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October 3rd, 2025

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102

Re: 148-158 N 2nd 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. 2nd Street, the partial rear demolition of 148 and 150 N 2nd Street, and the partial rear and interior demolition of 152 N. 2nd Street. The demolition of 148 and 150 N 2nd 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 2nd 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 2nd st into the residential building, and add new commercial space to the first floors of 148-150 N 2nd st. A third floor will be added to 148 N 2nd Street, restoring it to its original, pre-1926 condition.

The massing of the new construction aligns with the context along 2nd st, keeping a continuous façade between the new building to the North (160-164 N 2nd st) and the historic buildings on site. On Quarry st, the new building pulls away from the rear of 148-152 N 2nd 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 2nd 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.

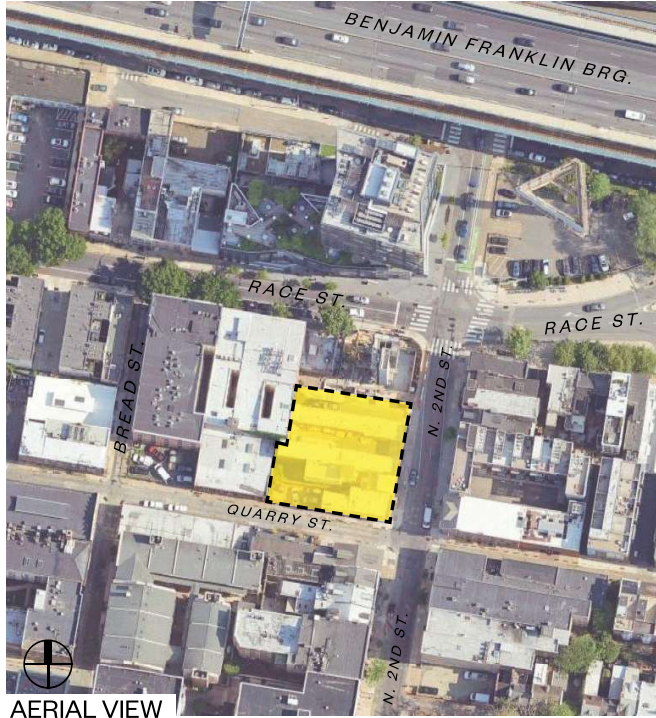
The new six-story building will rise to 65 feet, aligning with the height of the adjacent building to the north (160-164 N 2nd St). Its massing attaches to 160-164 N 2nd and 152 N 2nd, continuing the densely packed, vertically aligned fabric of Old City. Along Quarry st, the building is separate from 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:

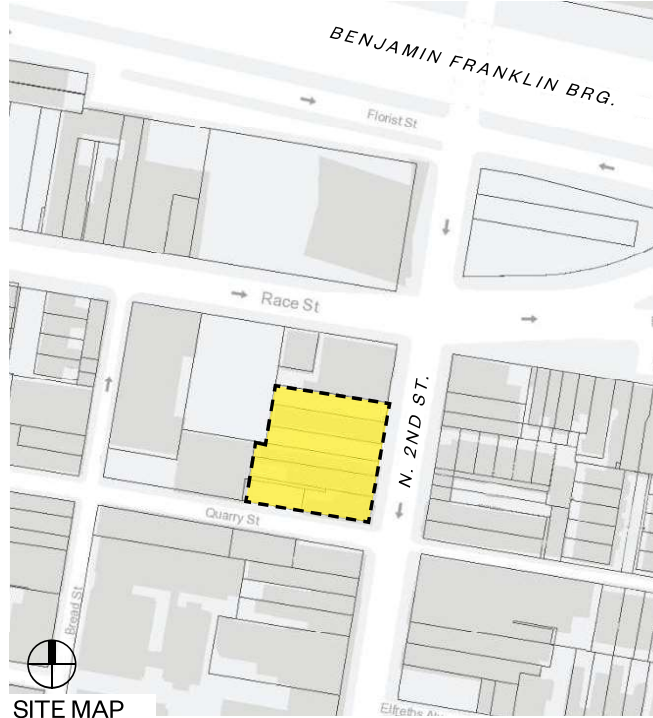
The preserved historic buildings at 148-150 N 2nd st will contain commercial space at the ground level along 2nd Street, with either commercial or residential uses above. The first floor of 152 N 2nd st will be used as the entry to the residential lobby, while the upper floors will be units accessed 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:

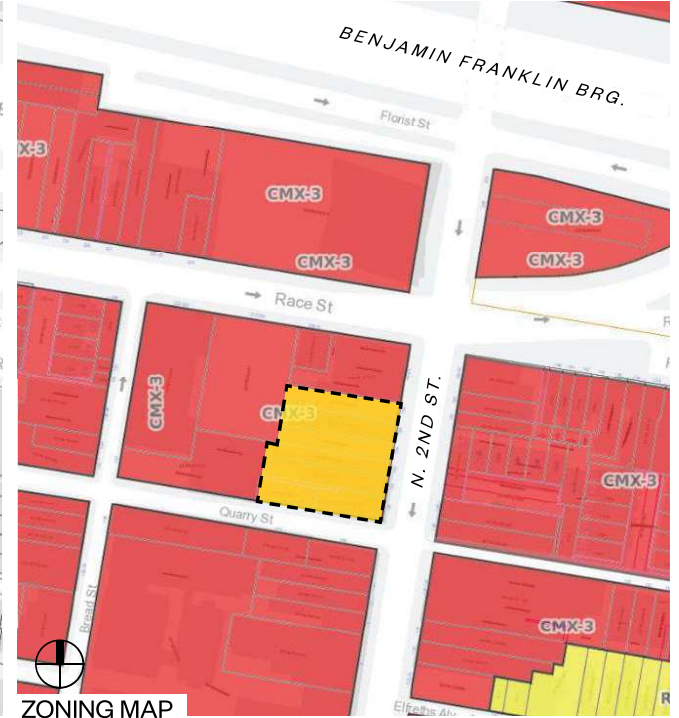
Parking for the new building will be accessed via a two-way drive aisle along Quarry Street. The two existing curb cuts along N. 2nd Street will be removed, and that portion of the sidewalk will be restored for public use. Trash collection will also be handled along Quarry Street, and the existing loading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



AERIAL VIEW



SITE MAP



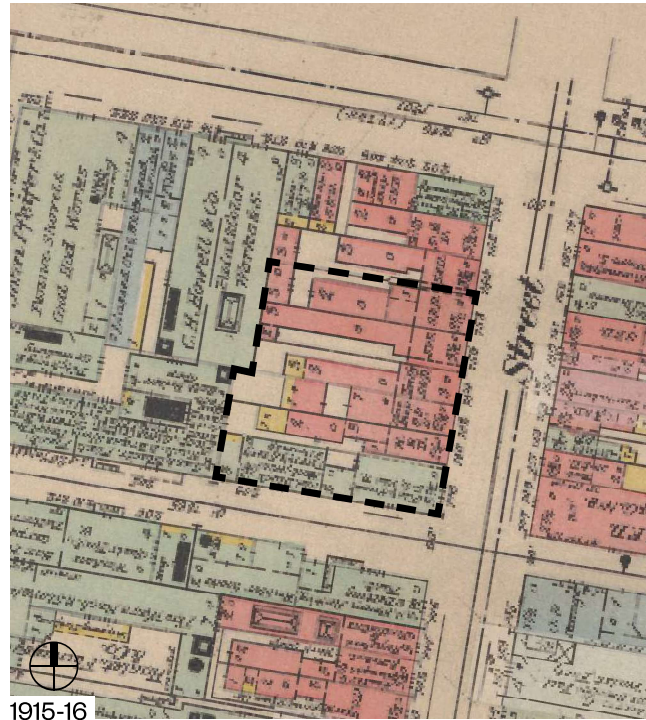
ZONING MAP

Early commercial use



1860

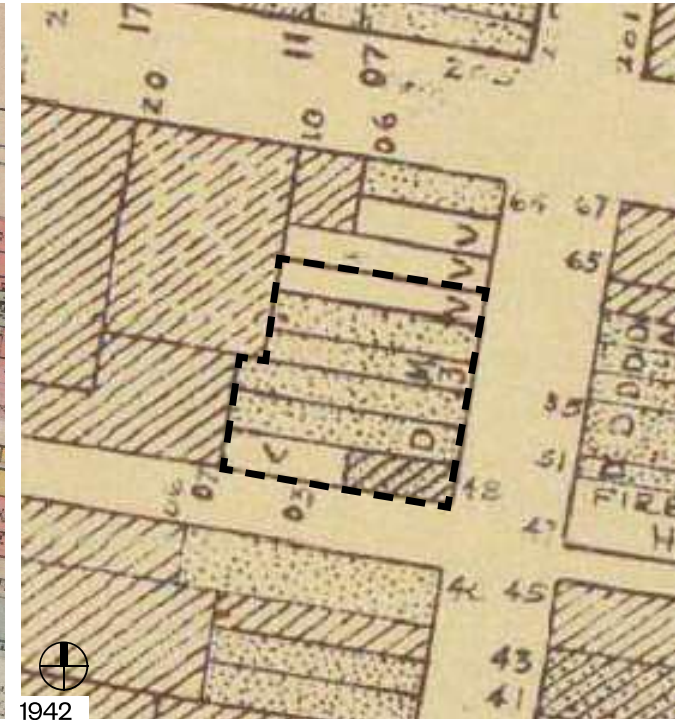
Print shop and oil & grease storefront occupy site ~ 1916



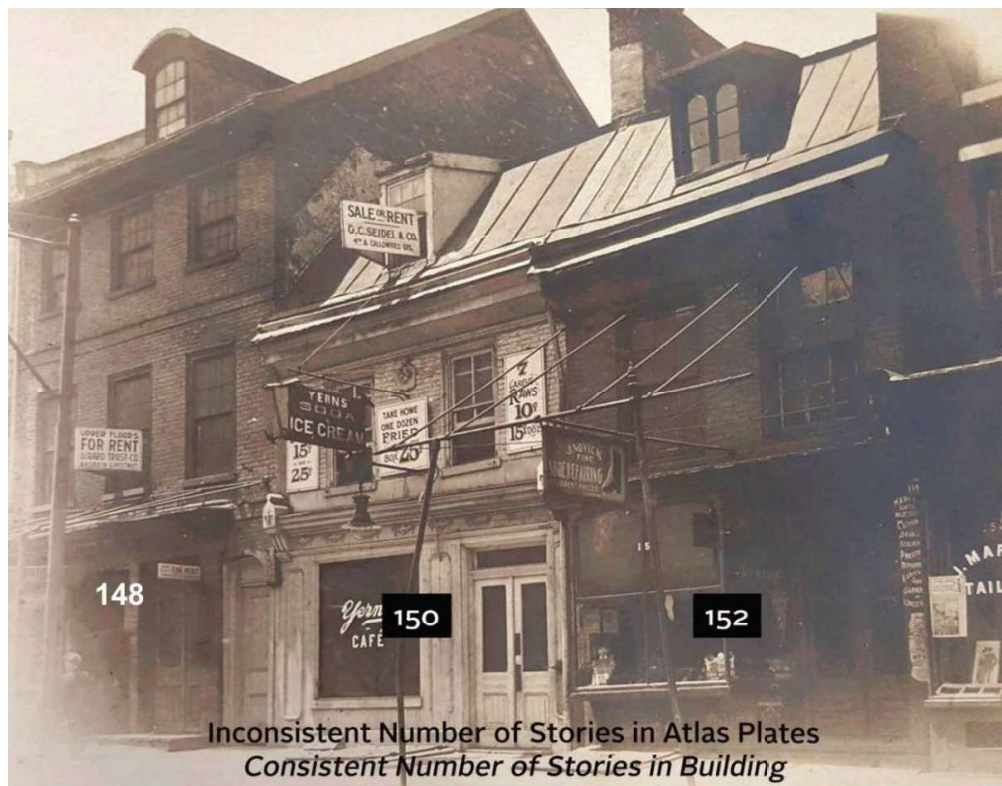
1915-16

Buildings torn down ~ 1942

*Print shop on SW corner demolished and turned into parking
Parcels 154 and 158 cleared by ~1962*



