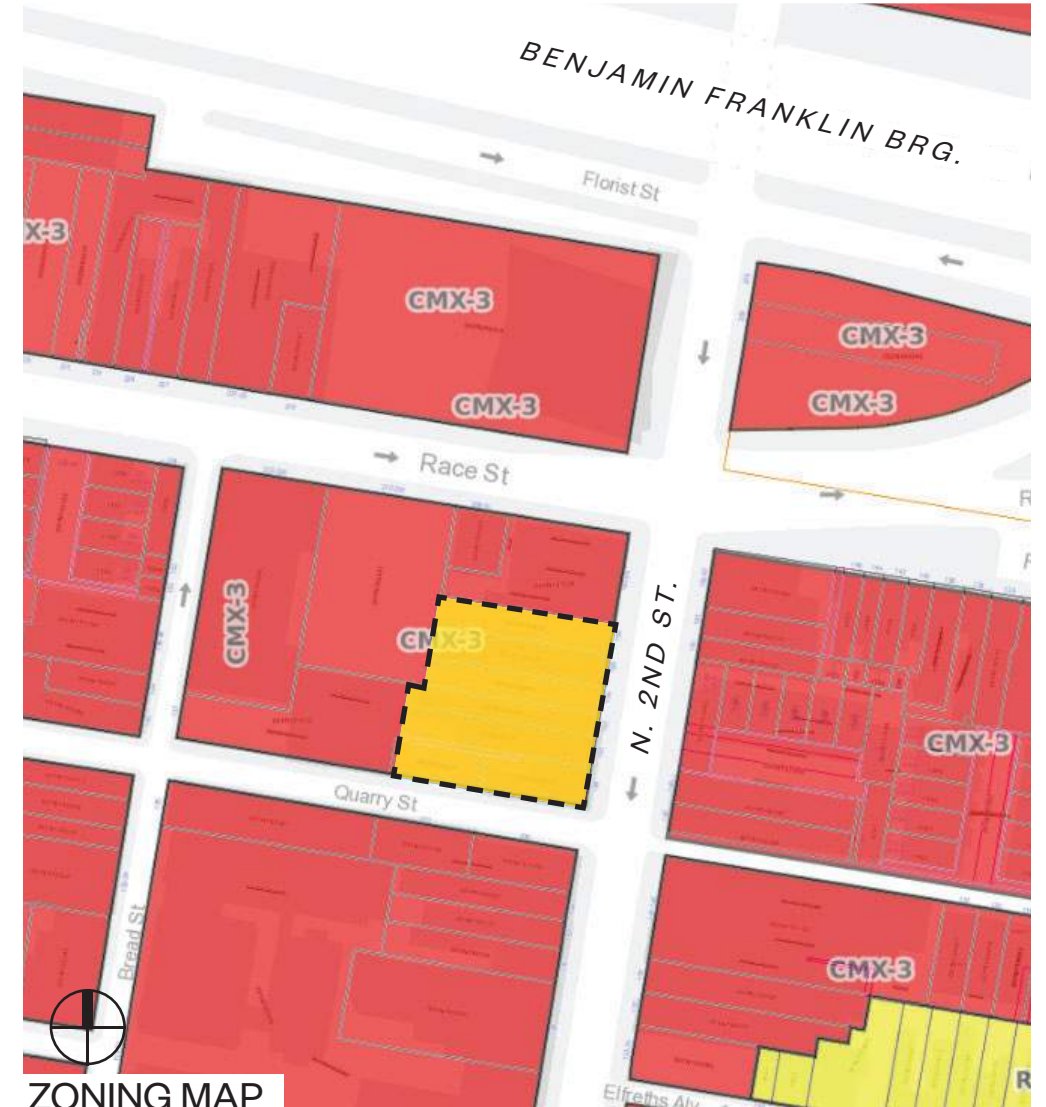




AERIAL VIEW



SITE MAP



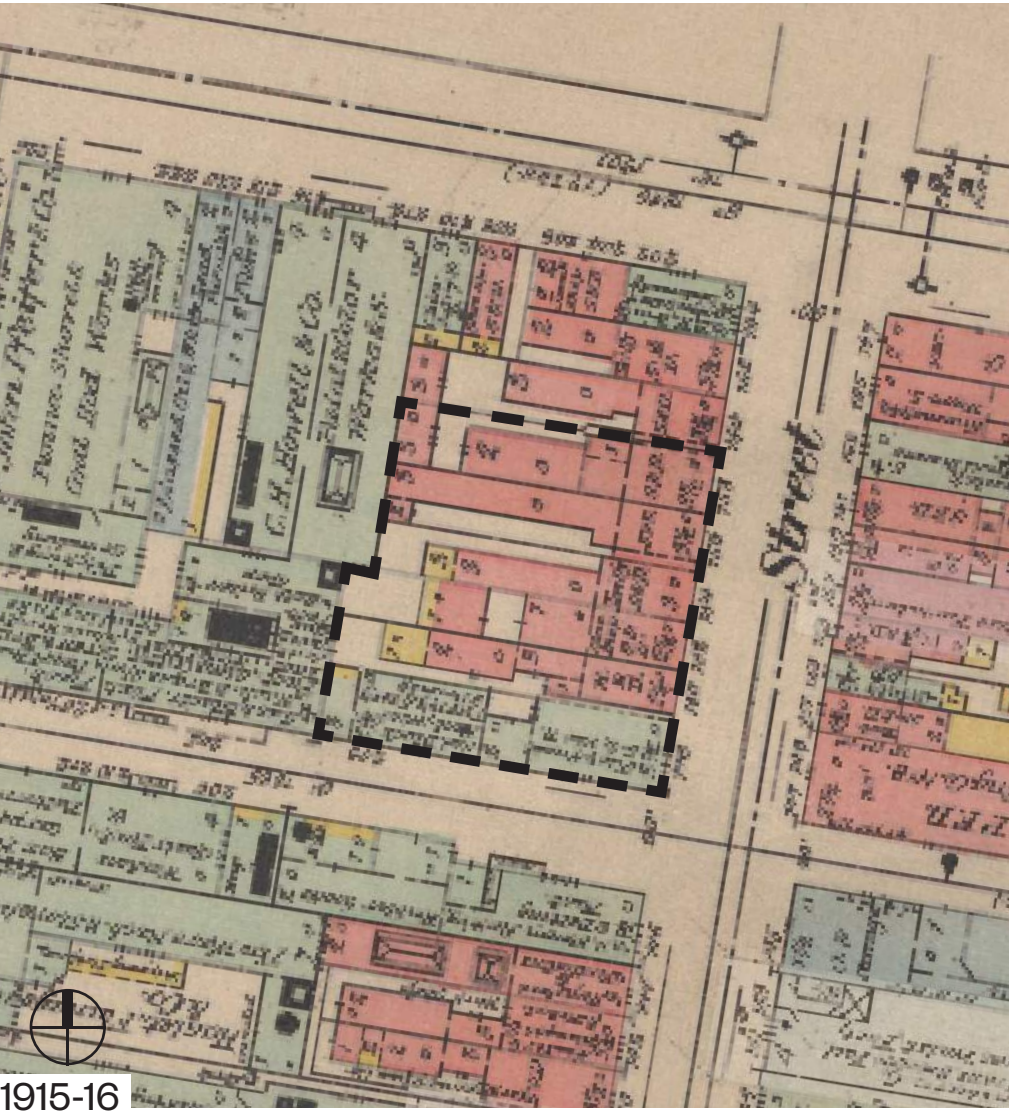
ZONING MAP



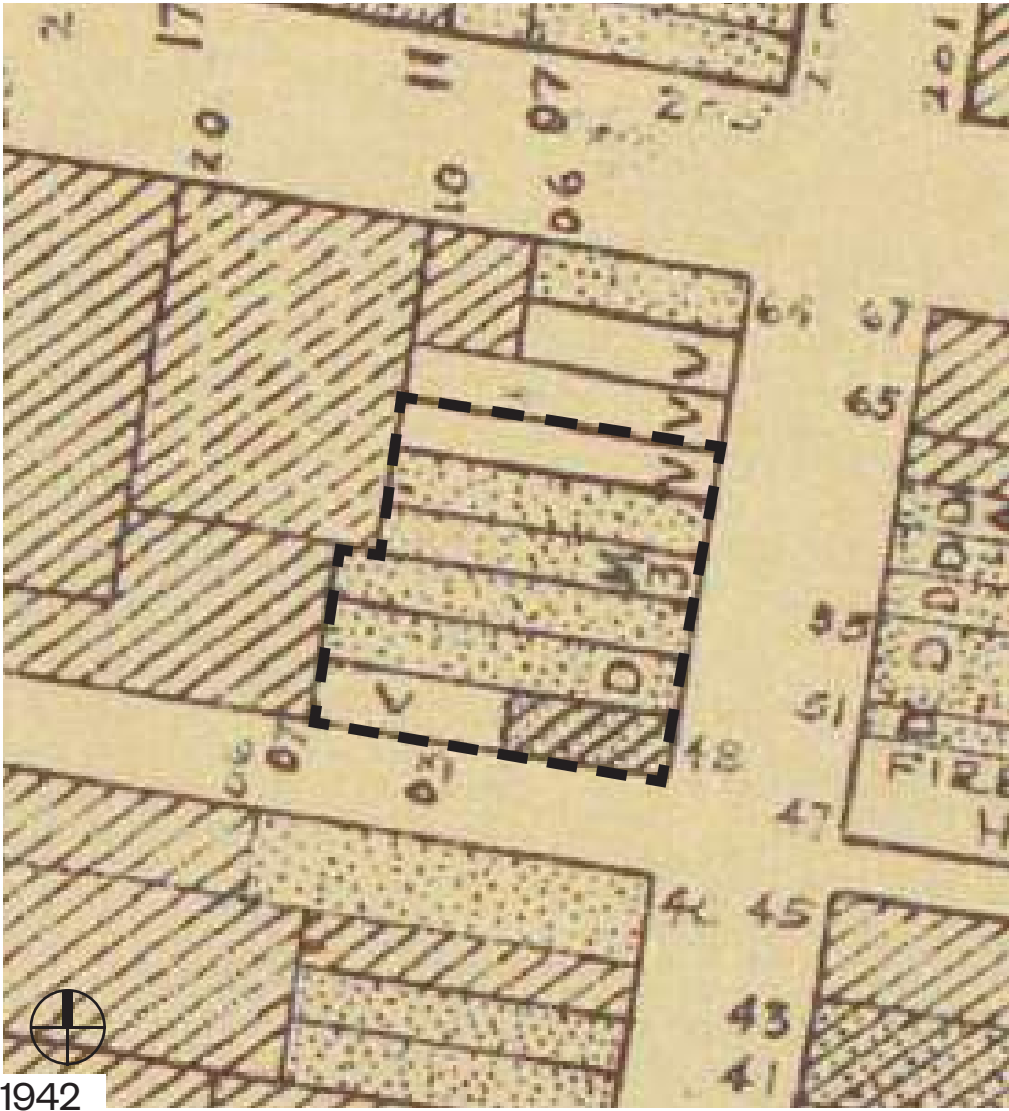
EARLY COMMERCIAL USE



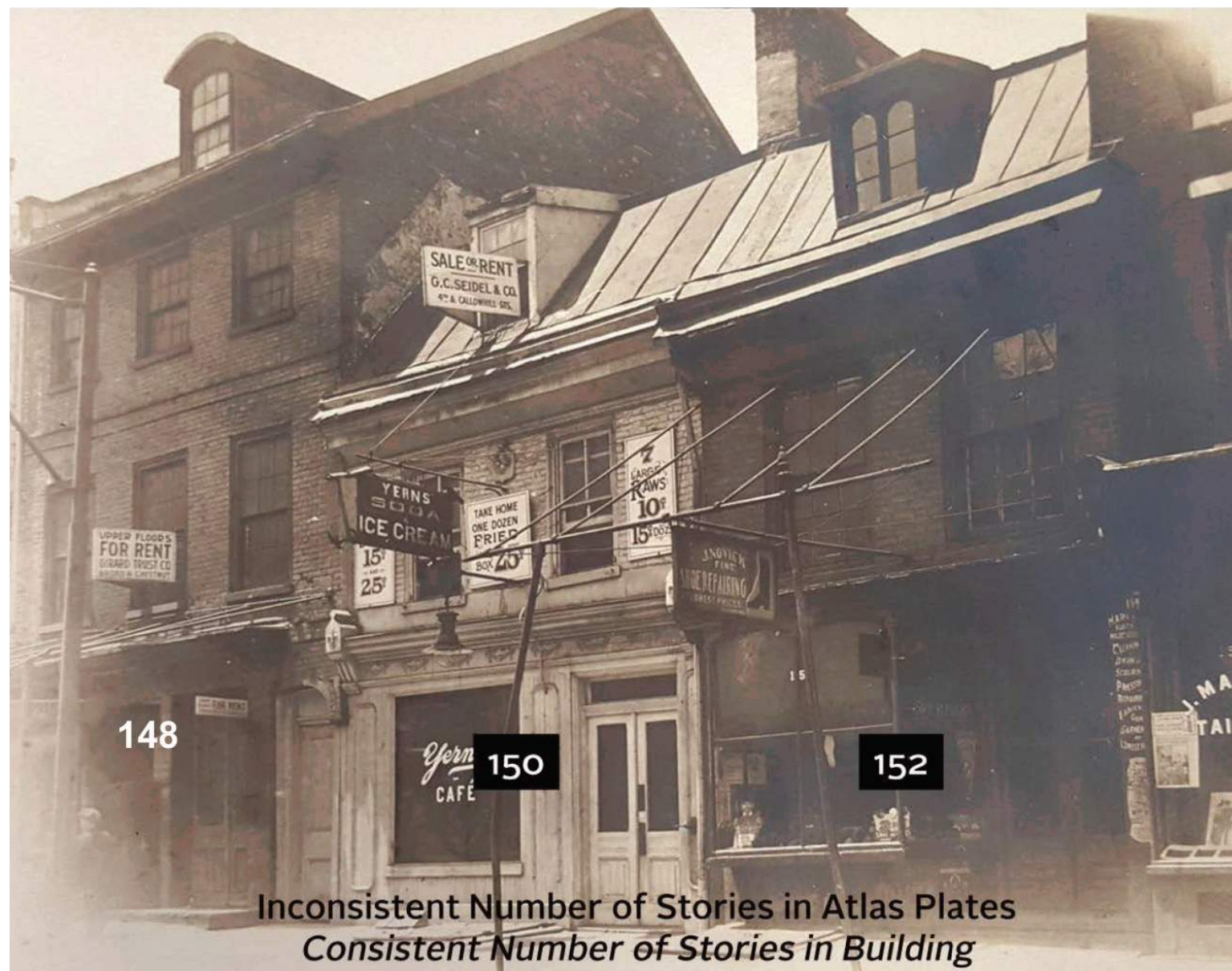
PRINT SHOP AND OIL & GREASE STOREFRONT  
OCCUPY SITE ~ 1916



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





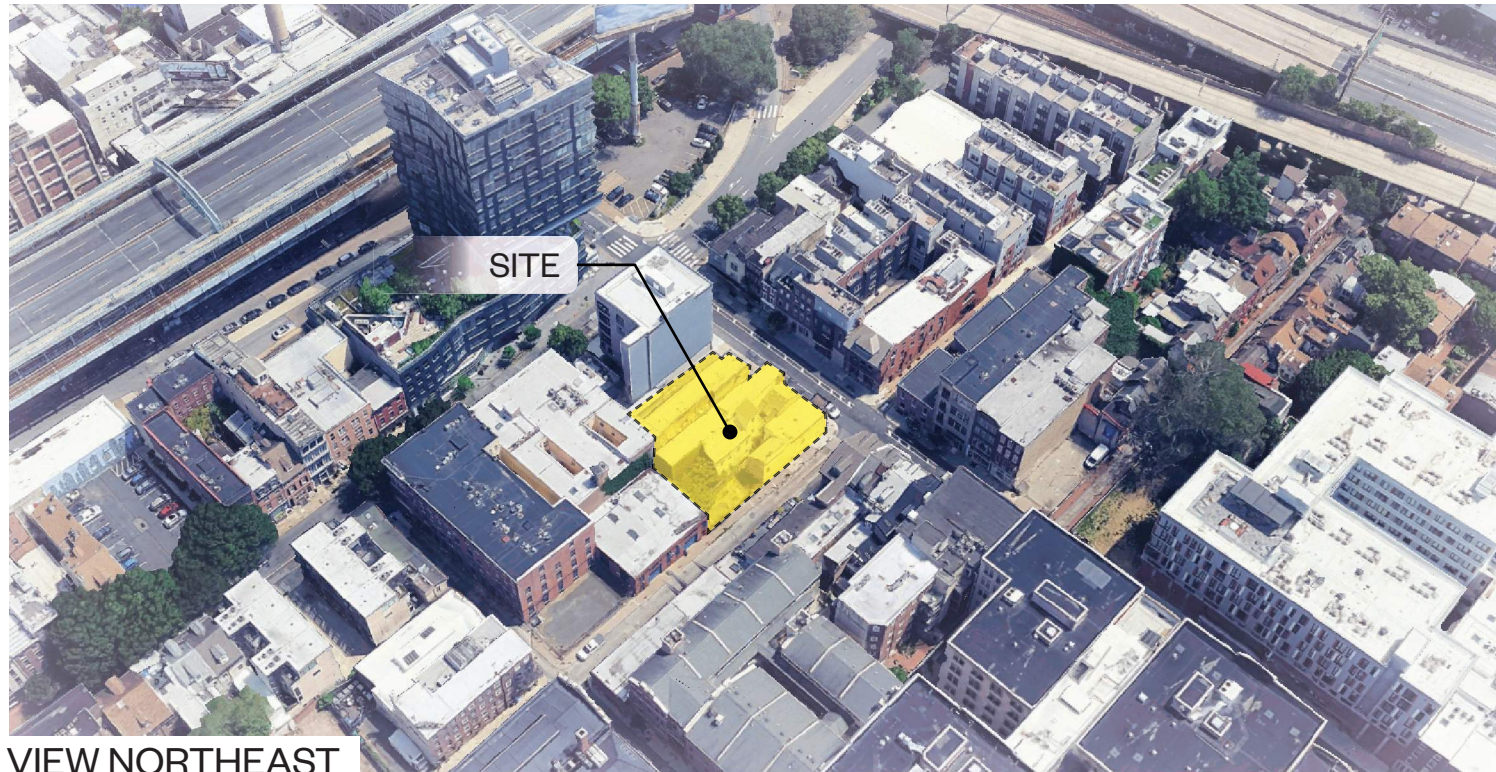


VIEW DOWN N 2ND ST, 1915



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





VIEW NORTHEAST



VIEW NORTHWEST



VIEW SOUTHEAST

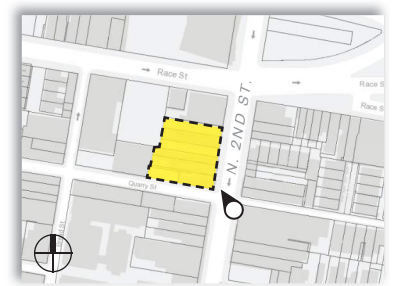


VIEW SOUTHWEST