1942

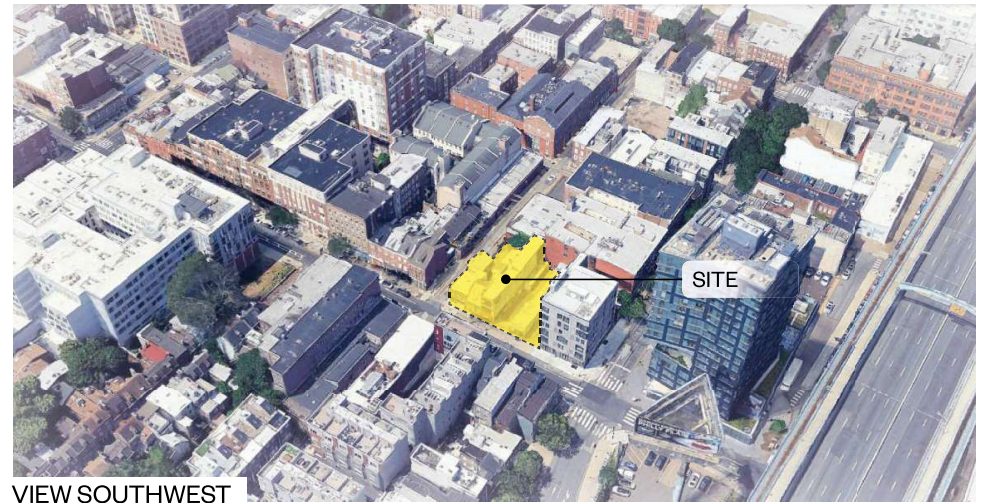
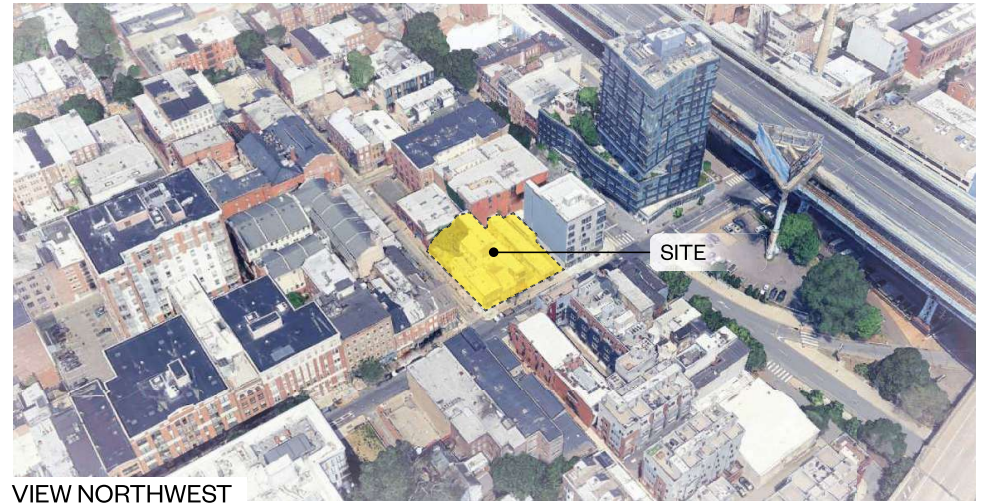
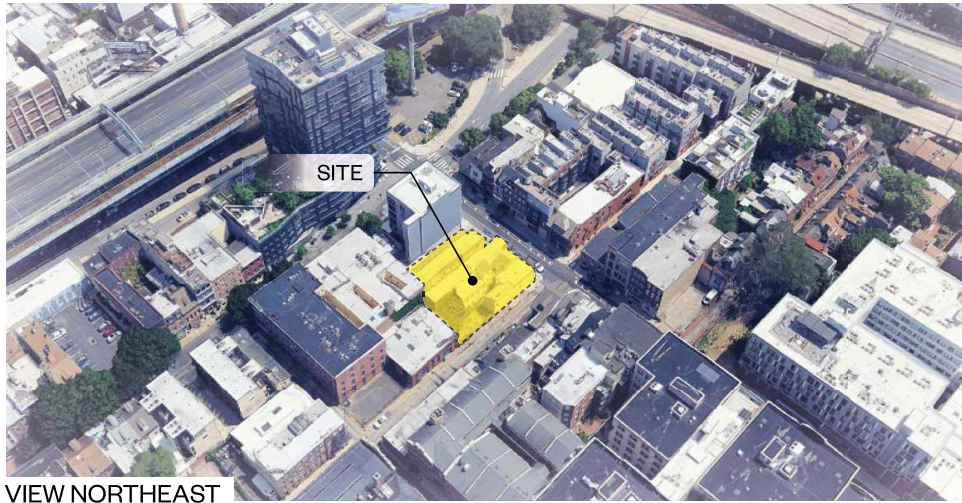


Inconsistent Number of Stories in Atlas Plates
Consistent Number of Stories in Building

VIEW DOWN N 2ND ST, 1915

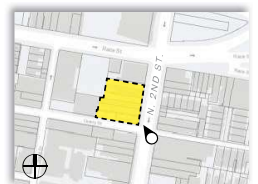


VIEW ON N 2ND ST CORNER TOWARDS QUARRY ST, 1960





VIEW NORTHWEST ON N 2ND ST.

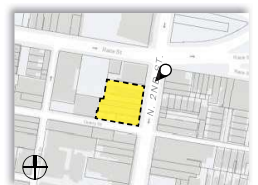


EXISTING SITE CONDITION

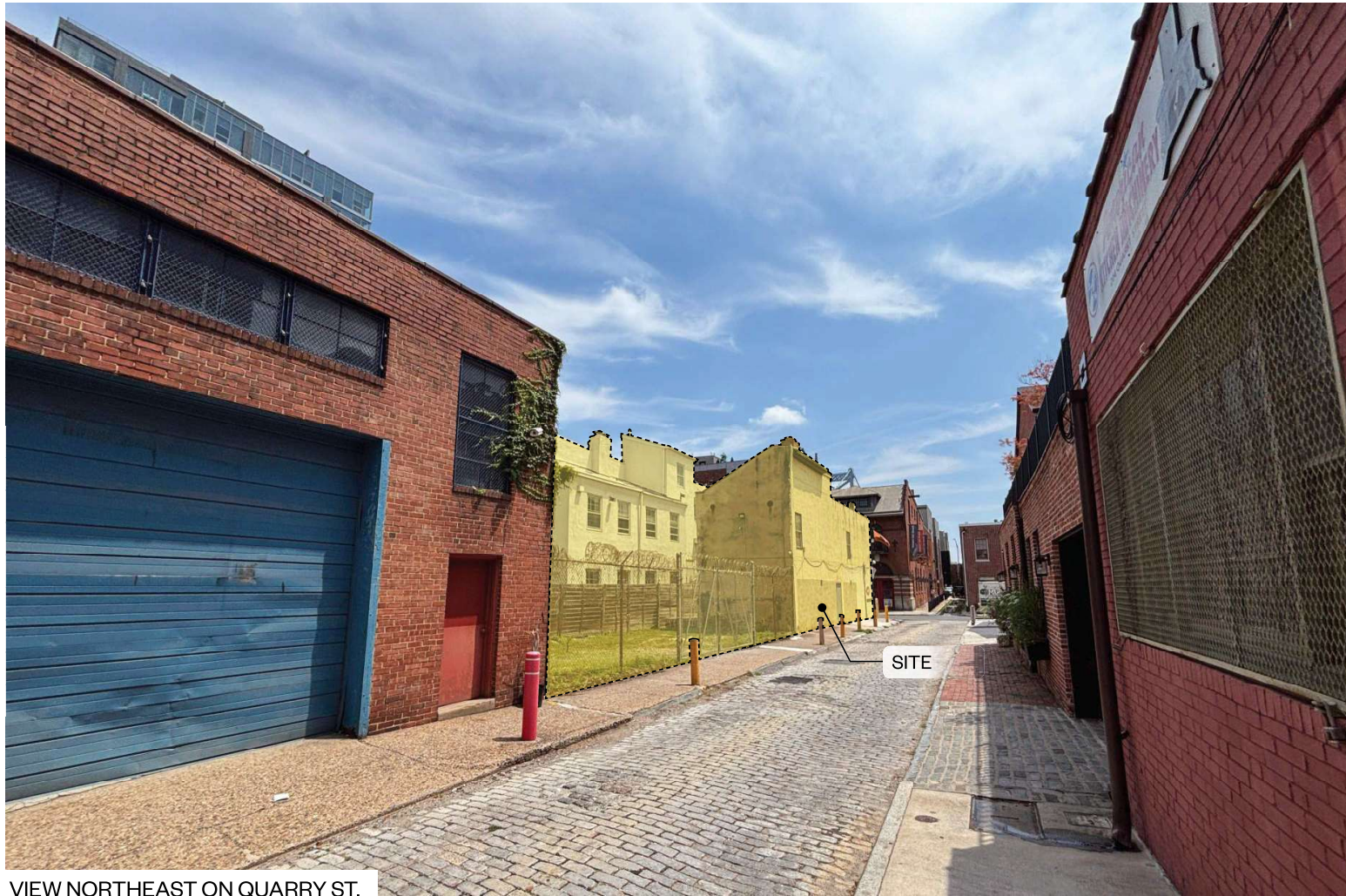
PAGE 7



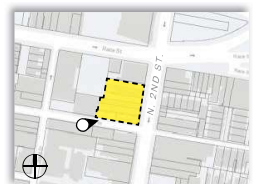
VIEW SOUTHWEST ON N 2ND ST.



EXISTING SITE CONDITION



VIEW NORTHEAST ON QUARRY ST.



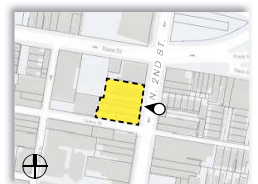
EXISTING SITE CONDITION

PAGE 9



ELEVATION VIEW ON N 2ND ST.