VIEW NORTHWEST ON N 2ND ST.

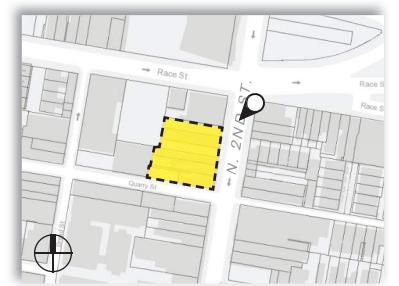


EXISTING SITE CONDITION





VIEW SOUTHWEST ON N 2ND ST.

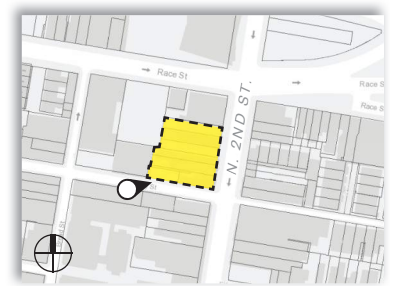


## EXISTING SITE CONDITION





VIEW NORTHEAST ON QUARRY ST.



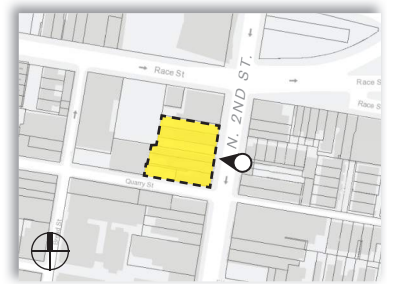
EXISTING SITE CONDITION





ELEVATION VIEW ON N 2ND ST.

SITE



EXISTING SITE CONDITION





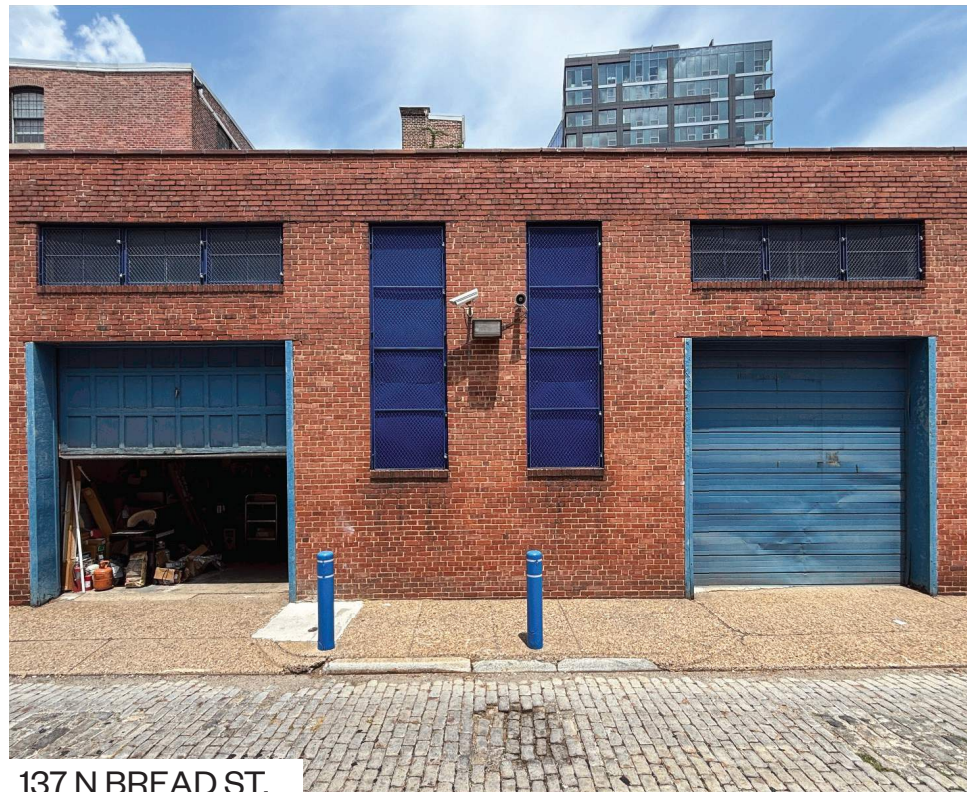
160-164 N 2ND ST.



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.





225 QUARRY ST.



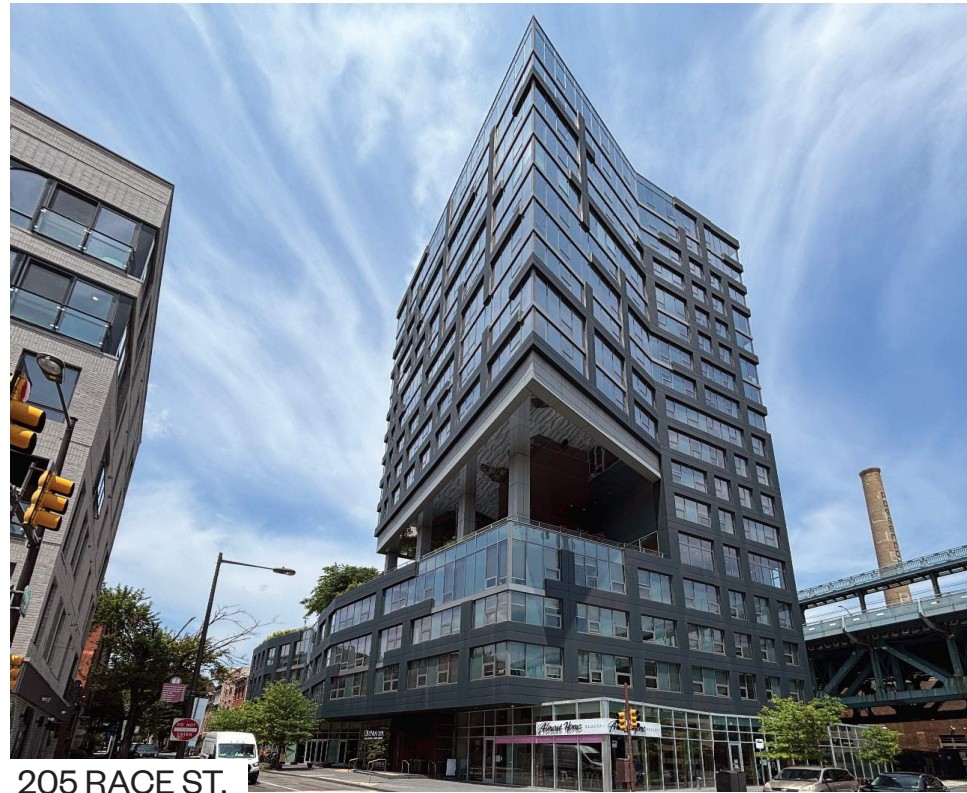
121 N 2ND ST.



218 ARCH ST.



108-124 ARCH ST.