SITE



EXISTING SITE CONDITION

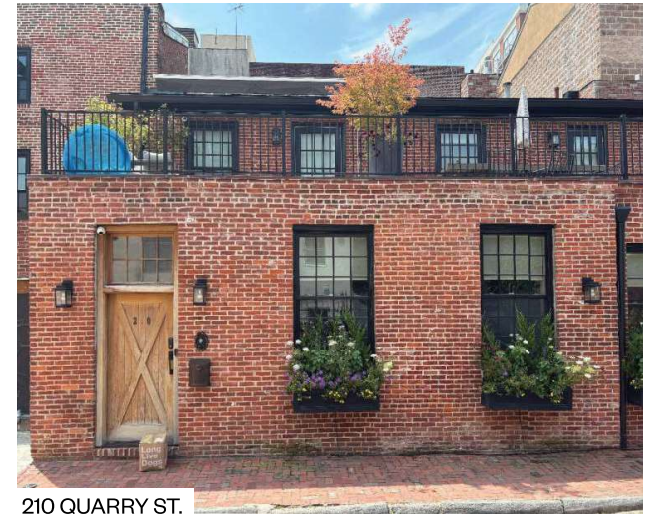
PAGE 10



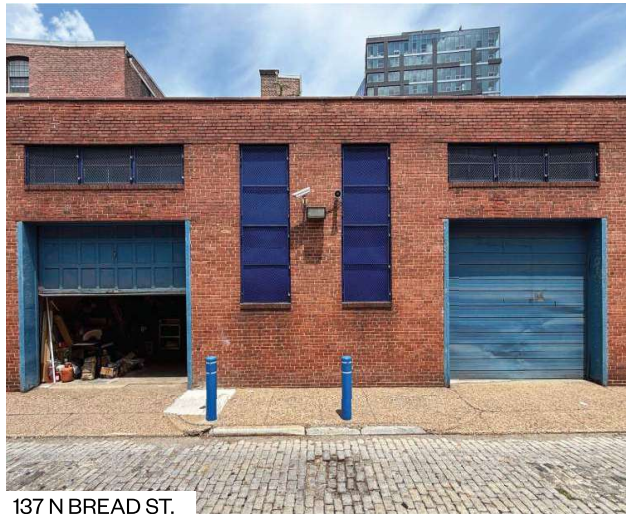
160-164 N 2ND ST.



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.



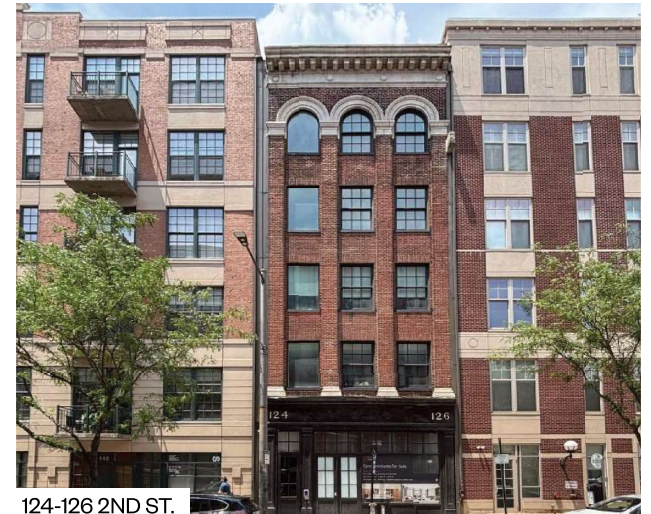
62-72 N. 2ND ST.



221-229 ARCH ST.



45-51 N 3RD ST.



124-126 2ND ST.



225 QUARRY ST.



121 N 2ND ST.



218 ARCH ST.



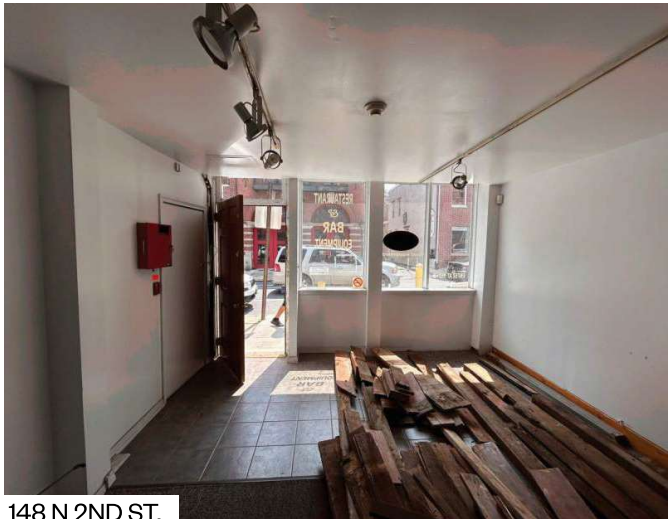
108-124 ARCH ST.



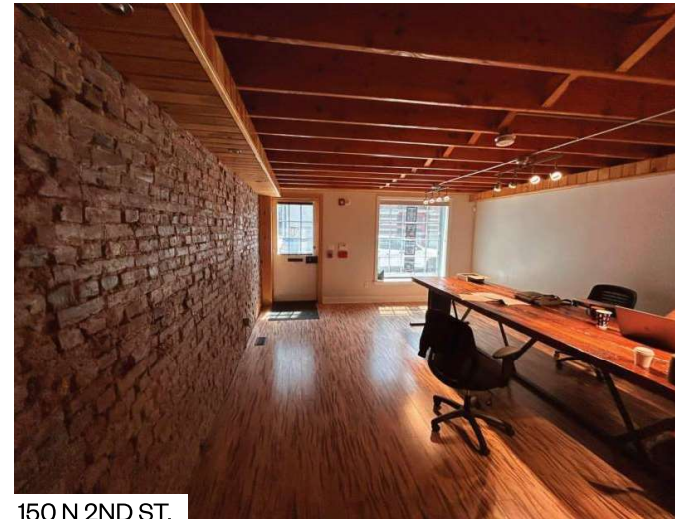
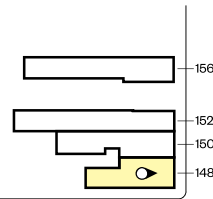
205 RACE ST.



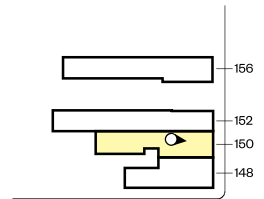
160-164 N 2ND ST.



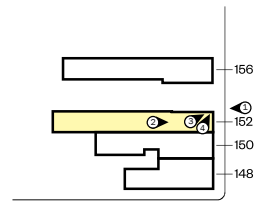
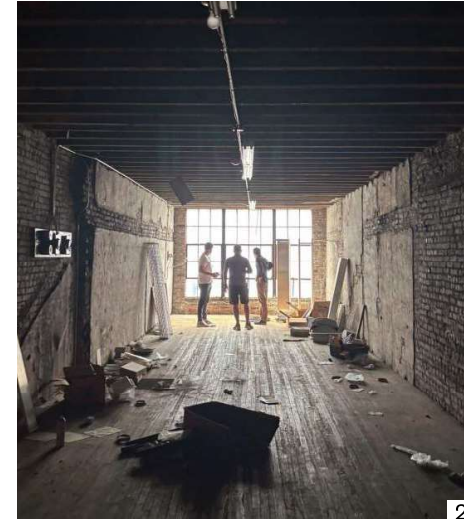
148 N 2ND ST.



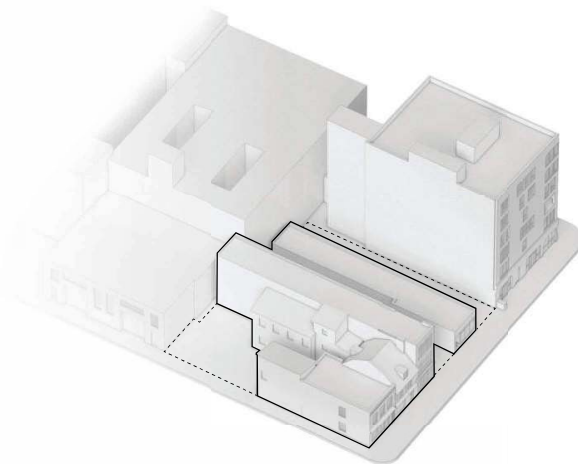
150 N 2ND ST.



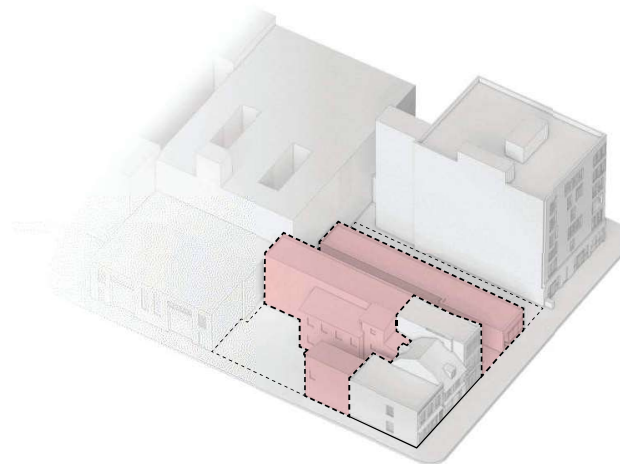
EXISTING BUILDING CONDITIONS



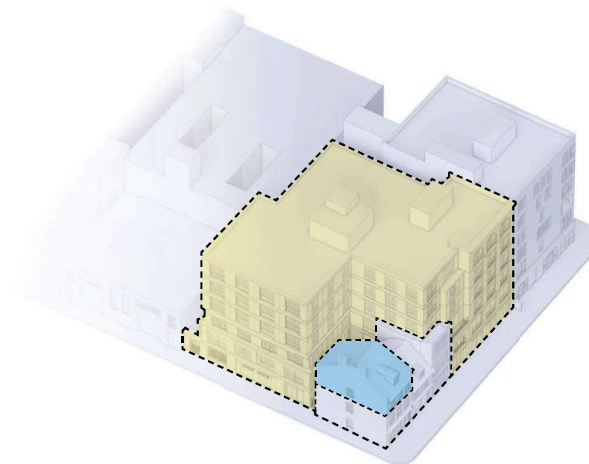
EXISTING BUILDING CONDITIONS



EXISTING

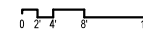
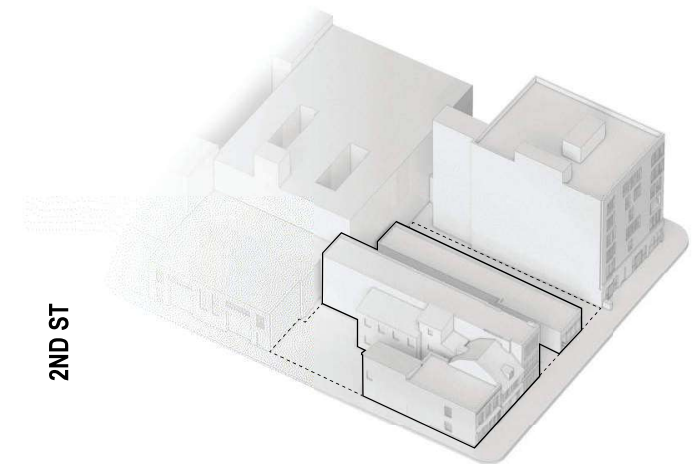
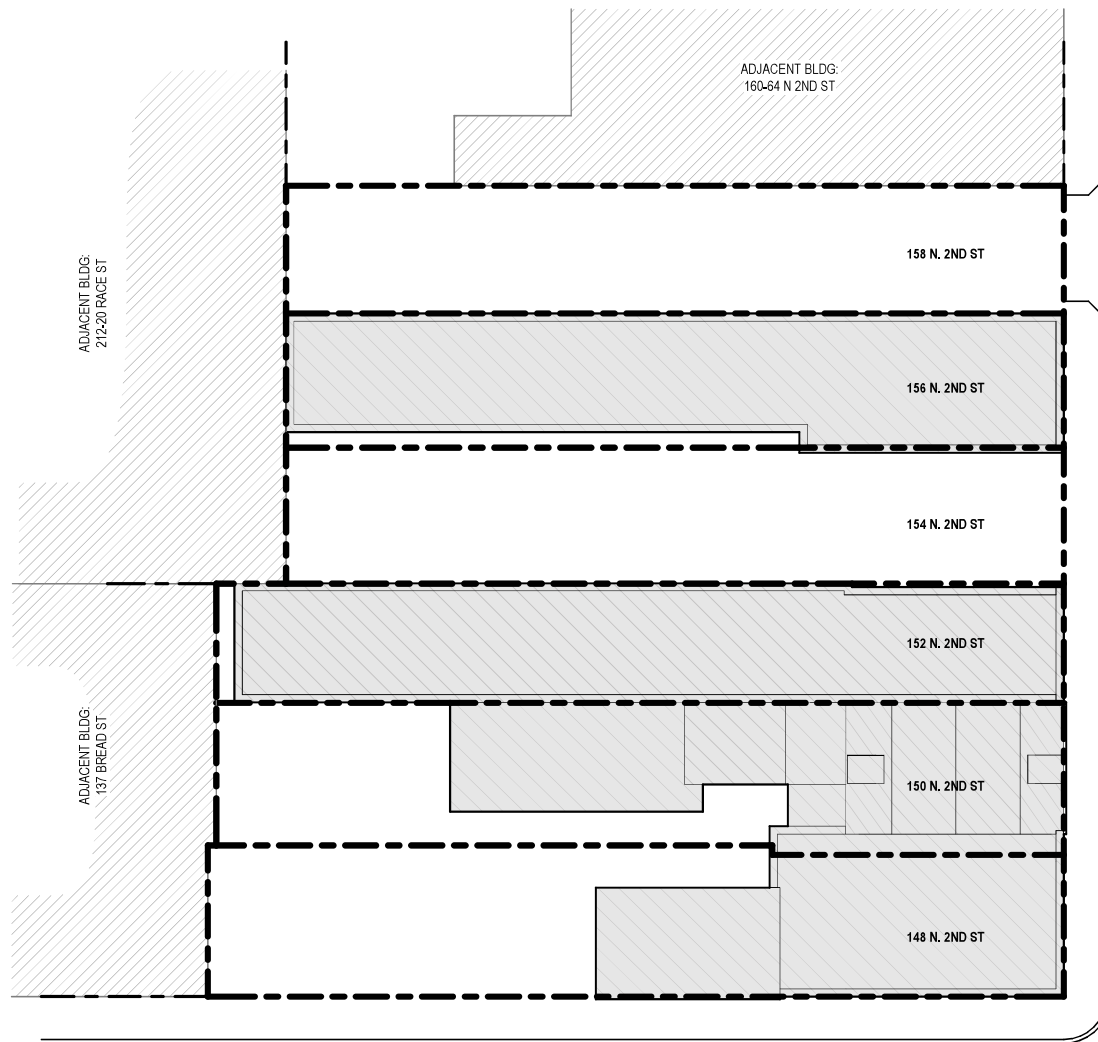


DEMOLISHED



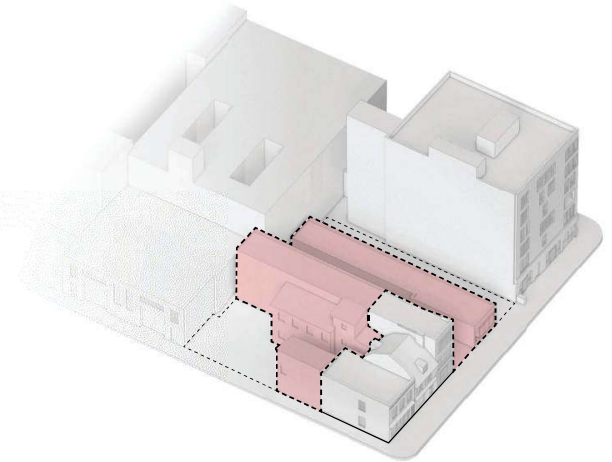
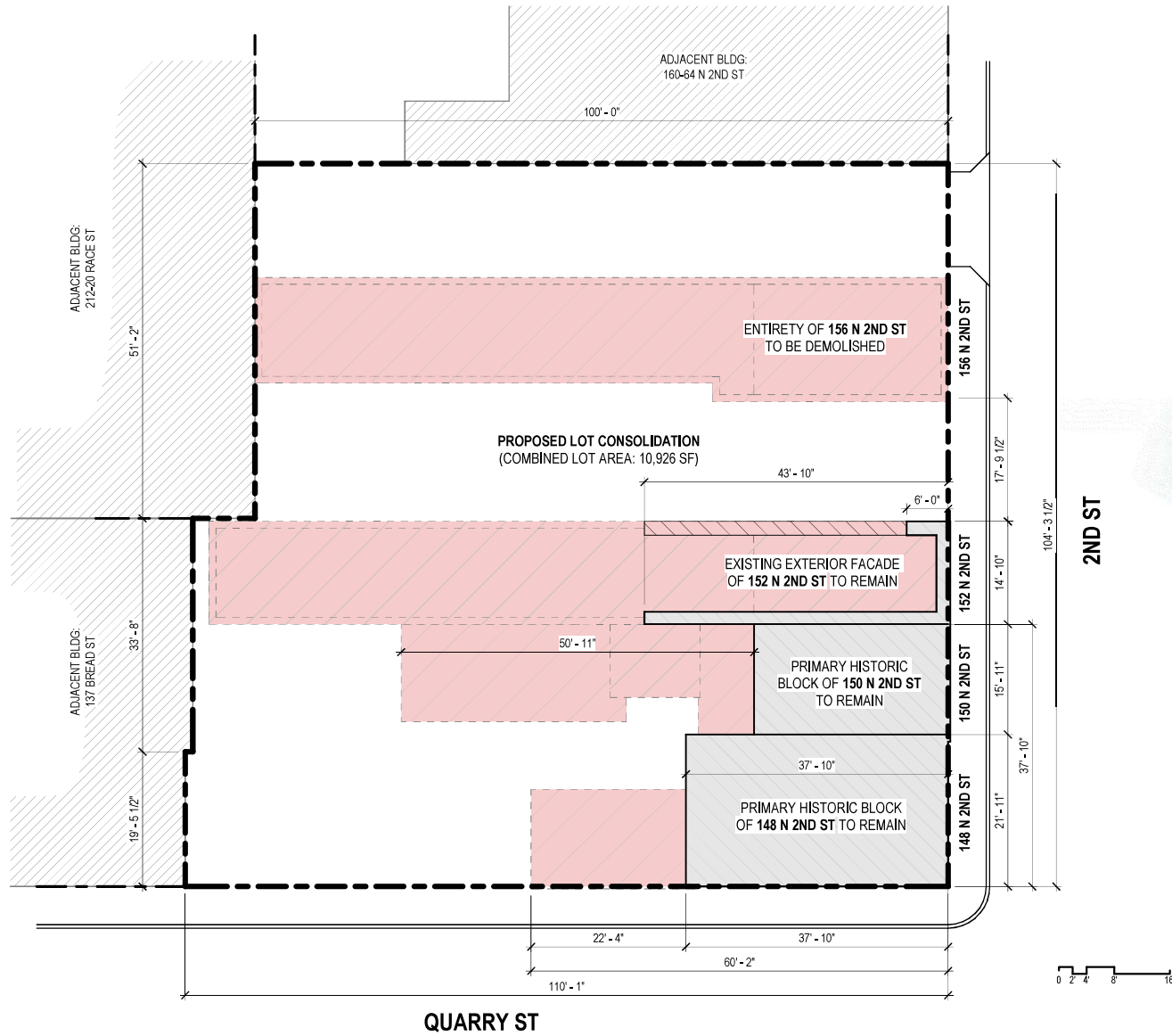
PROPOSED

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

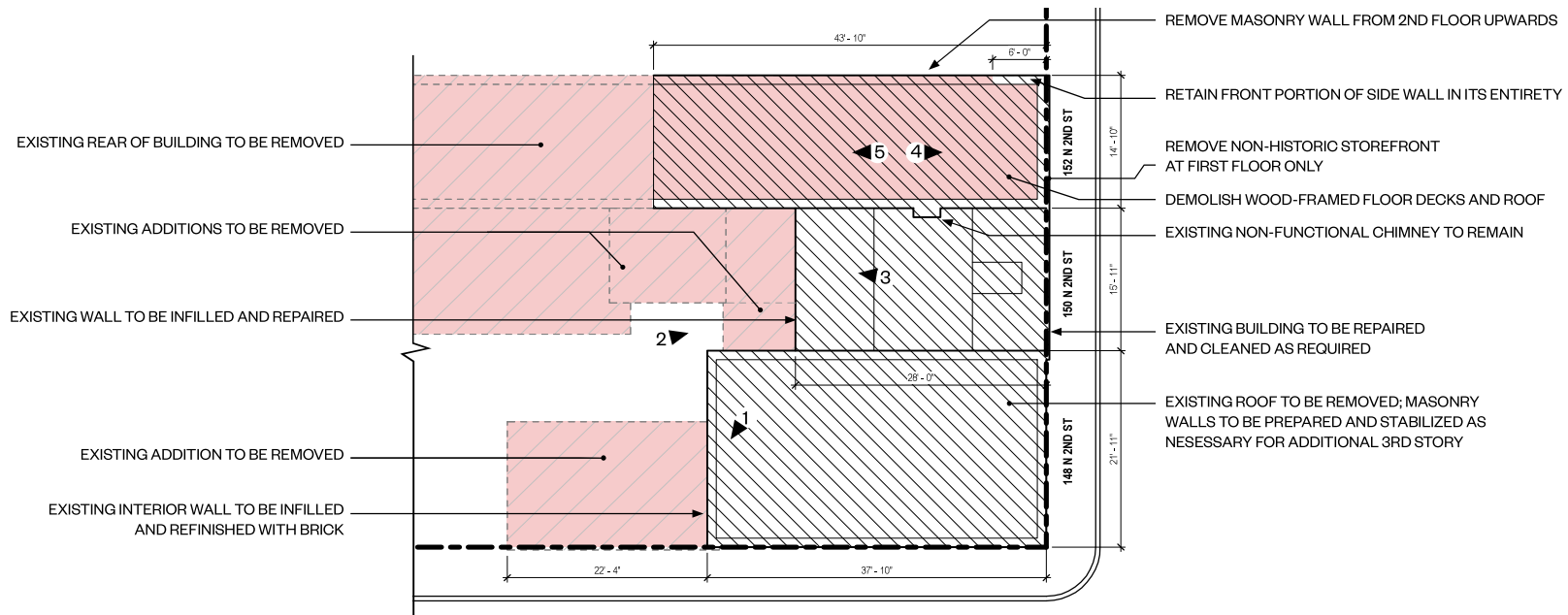


SITE PLAN - EXISTING

PAGE 17



SITE PLAN - DEMOLISHED



1 - Interior of 148 N 2nd St
Existing masonry wall and flooring change at extents of historic front portion of existing structure



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 building and additions, with floor and wall changes