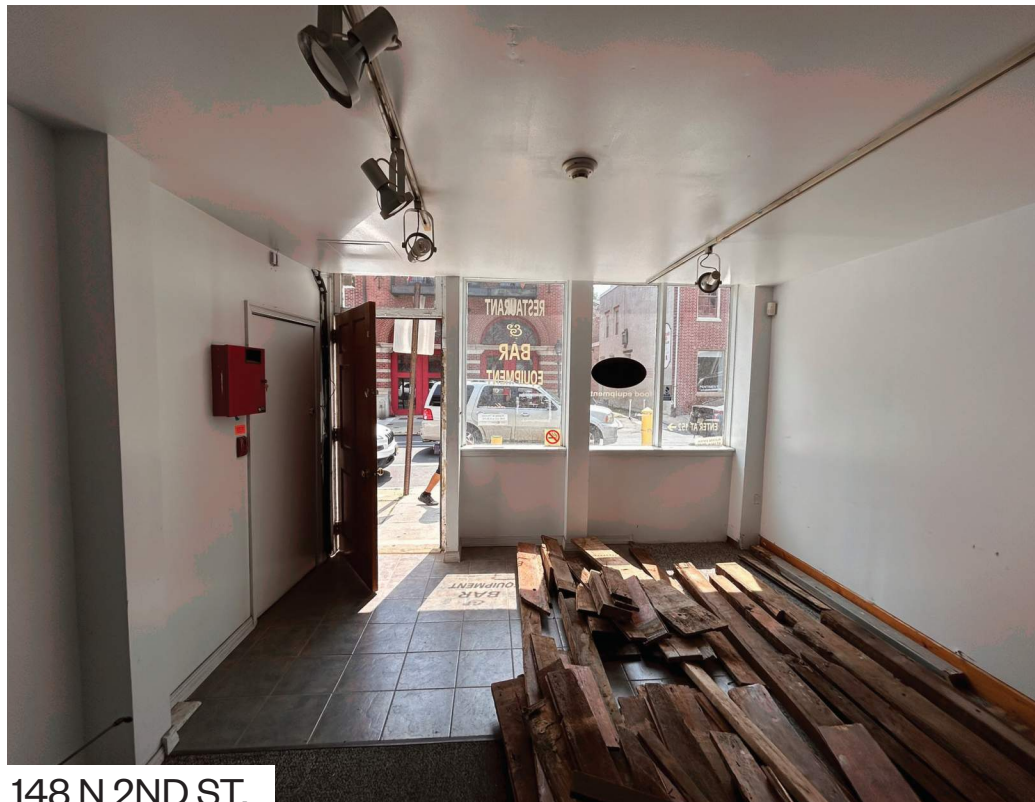


205 RACE ST.

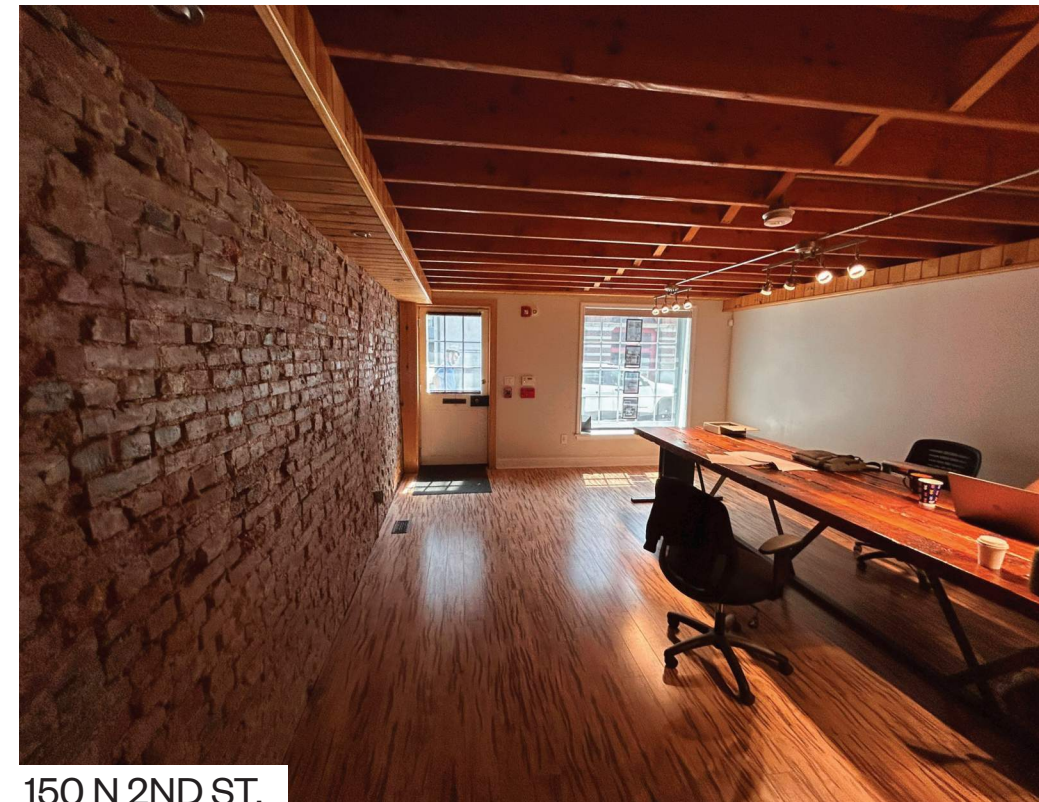
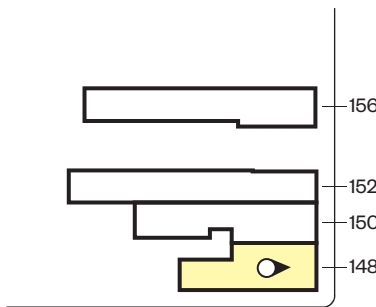


160-164 N 2ND ST.

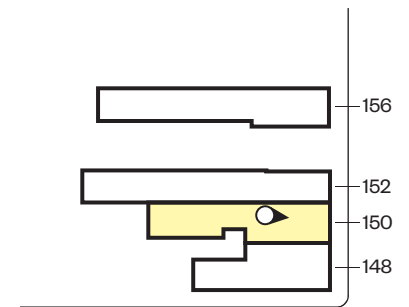




148 N 2ND ST.



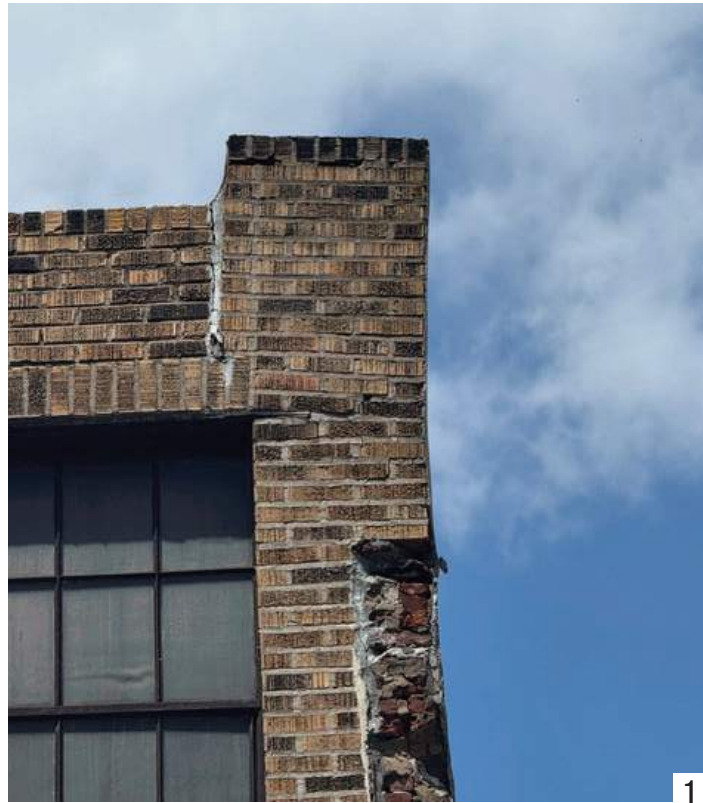
150 N 2ND ST.



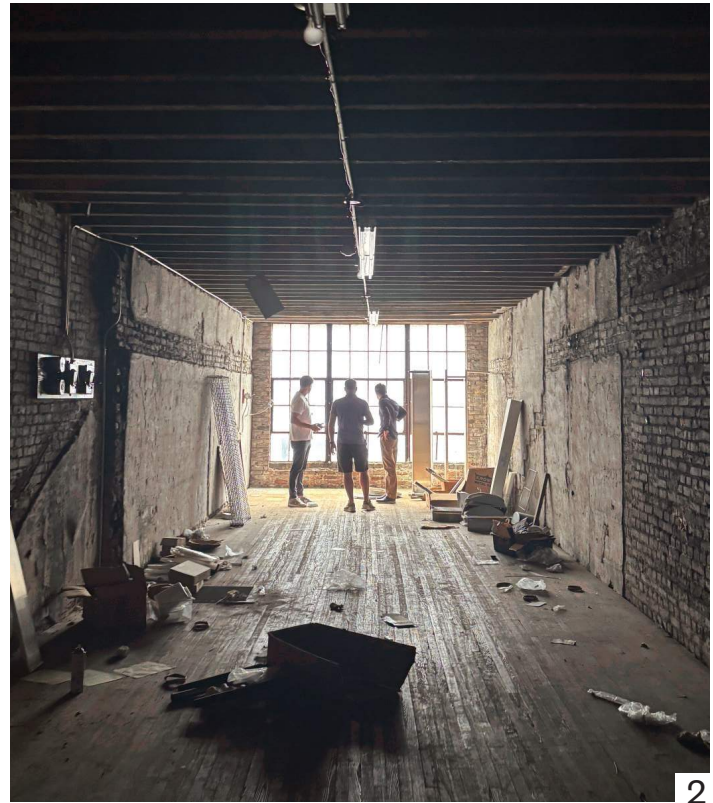




152 N 2ND ST.



1



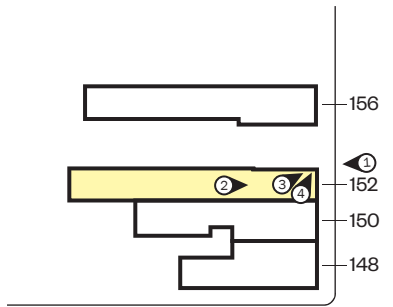
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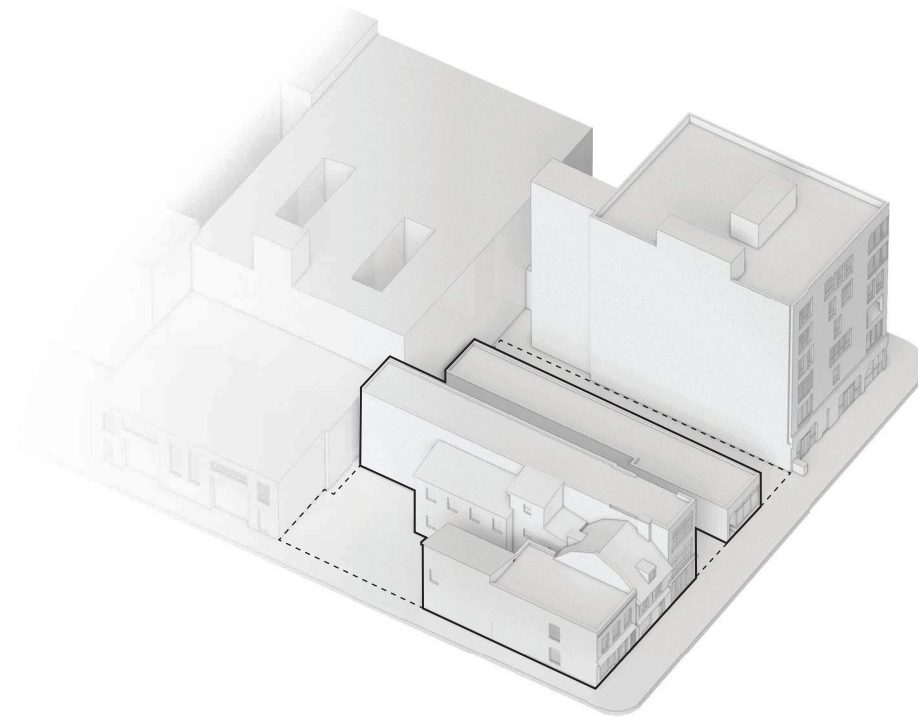
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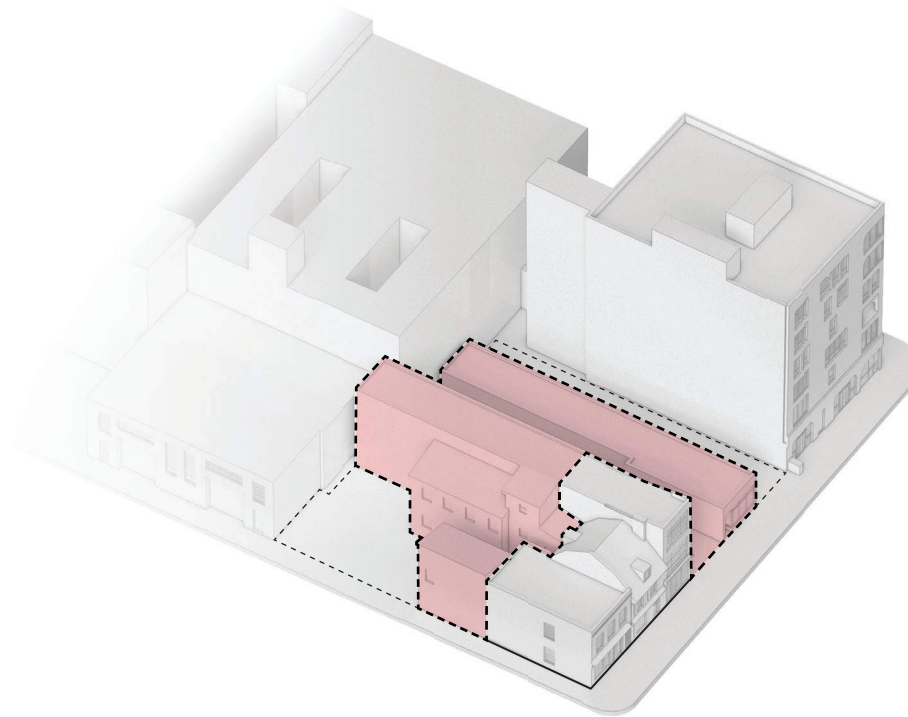
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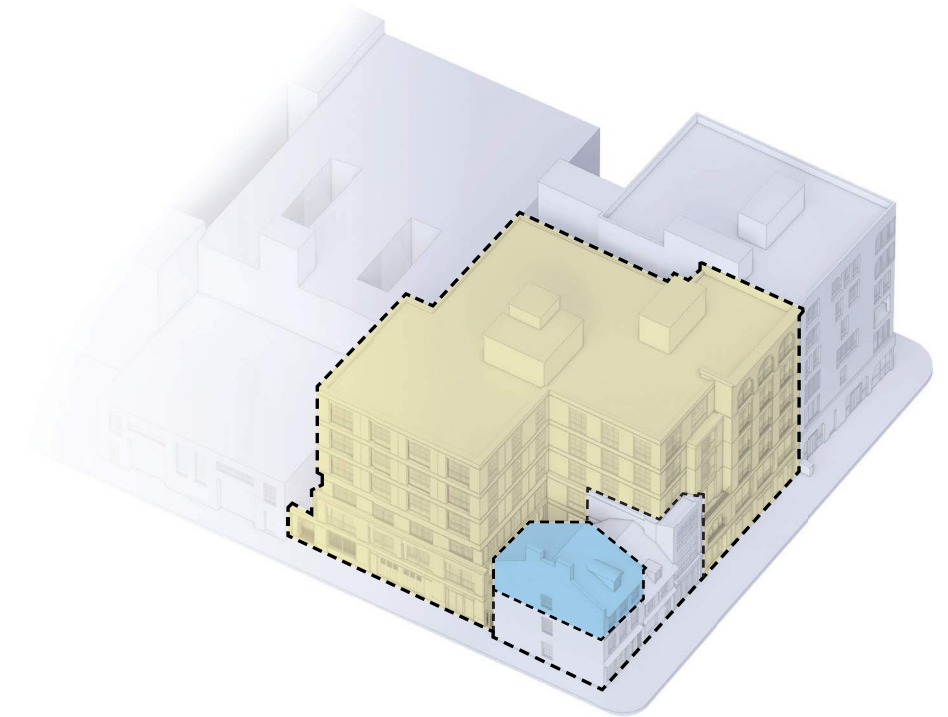