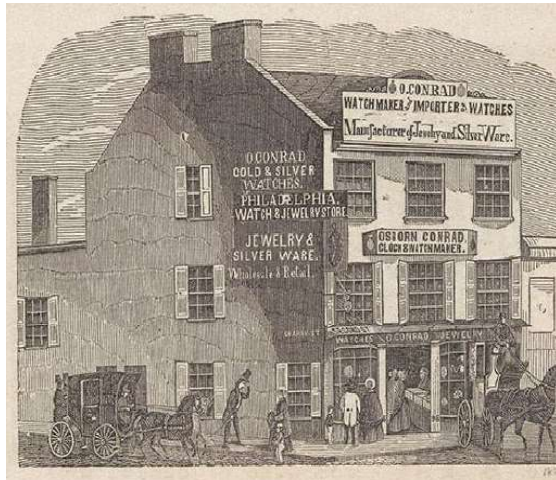
4 - Interior of 152 N 2nd St
Interior view of storefront



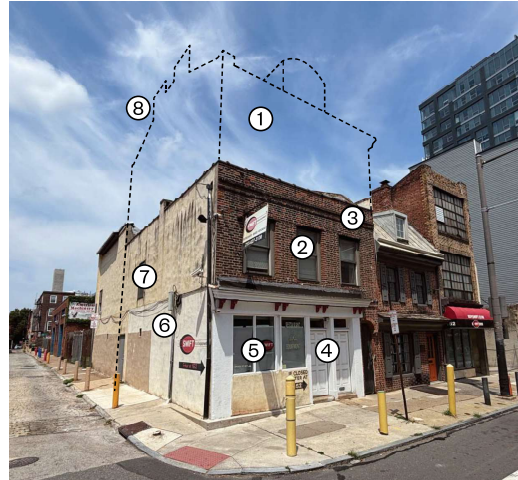
5 - Interior of 152 N 2nd St
Interior view of contributing building

ENLARGED PLAN - DEMOLITION





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 per PHC approval
- 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



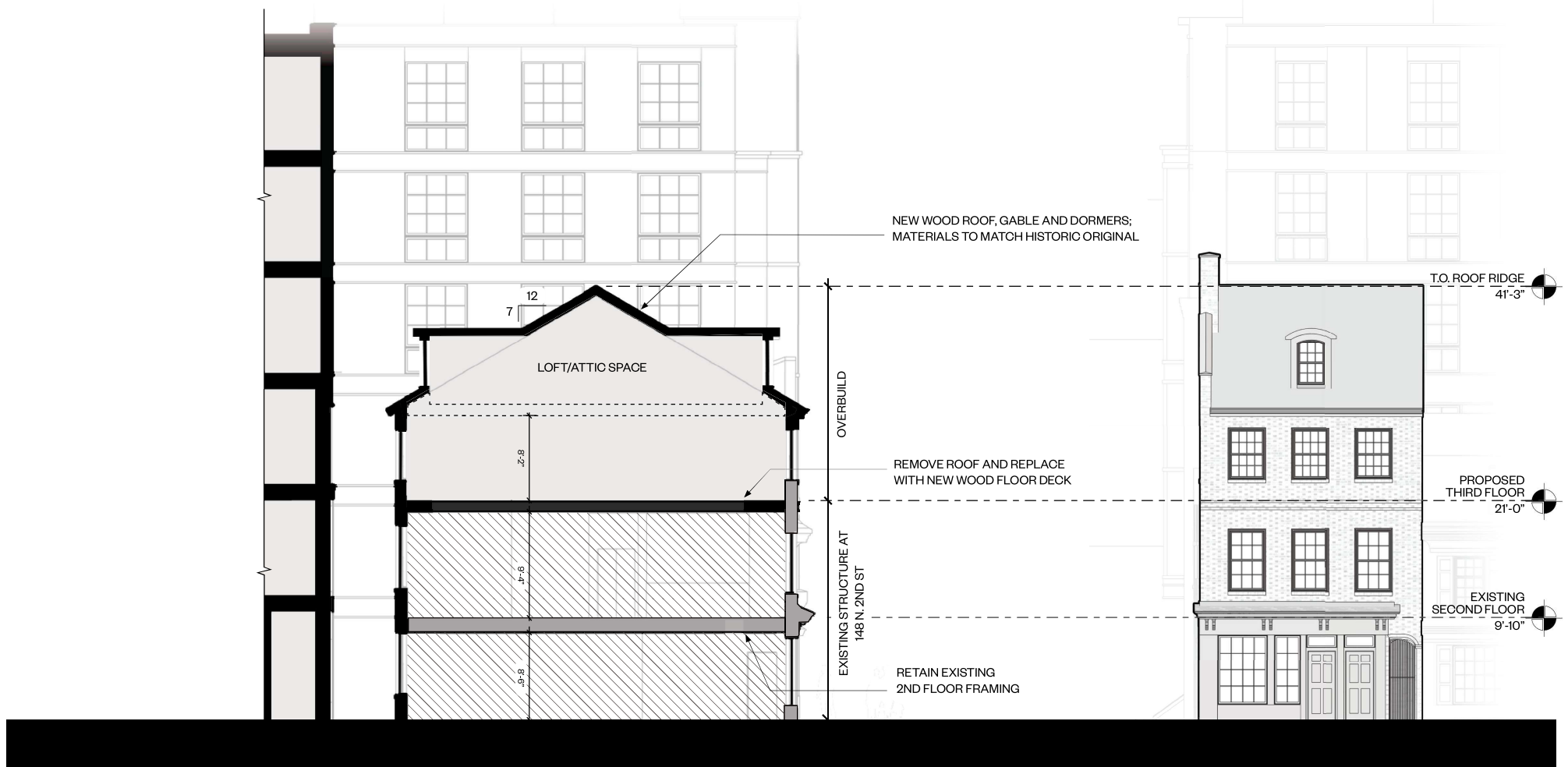
148-152 N 2ND ST - HISTORICAL PHOTOGRAPH
1915



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 per PHC approval
- Ⓒ New roofing and gable to match historic original; materials and colors per PHC approval

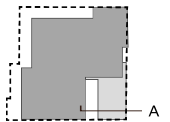
RESTORATION - 148 N 2ND ST



SECTION A

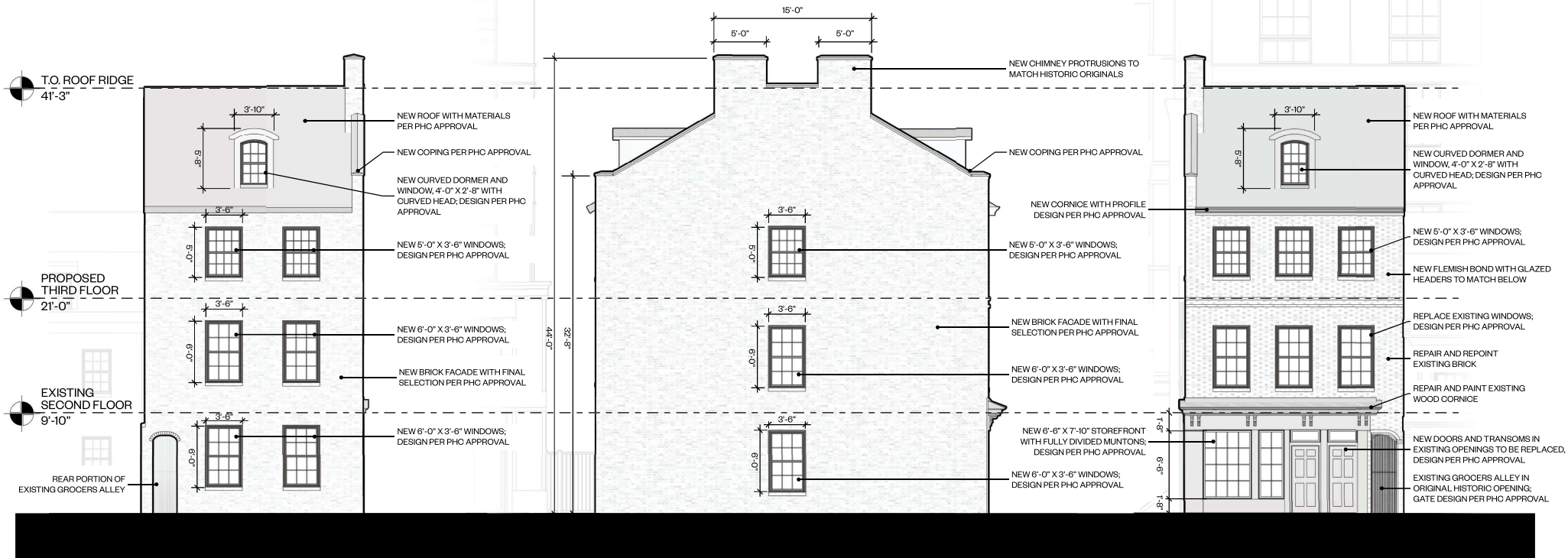
ARCH

0 2 4 8 16



BUILDING SECTION & ELEVATION

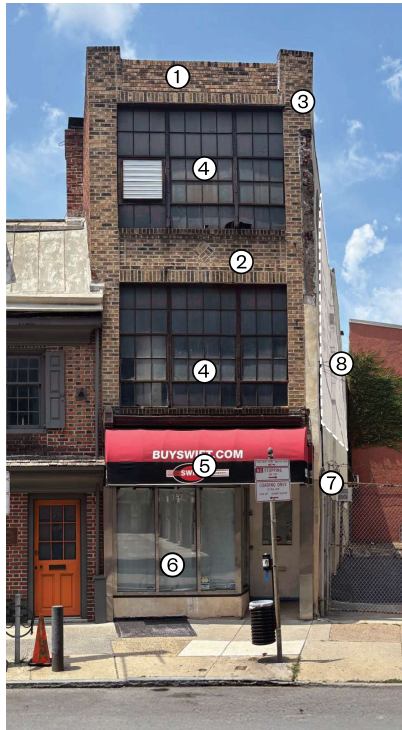
PAGE 21







152 N 2nd st - Historical Photograph
1960



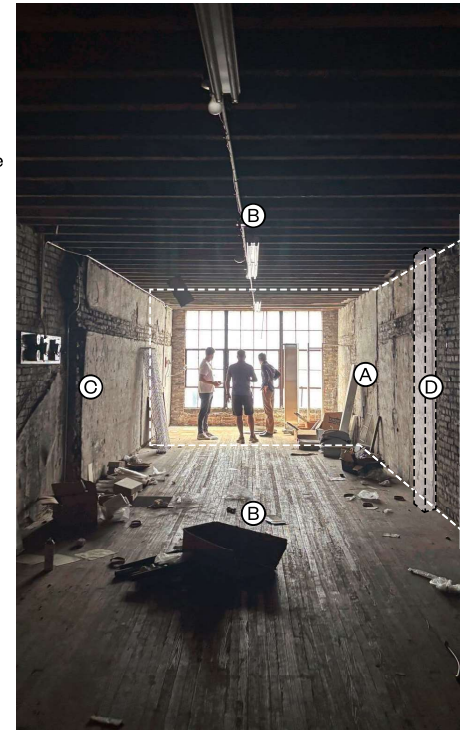
152 N 2nd st - Existing Altered Facade

Exterior:

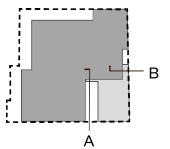
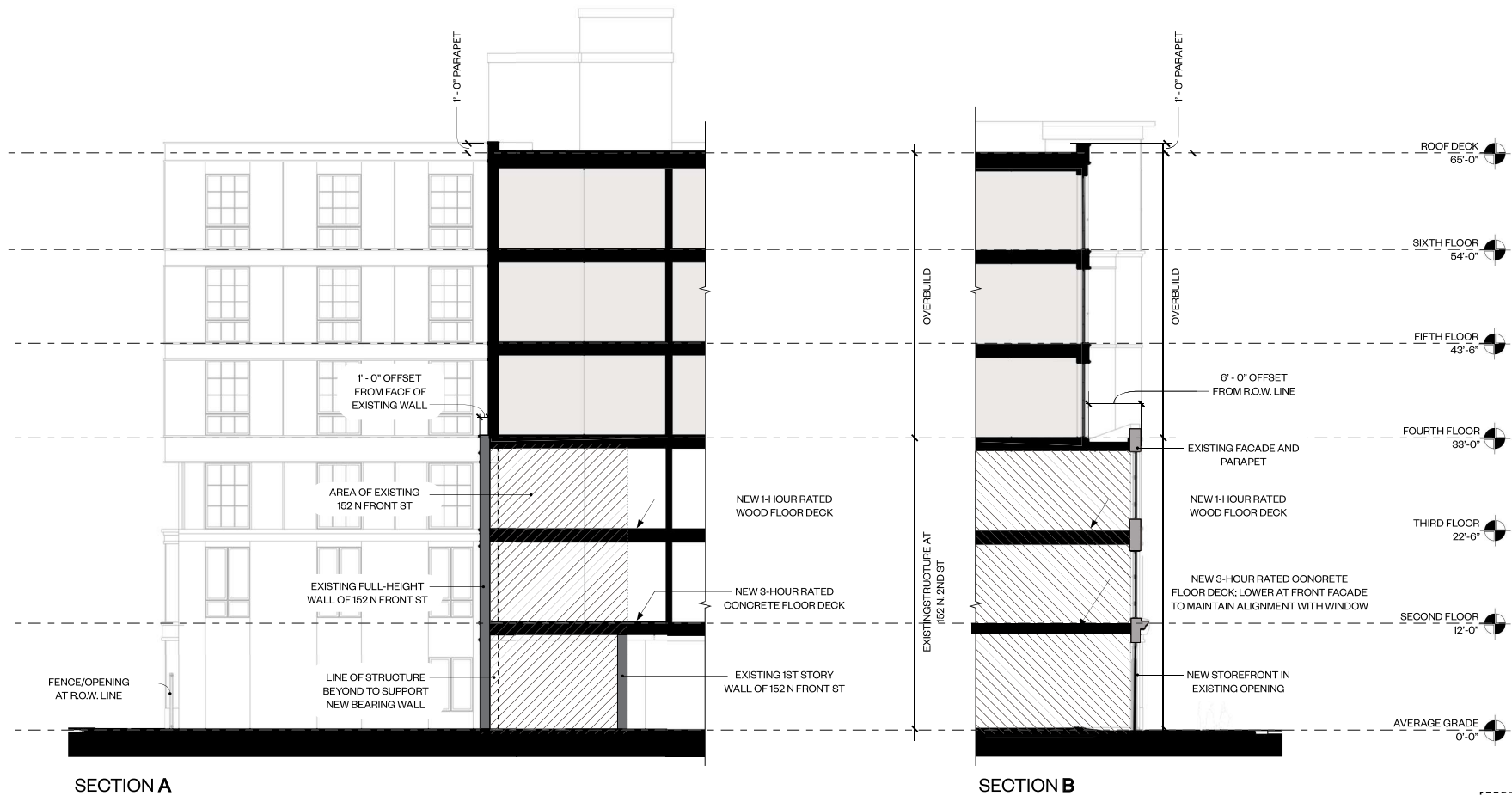
- ① Repair parapet
- ② Clean/Repair/Replace brick facade and repoint mortar
- ③ Repair/Replace brick piers and cracked facade
- ④ Replace existing windows with new insulated windows to match per PHC approval
- ⑤ Remove awning
- ⑥ Replace non-historic storefront with new storefront and building entry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

Interior:

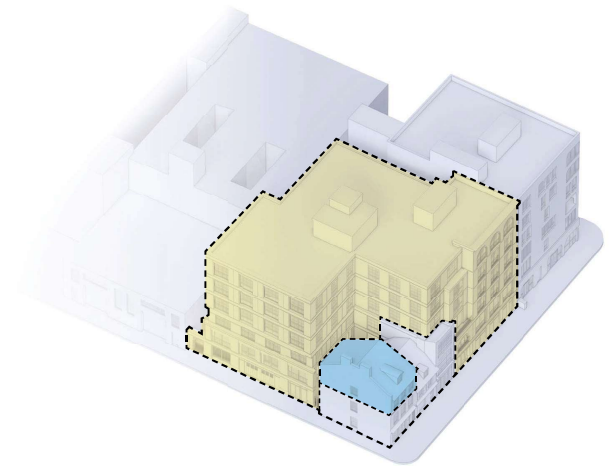
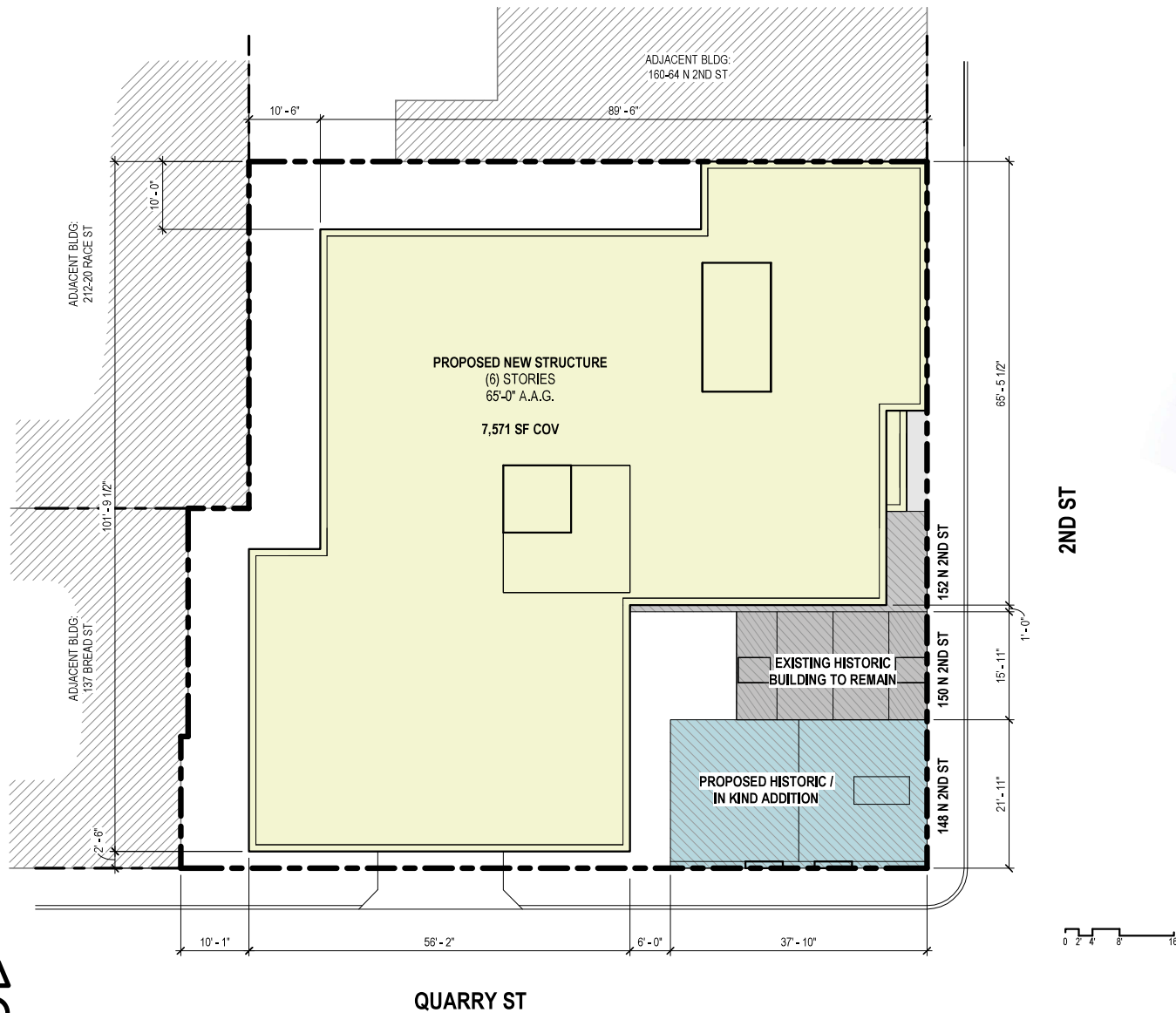
- Ⓐ Preserve and repair entire south and front facades, and front 6' of the north facade
- Ⓑ Remove all floors and roofs and prepare for reframing
- Ⓒ Remove north wall on 2nd and 3rd stories; 1st floor to be retained and repaired
- Ⓓ Addition of structural elements inside of existing wall to support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