EXISTING



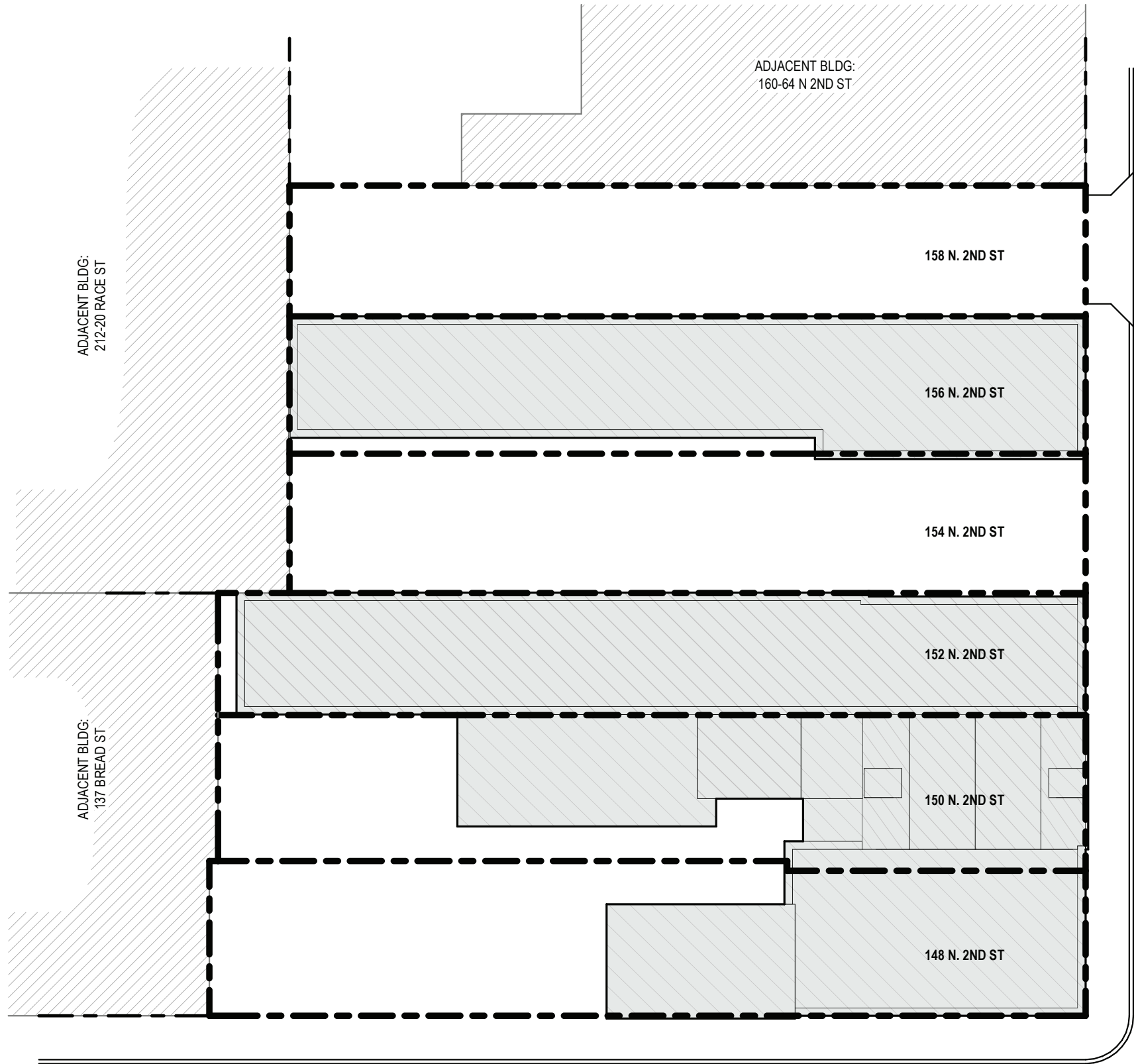
DEMOLISHED



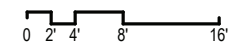
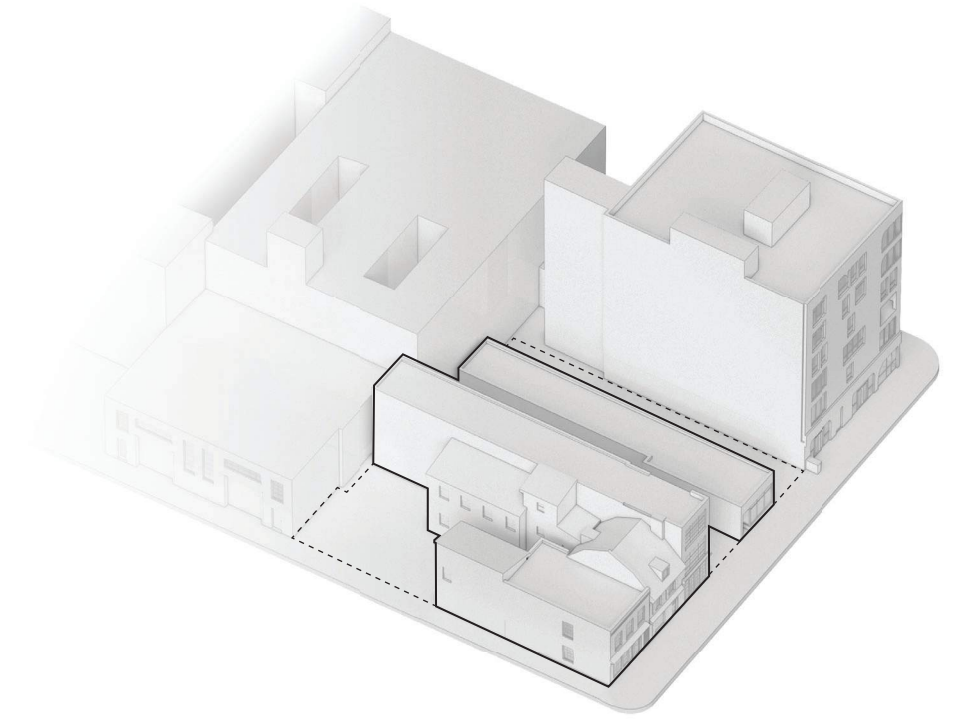
PROPOSED

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





2ND ST

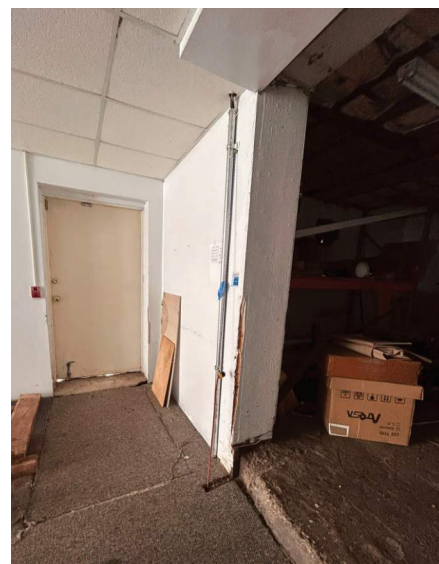
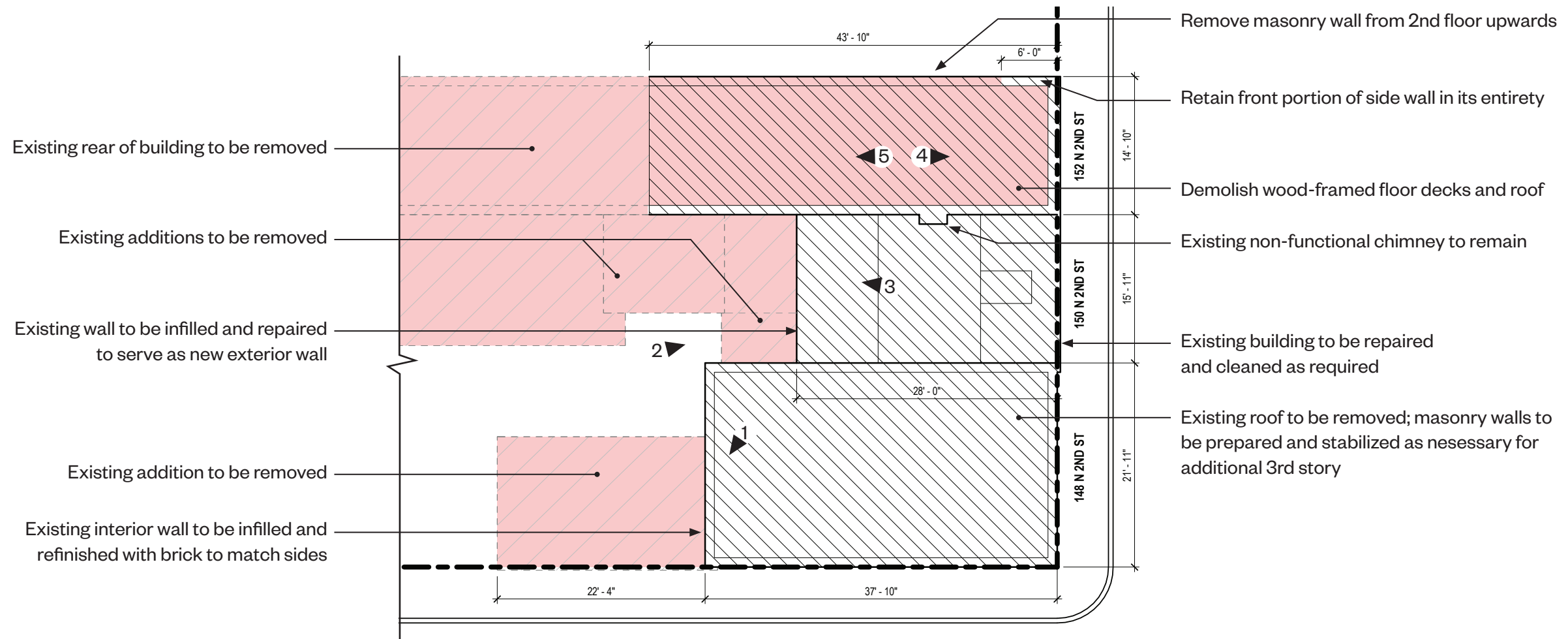


SITE PLAN - EXISTING





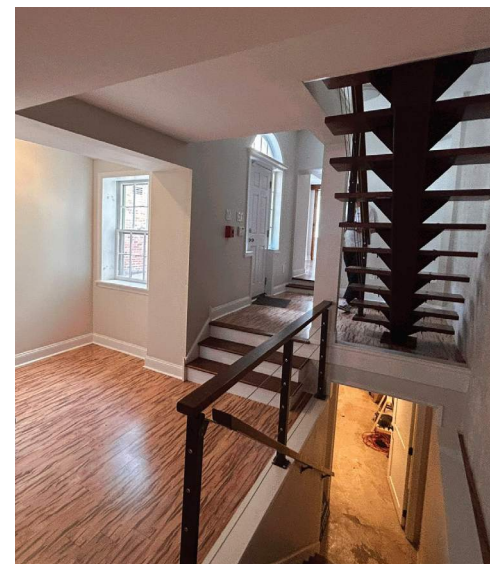




1 - Interior of 148 N 2nd st  
Existing masonry wall at and floor-  
ing change at extents of historic  
front blockof



2 - Rear of 150 N 2nd st  
Various additions and protuberatnces  
at rear of building, with original sloped  
roof beyond



3 - Interior of 150 N 2nd st  
Dividing line between original build-  
ing and additions, with floor and wall  
changes