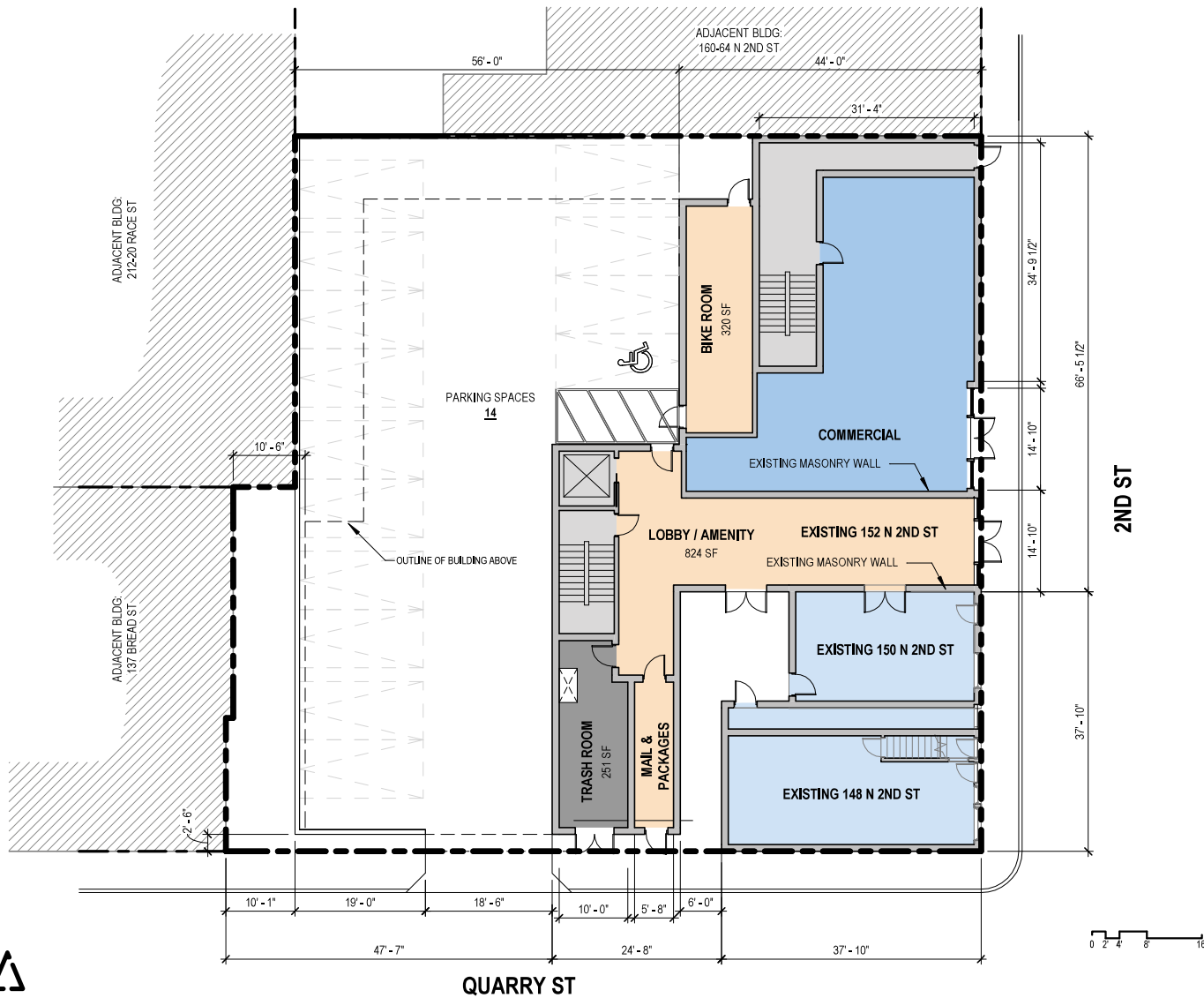
152 N 2nd st - 2nd floor interior



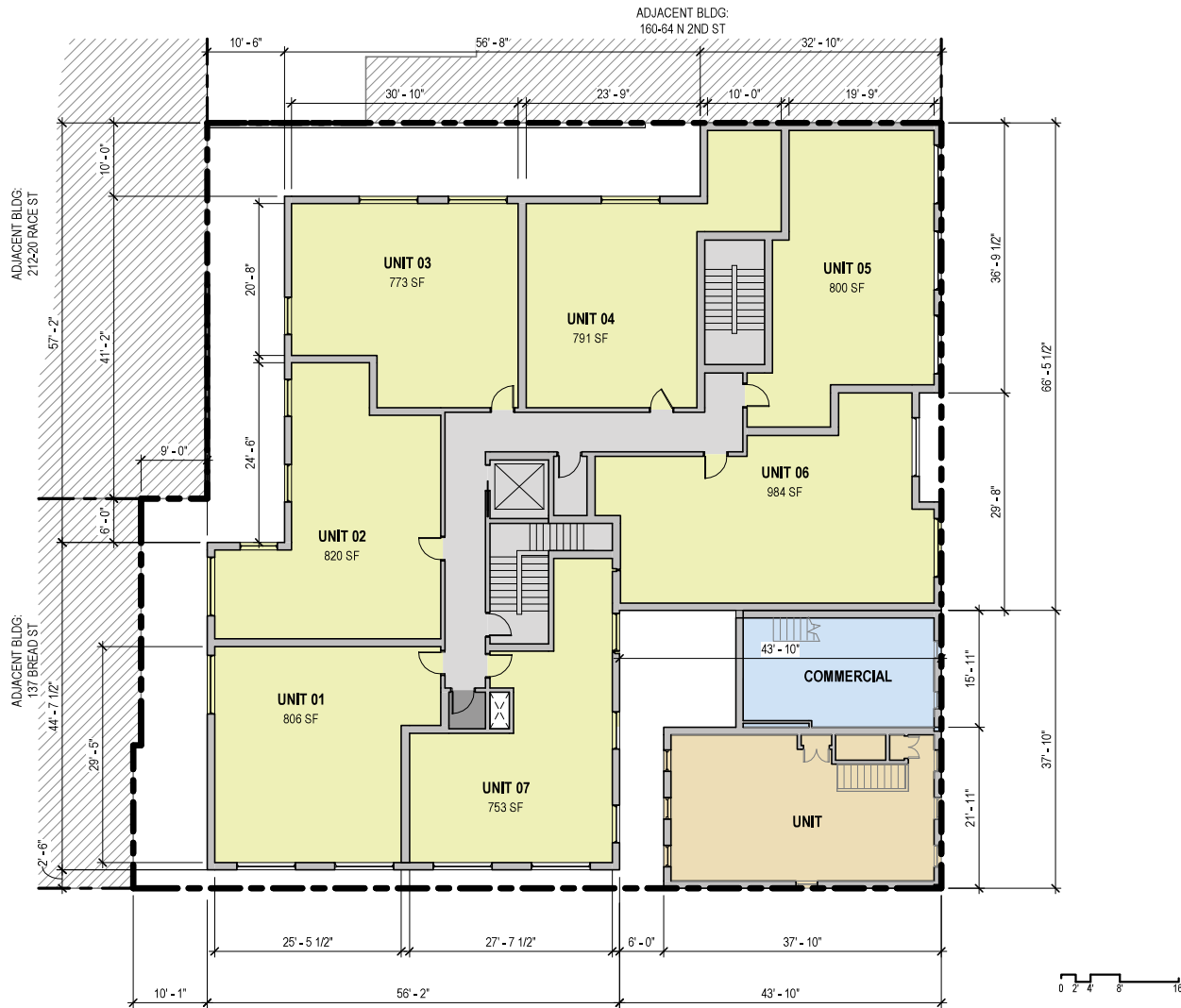
WALL SECTIONS - AT QUARRY ST.