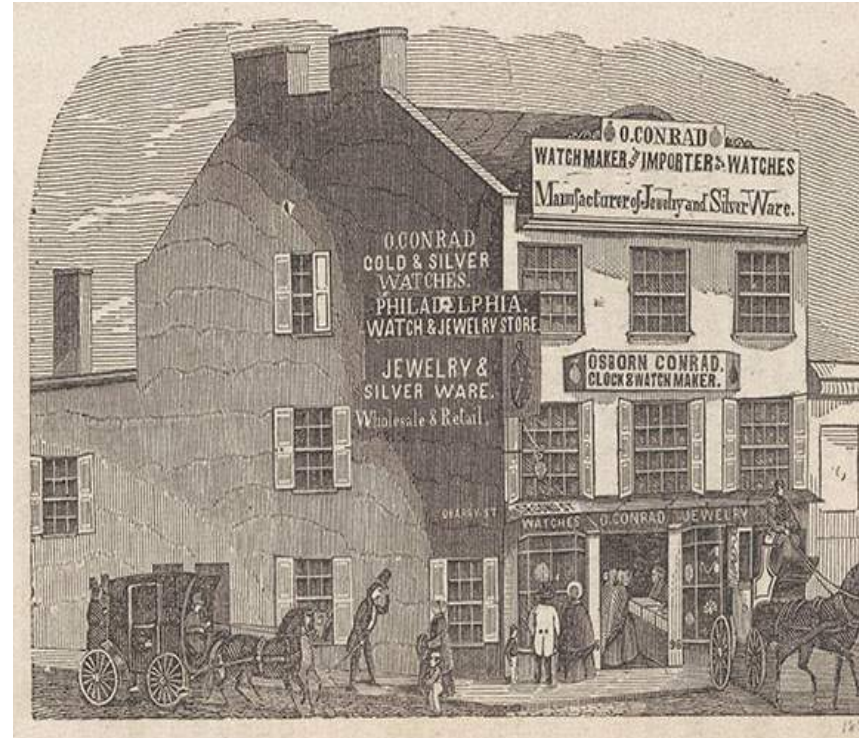


4 - Interior of 152 N 2nd st  
Interior view of storefront

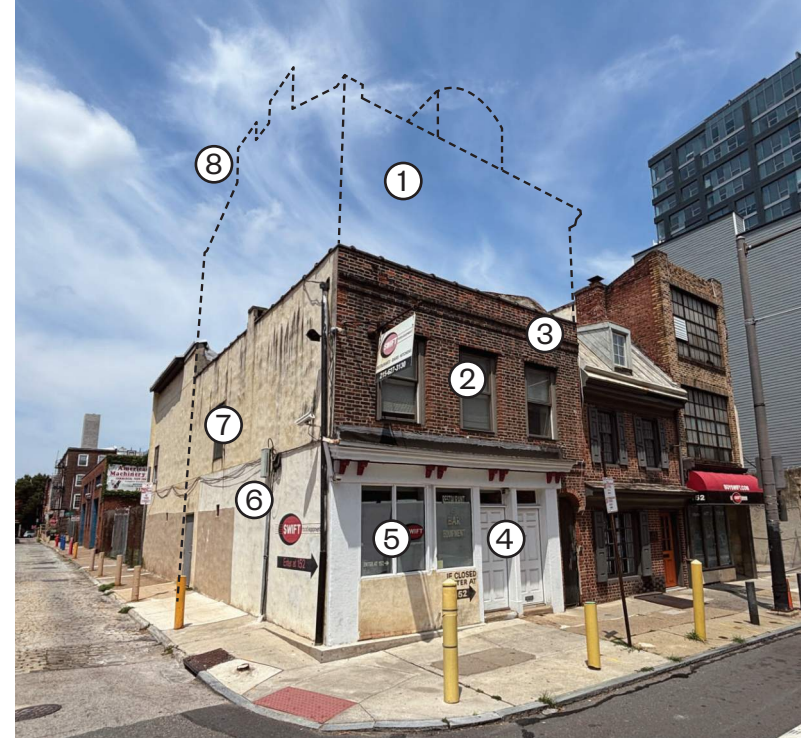


5 - Interior of 152 N 2nd st  
Interior view of contributing building



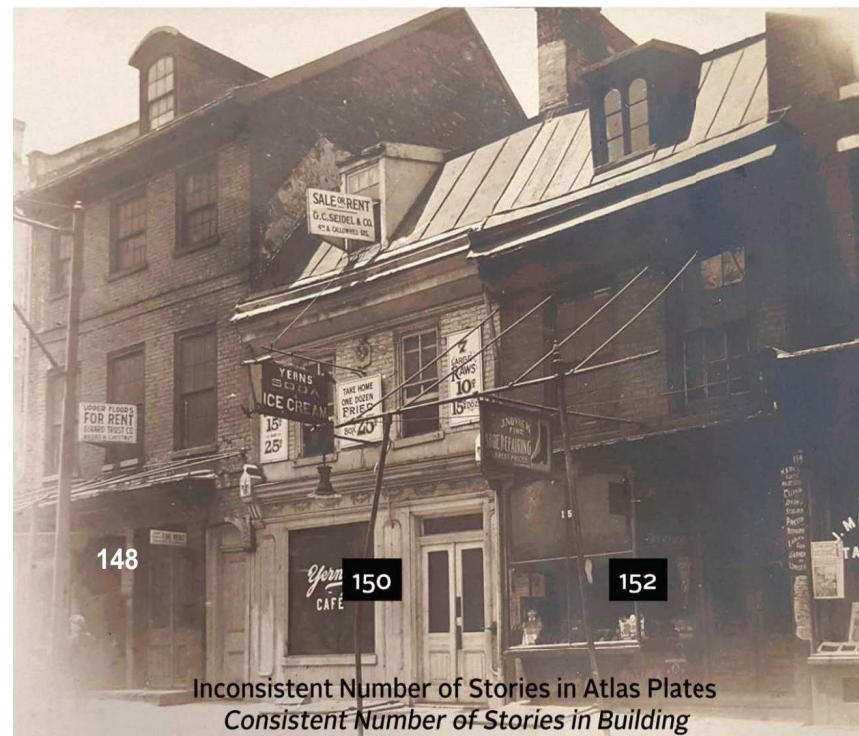


148 N 2nd st - Advertisement  
1851



148 N 2nd St - Current Condition

- ① Add new 3rd story and dormer window to match pre-1926 historic facade
- ② Replace existing windows with insulated divided-lite windows
- ③ Clean brick facade and repoint mortar
- ④ Repair existing door surrounds and replace doors
- ⑤ Remove existing windows and replace with insulated windows to match historic facade
- ⑥ Remove stucco finish and door; rebuild wall with brick facade
- ⑦ Remove existing window; add new windows per historic facade
- ⑧ Add projecting parapet and chimney extensions per historic original



148-152 N 2nd st - Historical Photograph  
1915

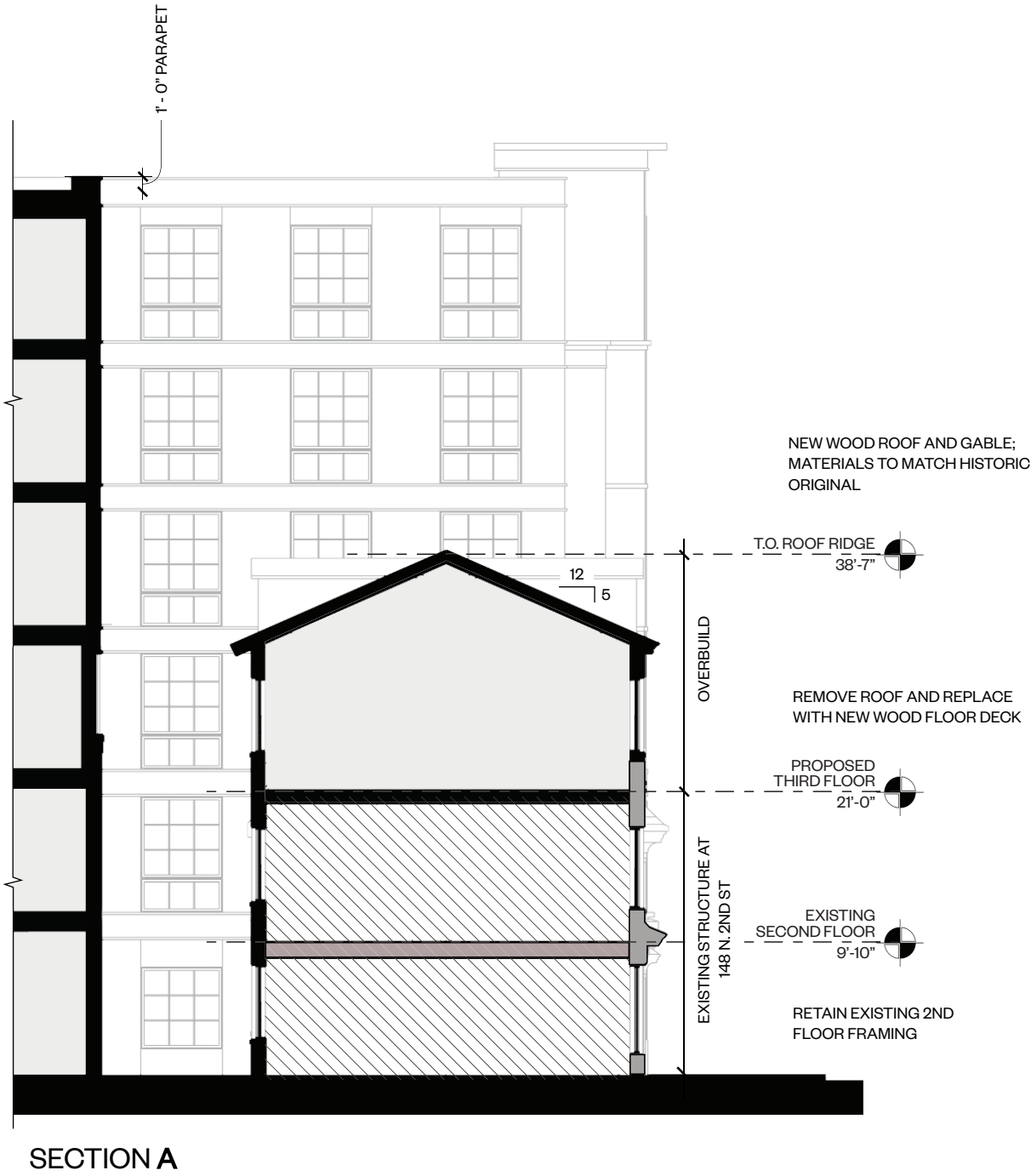


148 N 2nd St - Proposed Restoration

- Ⓐ New third story brick: flemish bond with glazed headers
- Ⓑ New brick facade on Quarry st: flemish bond, color to match front (without glazed header)
- Ⓒ New wood storefront system to match historic original; materials and colors TBD
- Ⓒ New roofing and gable to match historic original; materials and colors TBD



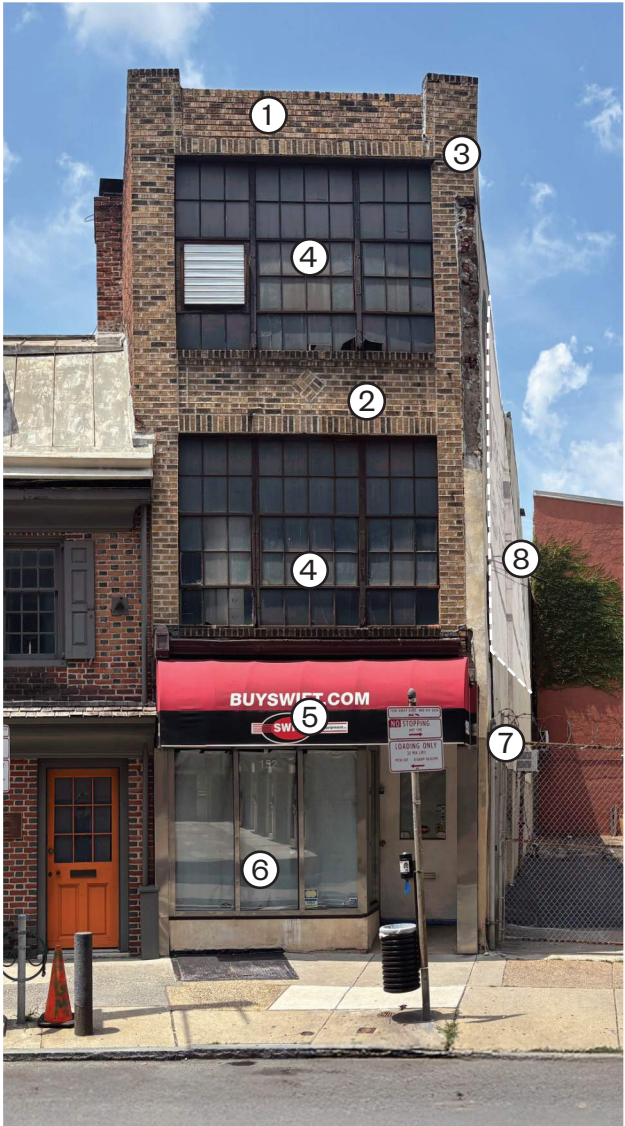
SUPPLEMENTAL INFORMATION TO FOLLOW







152 N 2nd st - Historical Photograph  
1960



152 N 2nd st - Existing Altered Facade

Exterior:

- ① Repair parapet
- ② Clean/Repair/Replace brick facade and repoint mortar
- ③ Repair/Replace brick piers and cracked facade
- ④ Replace existing windows with new insulated windows to match existing
- ⑤ Remove awning
- ⑥ Replace non-historic storefront with new storefront and building entry
- ⑦ Retain and repair masonry wall on first floor
- ⑧ Remove 2nd story wall starting 6' back from front facade

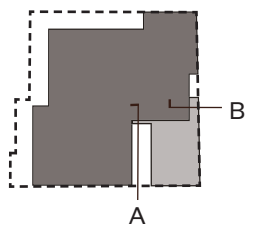
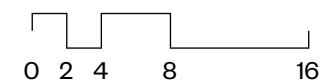
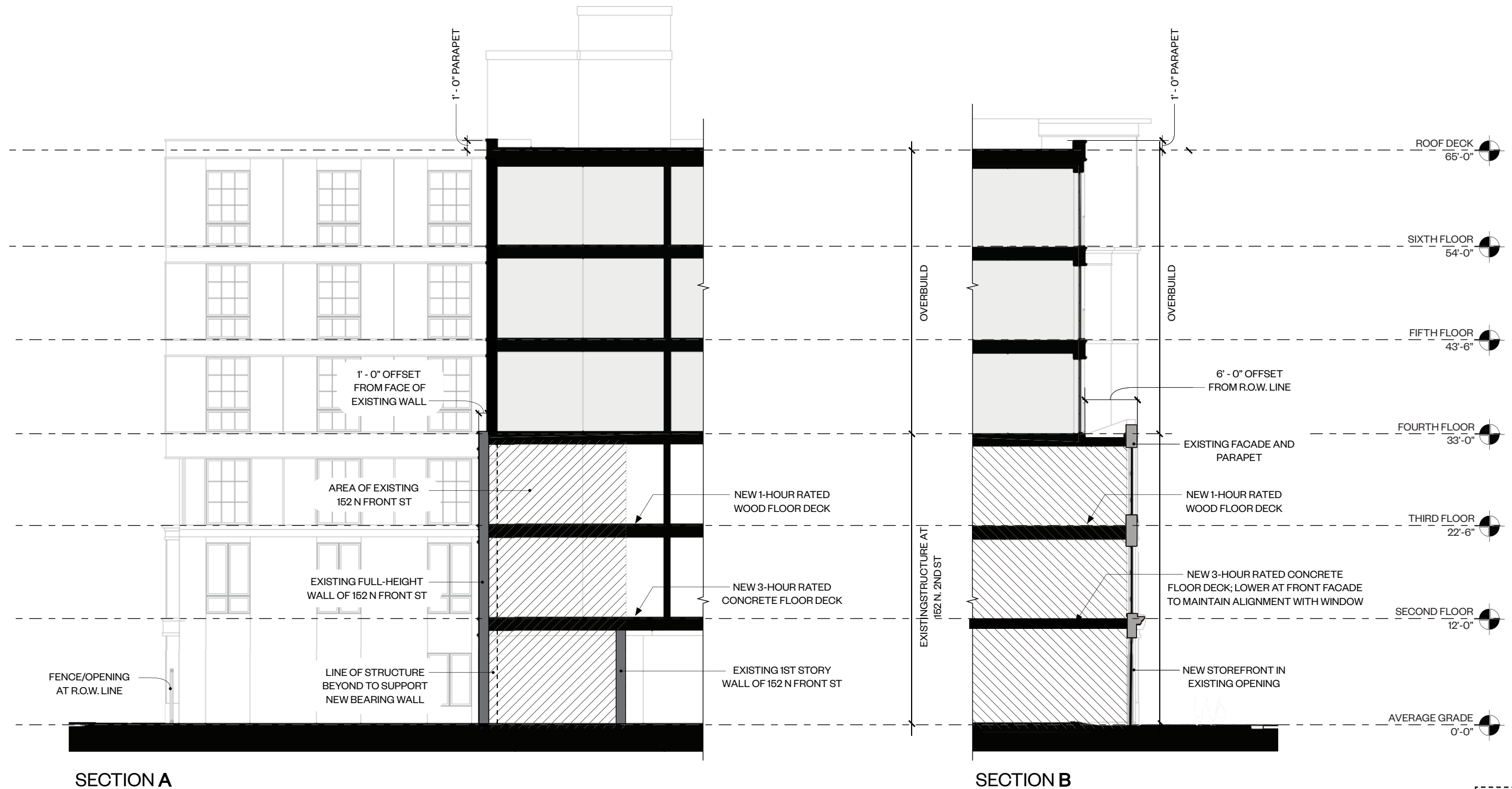
Interior:

- Ⓐ Preserve and repair entire south and front facades, and front 6' of the north facade
- Ⓑ Remove all floors and roofs and prepare for reframing
- Ⓒ Remove north wall on 2nd and 3rd stories; 1st floor to be retained and repaired
- Ⓓ Addition of structural elements inside of existing wall to support building above

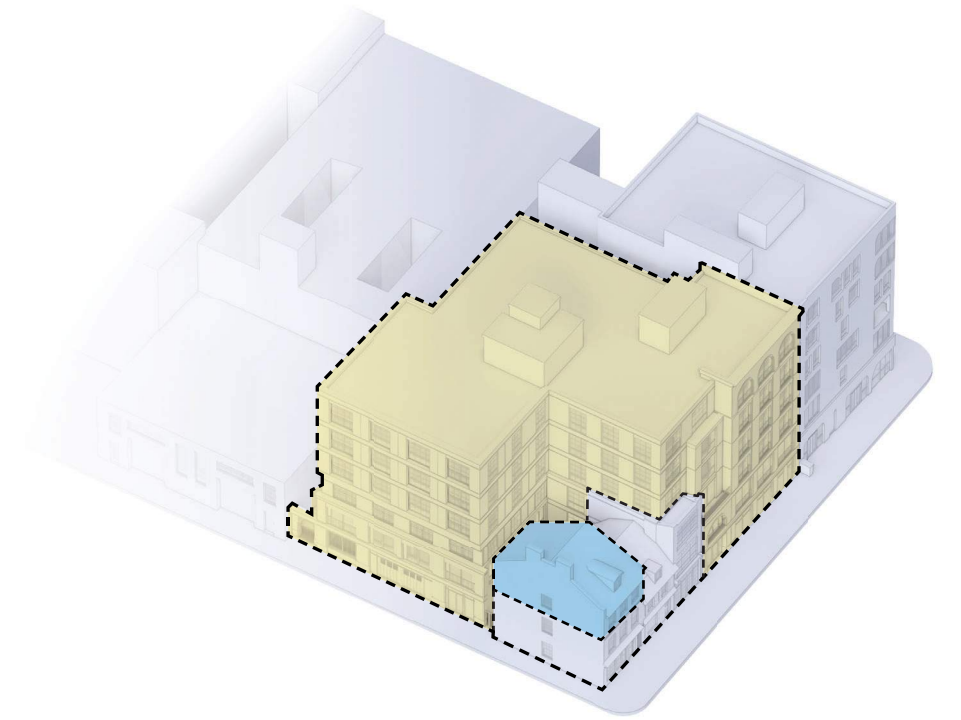
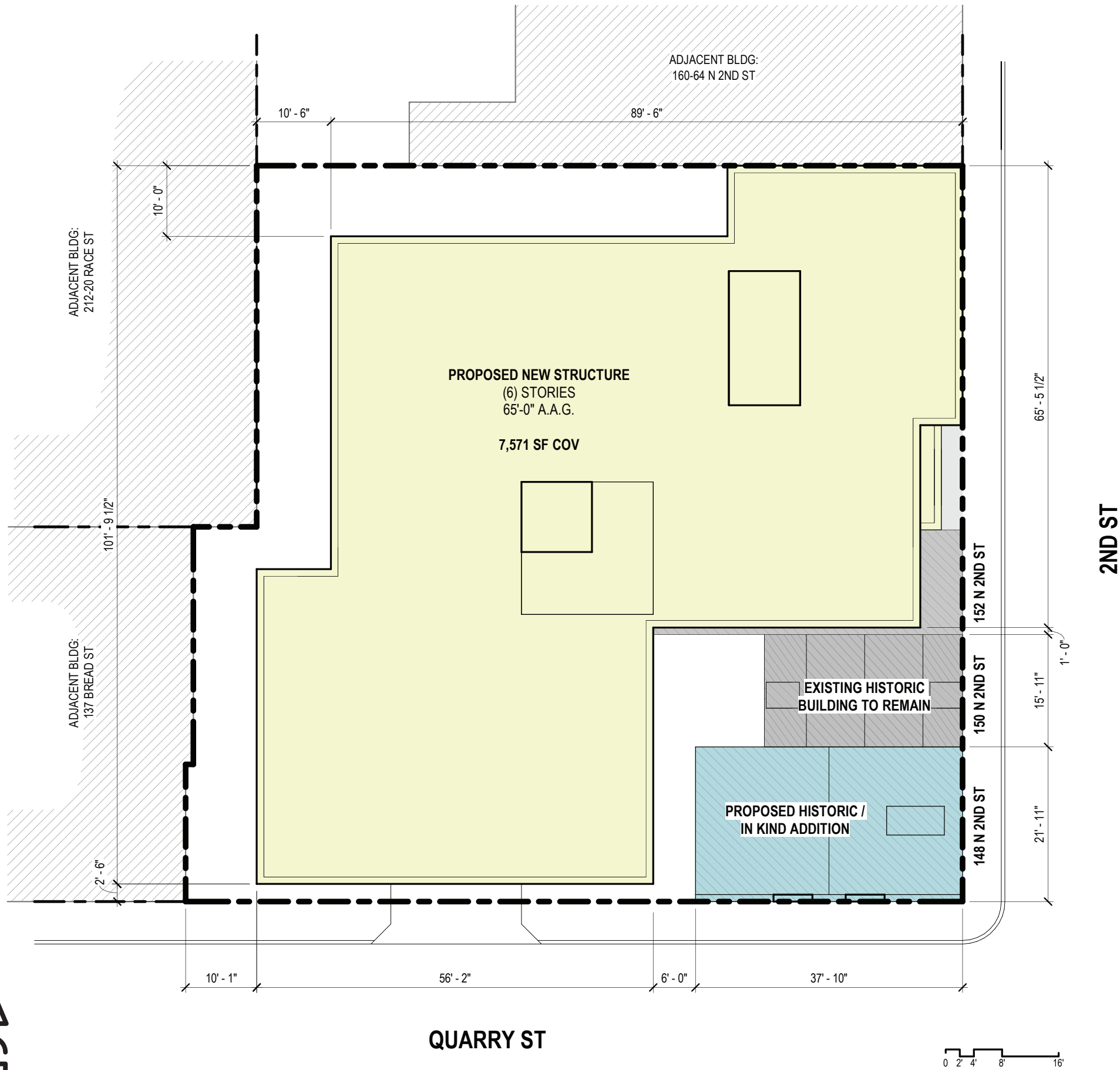


152 N 2nd st - 2nd floor interior

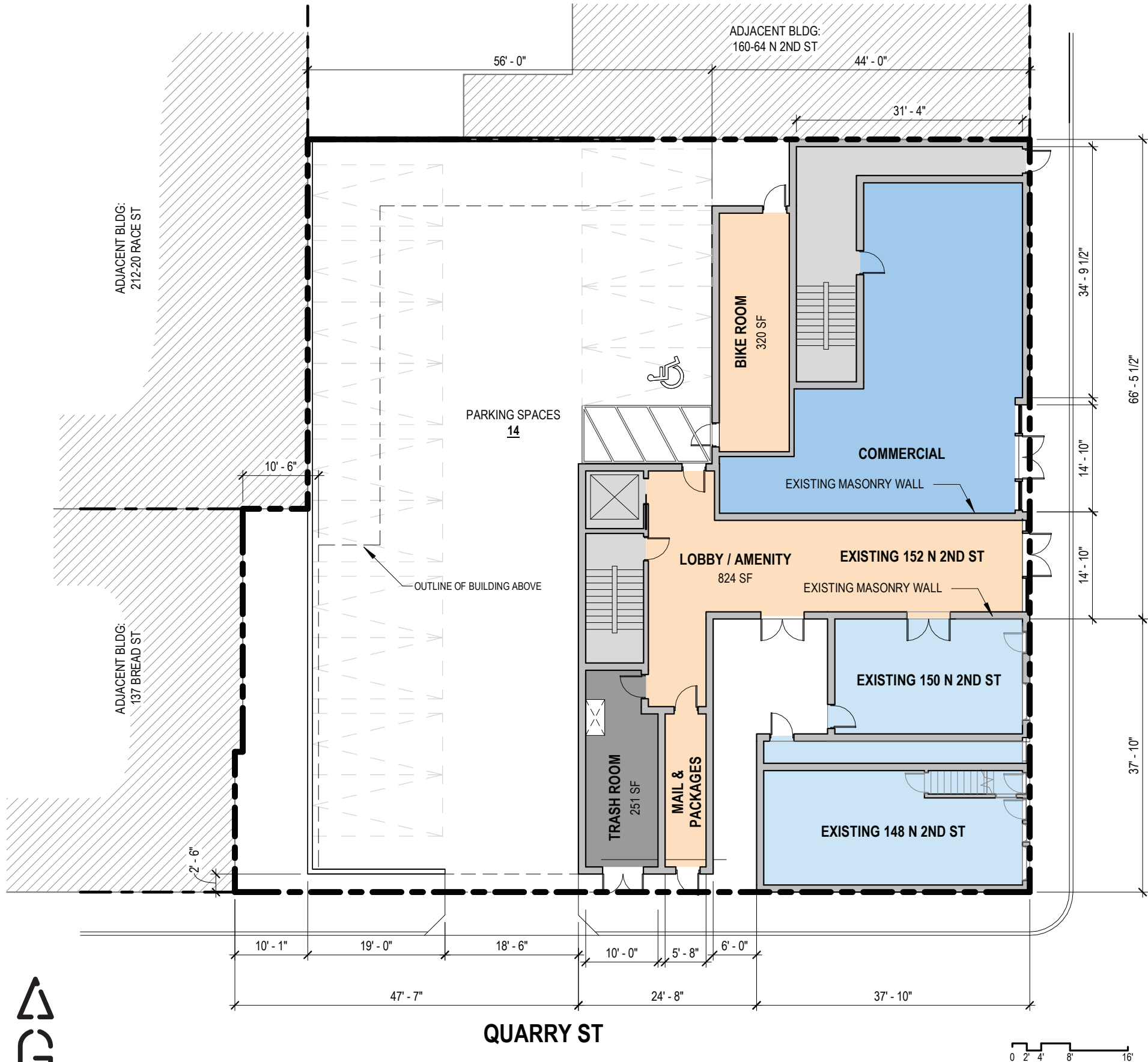






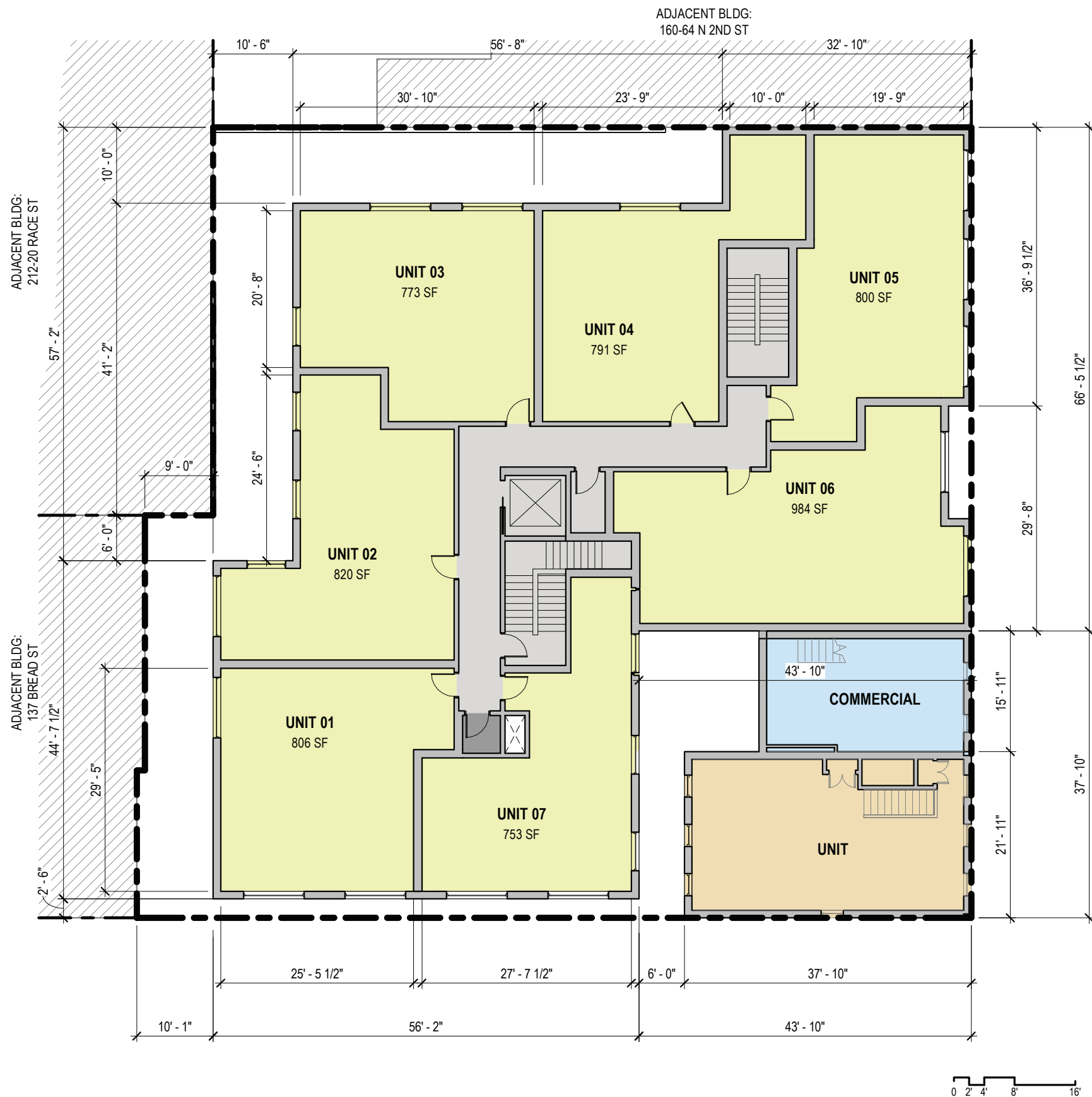






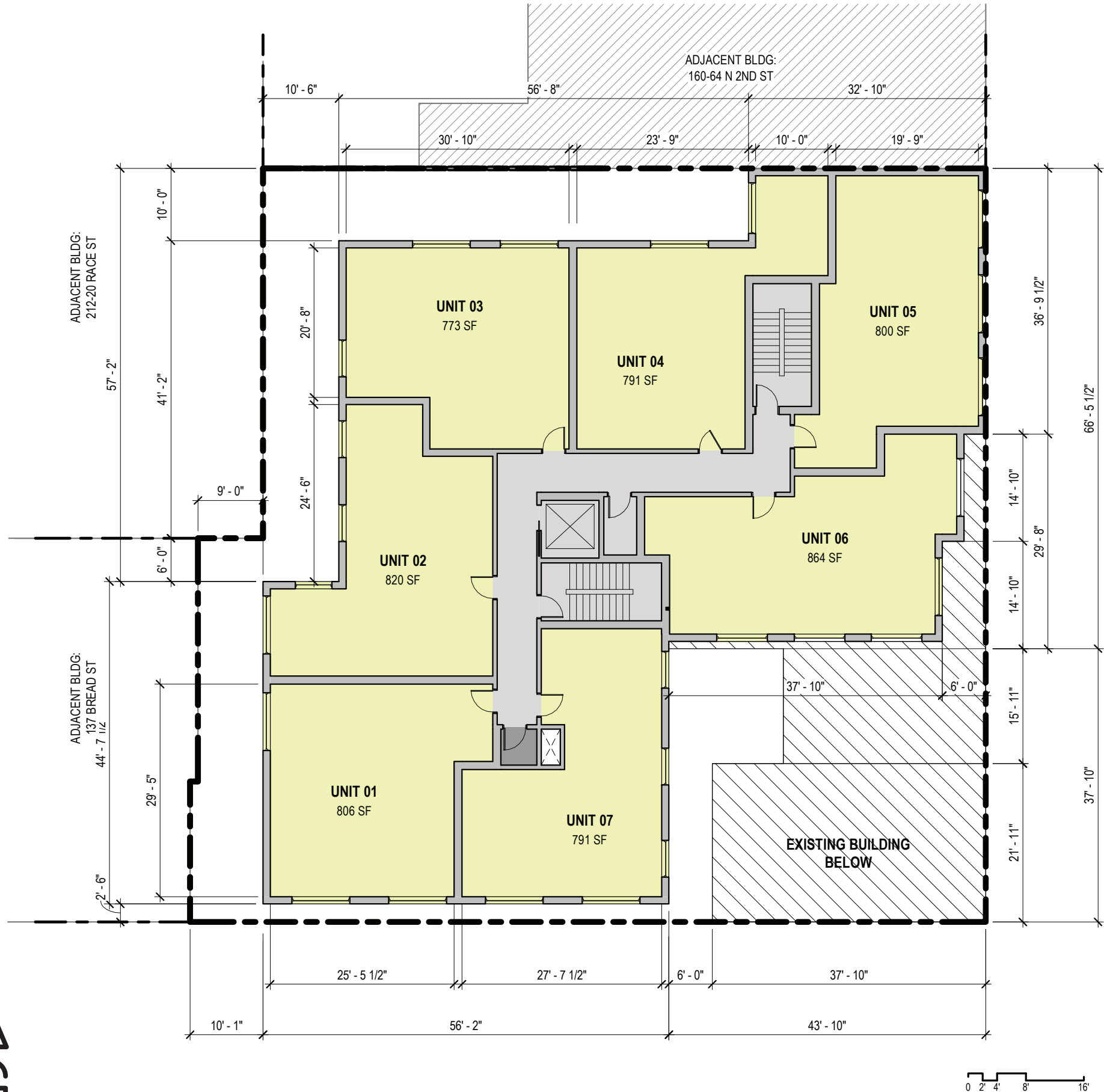
PROPOSED FLOOR PLAN  
GROUND FLOOR  
PAGE 25





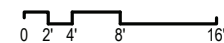
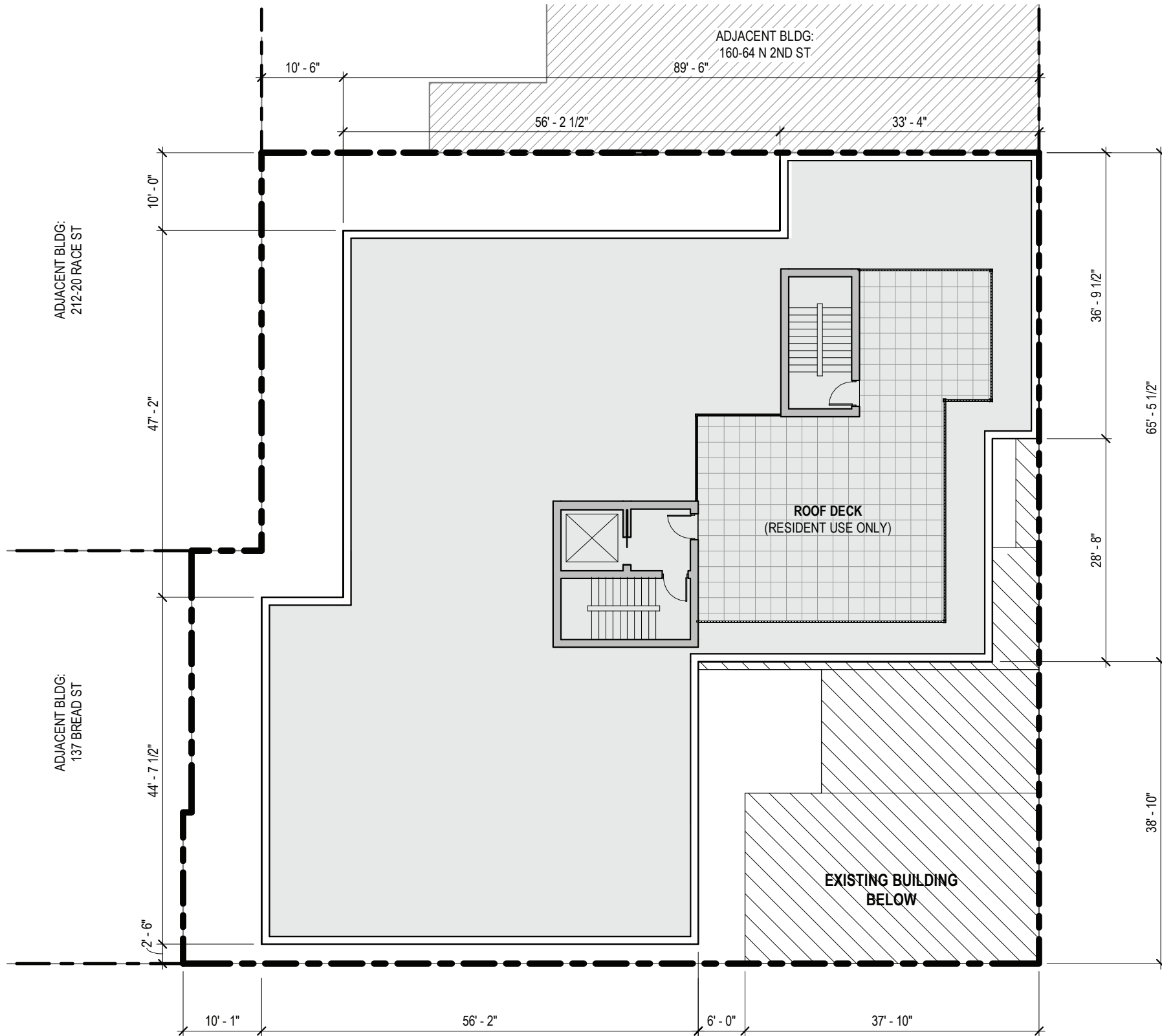
PROPOSED FLOOR PLAN  
SECOND FLOOR  
PAGE 26





PROPOSED FLOOR PLAN  
TYP. UPPER FLOOR  
PAGE 27





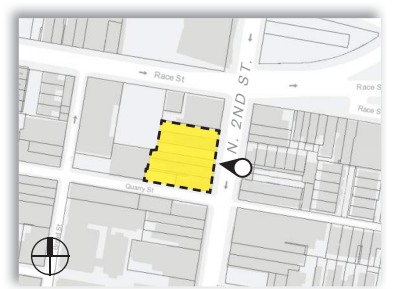
PROPOSED ROOF PLAN

PAGE 28



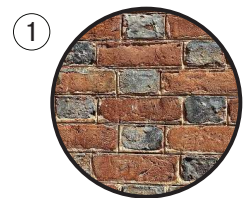


ELEVATION VIEW ON N 2ND ST.

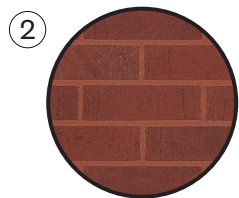


SITE CONDITION - WITH PROPOSED MASSING

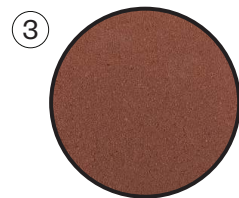




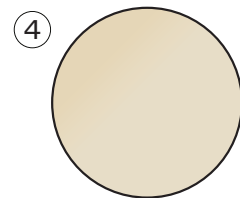
1  
NEW BRICK VENEER TO  
MATCH EXISTING 2ND  
FLOOR BRICK



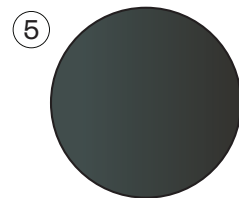
2  
COLONIAL BRICK VENEER  
RED W/ MATCHING MORTAR



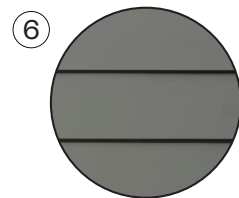
3  
CAST STONE SILLS,  
FRAMES, & ACCENTS  
RED W/ MATCHING MORTAR



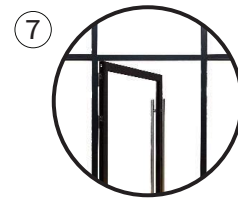
4  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
ALABASTER



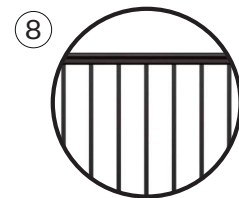
5  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
CHARCOAL



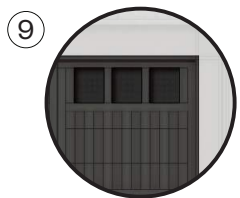
6  
FIBER CEMENT LAP SIDING,  
AGED PEWTER



7  
ANODIZED ALUMINIUM  
STOREFRONT, BLACK



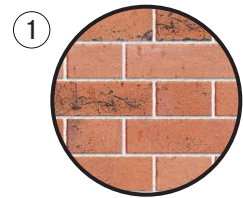
8  
VERTICAL PICKET  
GUARDRAIL, BLACK



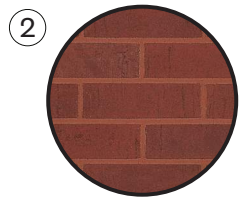
9  
SOLID PANELED  
GARAGE DOOR  
CHARCOAL GRAY

## PROPOSED EXTERIOR MATERIAL DIAGRAM

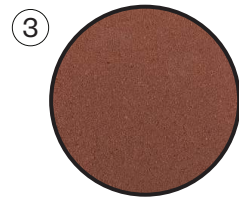




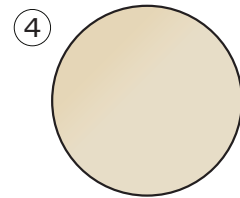
1  
NEW BRICK VENEER TO  
MATCH EXISTING FRONT  
FACADE



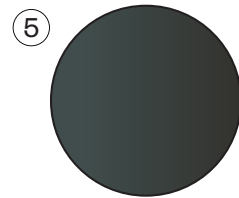
2  
COLONIAL BRICK VENEER  
RED W/ MATCHING MORTAR



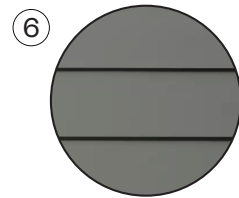
3  
CAST STONE SILLS,  
FRAMES, & ACCENTS  
RED W/ MATCHING MORTAR



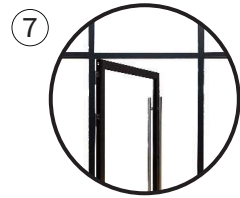
4  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
ALABASTER



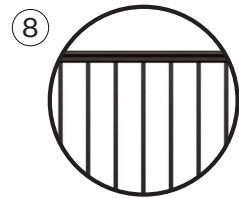
5  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
CHARCOAL



6  
FIBER CEMENT LAP SIDING,  
AGED PEWTER



7  
ANODIZED ALUMINIUM  
STOREFRONT, BLACK



8  
VERTICAL PICKET  
GUARDRAIL, BLACK

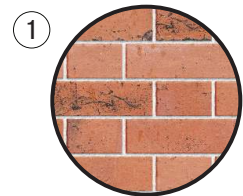


9  
SOLID PANELED  
GARAGE DOOR  
CHARCOAL GRAY

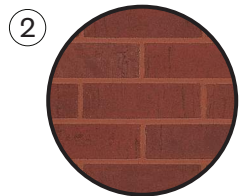


EXTERIOR ELEVATION: QUARRY ST

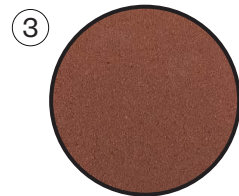




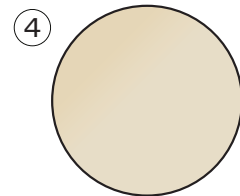
1  
NEW BRICK VENEER TO  
MATCH EXISTING FRONT  
FACADE



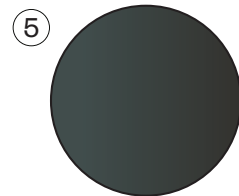
2  
COLONIAL BRICK VENEER  
RED W/ MATCHING MORTAR



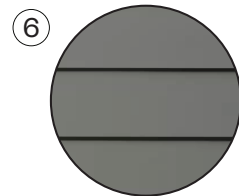
3  
CAST STONE SILLS,  
FRAMES, & ACCENTS  
RED W/ MATCHING MORTAR



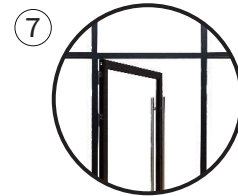
4  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
ALABASTER



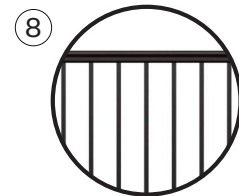
5  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
CHARCOAL



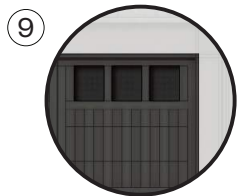
6  
FIBER CEMENT LAP SIDING,  
AGED PEWTER



7  
ANODIZED ALUMINIUM  
STOREFRONT. BLACK



8  
VERTICAL PICKET  
GUARDRAIL. BLACK

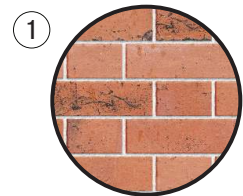
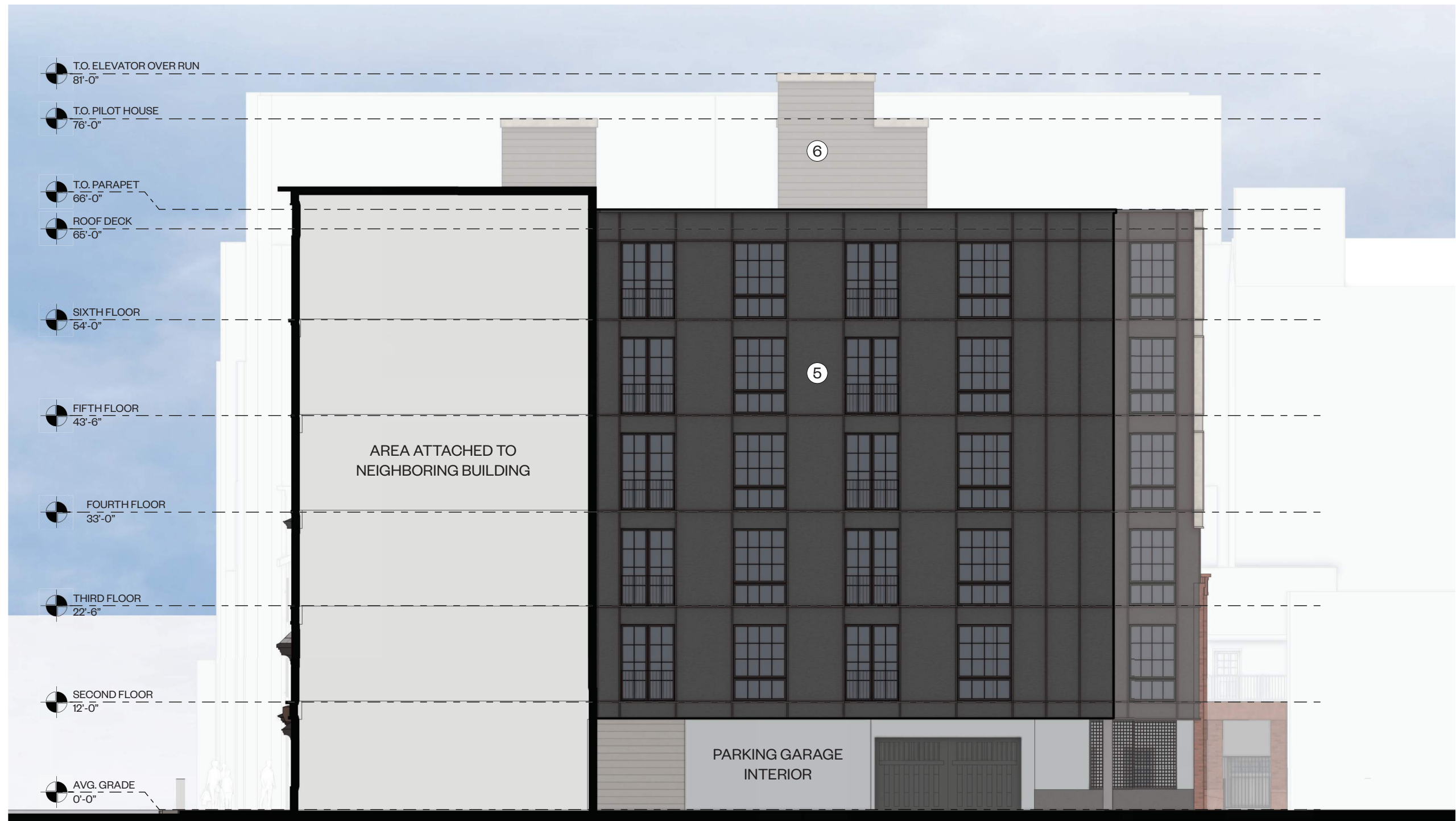


9  
SOLID PANELED  
GARAGE DOOR  
CHARCOAL GRAY

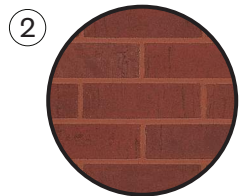


EXTERIOR ELEVATION: WEST FACADE

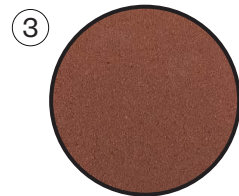




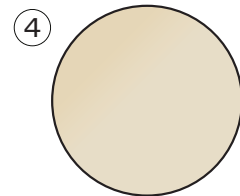
1  
NEW BRICK VENEER TO  
MATCH EXISTING FRONT  
FACADE



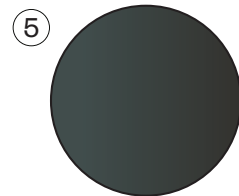
2  
COLONIAL BRICK VENEER  
RED W/ MATCHING MORTAR



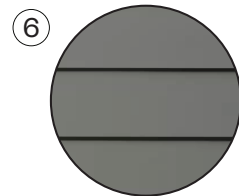
3  
CAST STONE SILLS,  
FRAMES, & ACCENTS  
RED W/ MATCHING MORTAR



4  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
ALABASTER



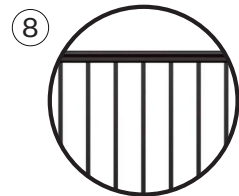
5  
COMPOSITE METAL PANEL,  
W/ EXTRUDED TRIM PROFILES  
CHARCOAL



6  
FIBER CEMENT LAP SIDING,  
AGED PEWTER



7  
ANODIZED ALUMINIUM  
STOREFRONT. BLACK



8  
VERTICAL PICKET  
GUARDRAIL. BLACK

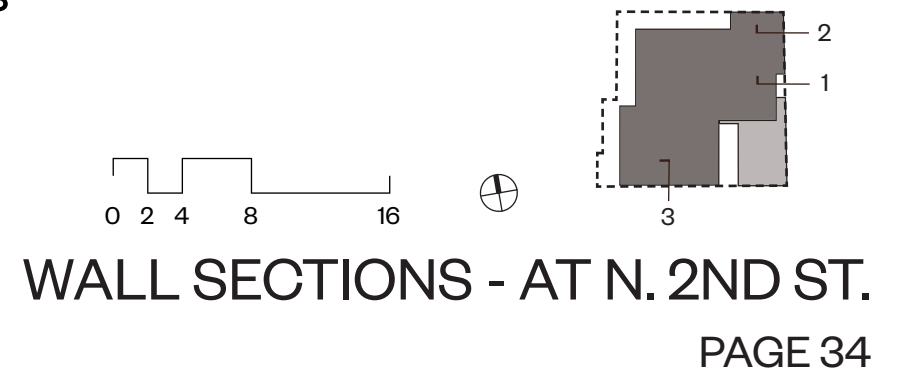
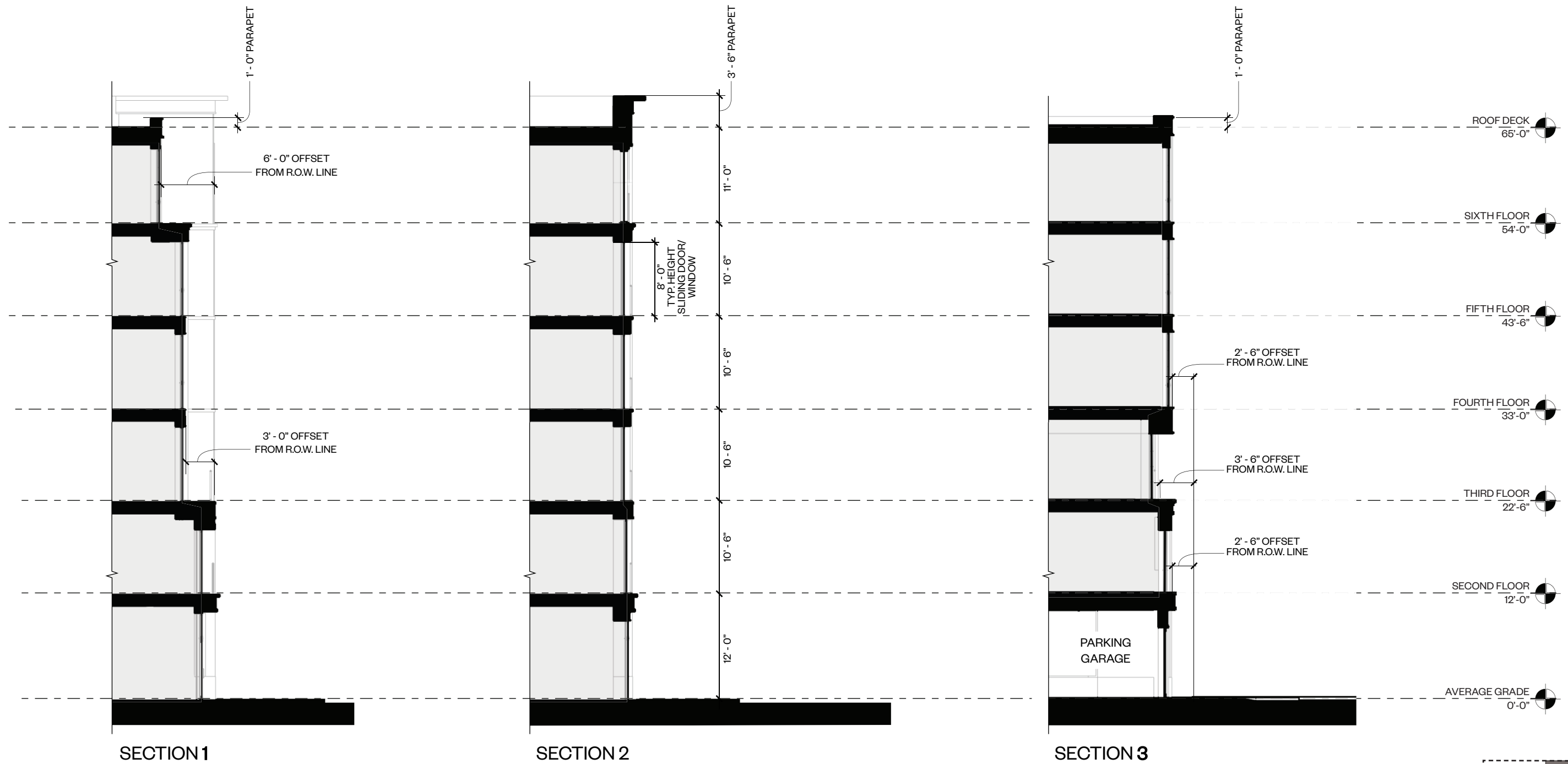


9  
SOLID PANELED  
GARAGE DOOR  
CHARCOAL GRAY



## EXTERIOR ELEVATION: NORTH FACADE









VIEW NORTHWEST ON N 2ND ST.





VIEW FROM N 2ND ST.





STREET LEVEL VIEW - SOUTHWEST ON N 2ND ST.







VIEW SOUTH ON N 2ND ST.





VIEW FROM QUARRY ST.





STREET LEVEL VIEW - WEST ON QUARRY ST.





VIEW EAST ON QUARRY ST.