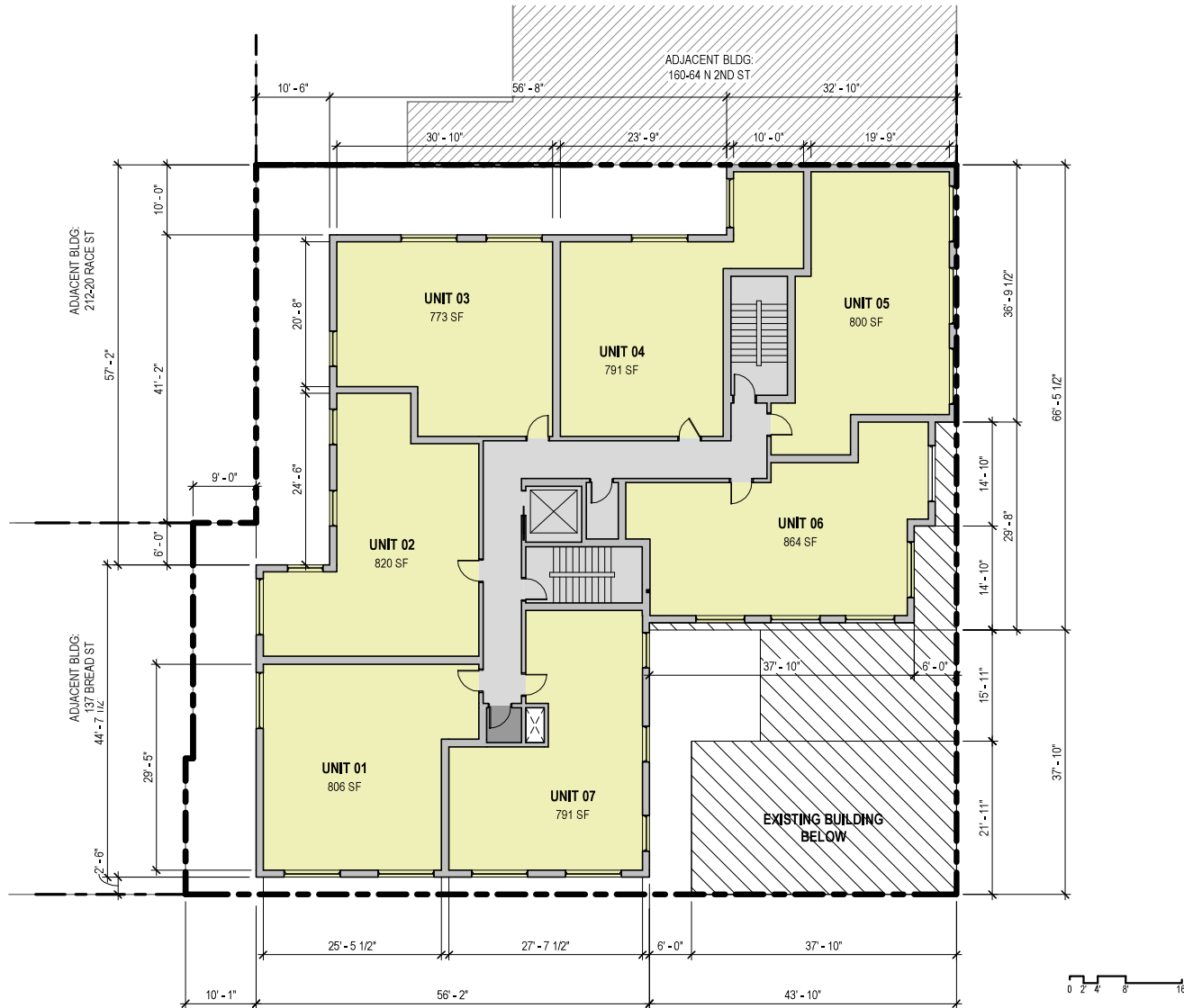


SITE PLAN - PROPOSED

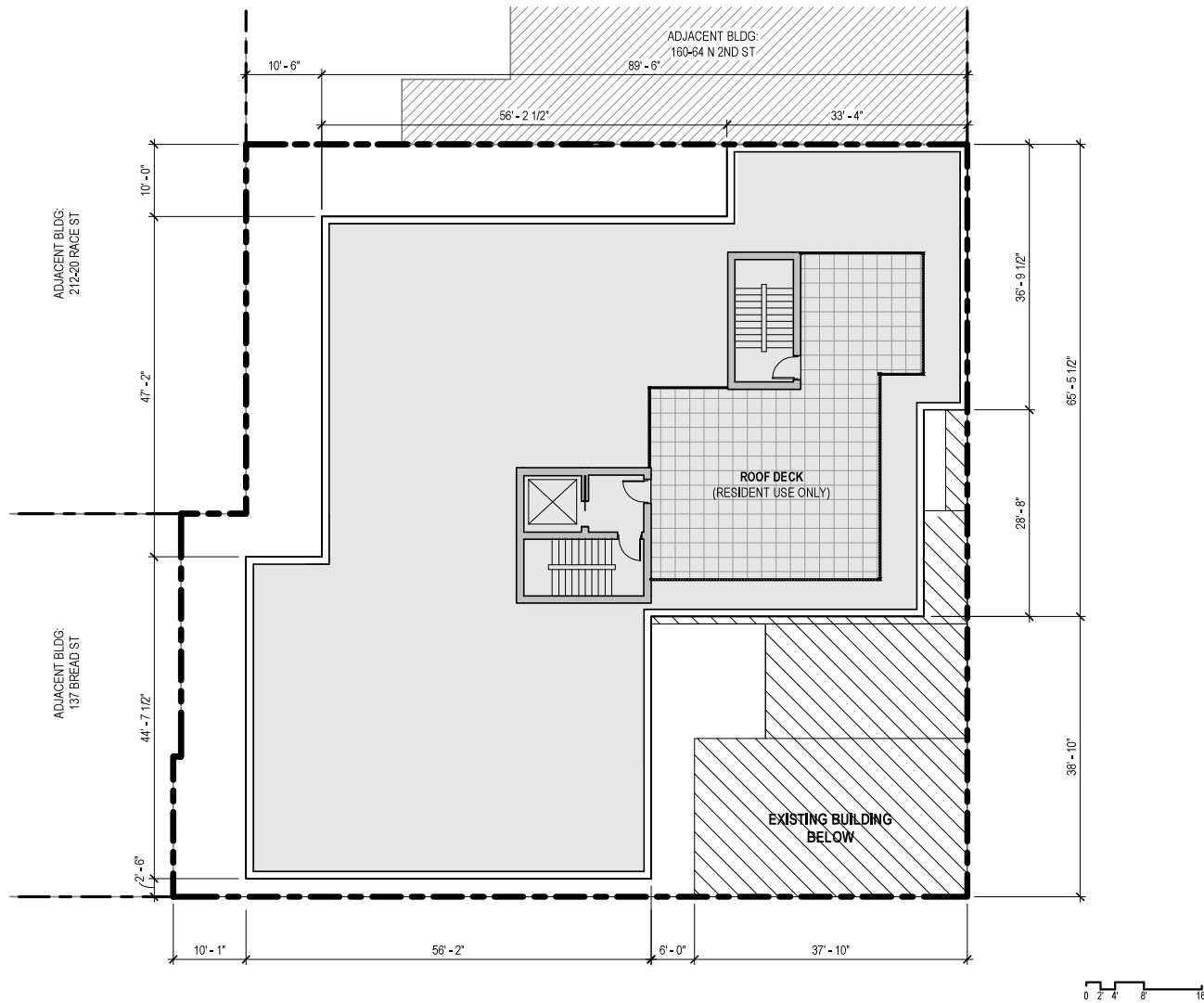


PROPOSED FLOOR PLAN
GROUND FLOOR
PAGE 25





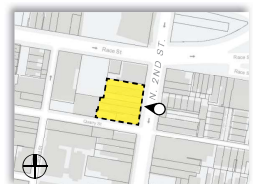
PROPOSED FLOOR PLAN
TYP. UPPER FLOOR
PAGE 27



PROPOSED ROOF PLAN



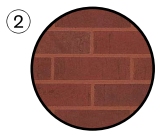
ELEVATION VIEW ON N 2ND ST.



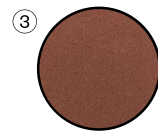
SITE CONDITION - WITH PROPOSED MASSING



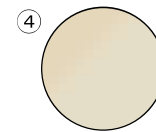
1
NEW BRICK VENEER TO
MATCH EXISTING 2ND
FLOOR BRICK



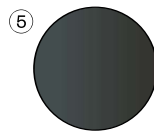
2
COLONIAL BRICK VENEER
RED W/ MATCHING MORTAR



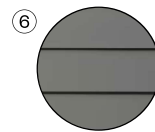
3
CAST STONE SILLS,
FRAMES, & ACCENTS
RED W/ MATCHING MORTAR



4
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
ALABASTER



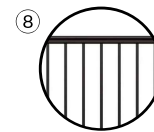
5
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
CHARCOAL



6
FIBER CEMENT LAP SIDING,
AGED PEWTER



7
ANODIZED ALUMINIUM
STOREFRONT, BLACK

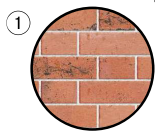


8
VERTICAL PICKET
GUARDRAIL, BLACK

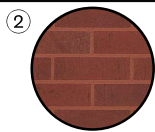


9
SOLID PANELED
GARAGE DOOR
CHARCOAL GRAY

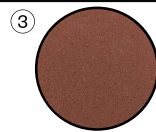
PROPOSED EXTERIOR MATERIAL DIAGRAM



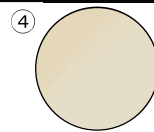
1
NEW BRICK VENEER TO
MATCH EXISTING FRONT
FACADE



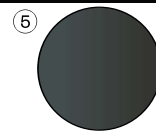
2
COLONIAL BRICK VENEER
RED W/ MATCHING MORTAR



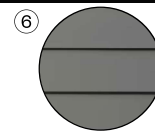
3
CAST STONE SILLS,
FRAMES, & ACCENTS
RED W/ MATCHING MORTAR



4
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
ALABASTER



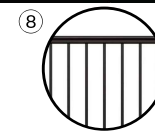
5
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
CHARCOAL



6
FIBER CEMENT LAP SIDING,
AGED PEWTER



7
ANODIZED ALUMINIUM
STOREFRONT, BLACK

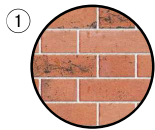


8
VERTICAL PICKET
GUARDRAIL, BLACK

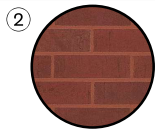


9
SOLID PANELED
GARAGE DOOR
CHARCOAL GRAY

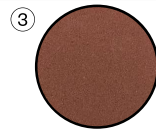
EXTERIOR ELEVATION: QUARRY ST



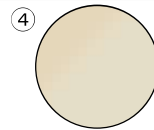
1
NEW BRICK VENEER TO
MATCH EXISTING FRONT
FACADE



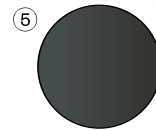
2
COLONIAL BRICK VENEER
RED W/ MATCHING MORTAR



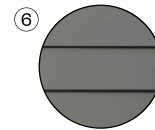
3
CAST STONE SILLS,
FRAMES, & ACCENTS
RED W/ MATCHING MORTAR



4
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
ALABASTER



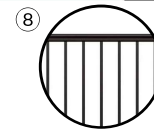
5
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
CHARCOAL



6
FIBER CEMENT LAP SIDING,
AGED PEWTER



7
ANODIZED ALUMINIUM
STOREFRONT, BLACK



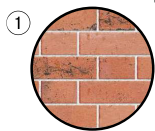
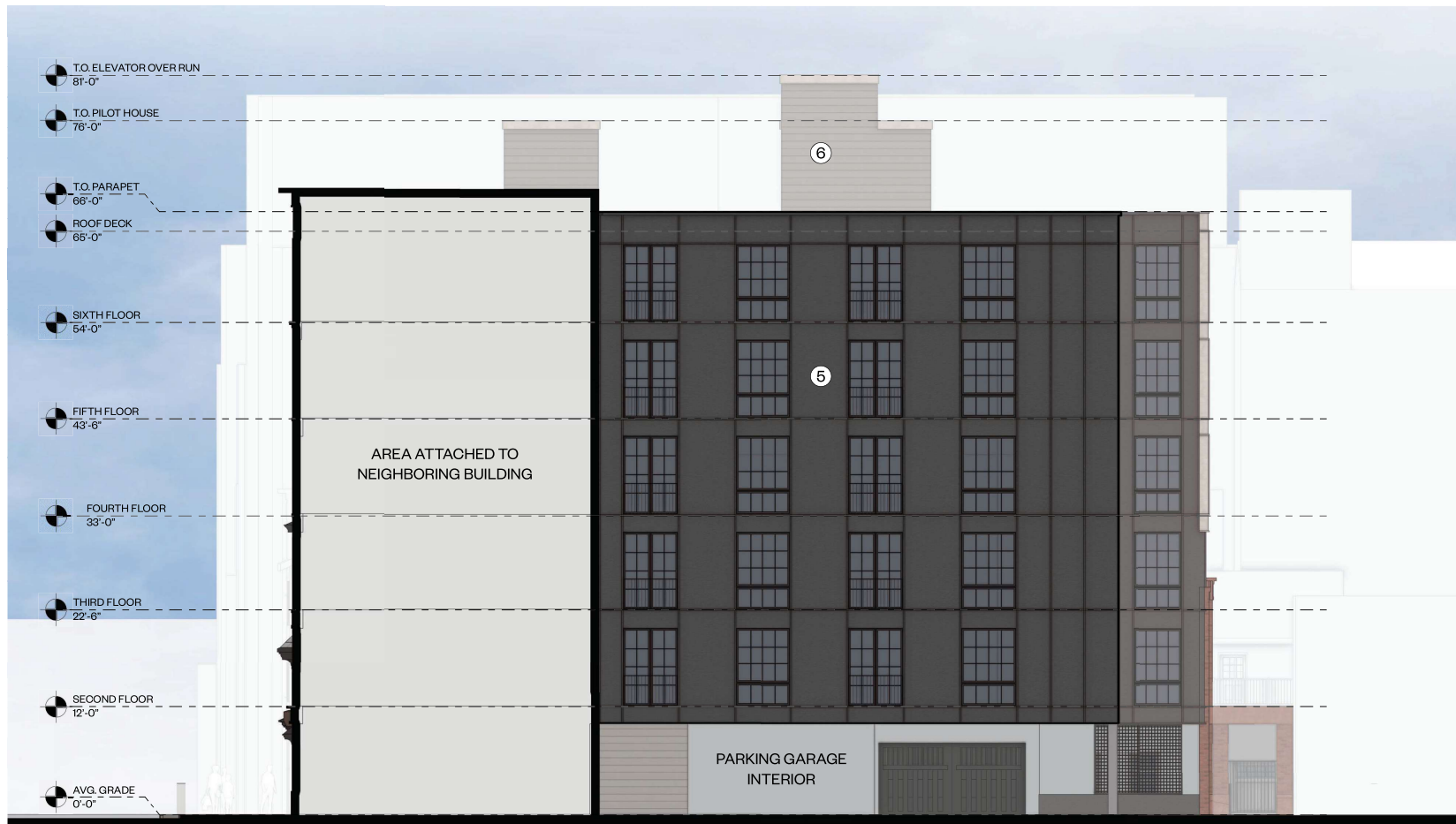
8
VERTICAL PICKET
GUARDRAIL, BLACK



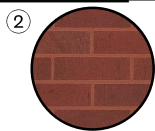
9
SOLID PANELED
GARAGE DOOR
CHARCOAL GRAY



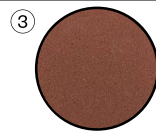
EXTERIOR ELEVATION: WEST FACADE



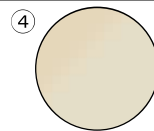
1
NEW BRICK VENEER TO
MATCH EXISTING FRONT
FACADE



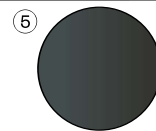
2
COLONIAL BRICK VENEER
RED W/ MATCHING MORTAR



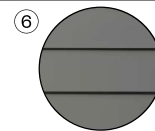
3
CAST STONE SILLS,
FRAMES, & ACCENTS
RED W/ MATCHING MORTAR



4
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
ALABASTER



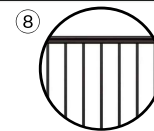
5
COMPOSITE METAL PANEL,
W/ EXTRUDED TRIM PROFILES
CHARCOAL



6
FIBER CEMENT LAP SIDING,
AGED PEWTER



7
ANODIZED ALUMINIUM
STOREFRONT, BLACK

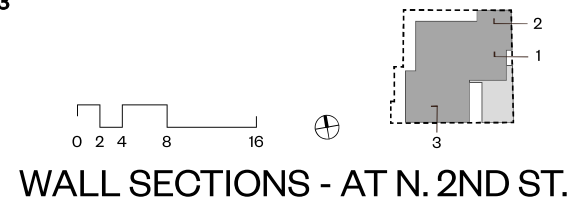
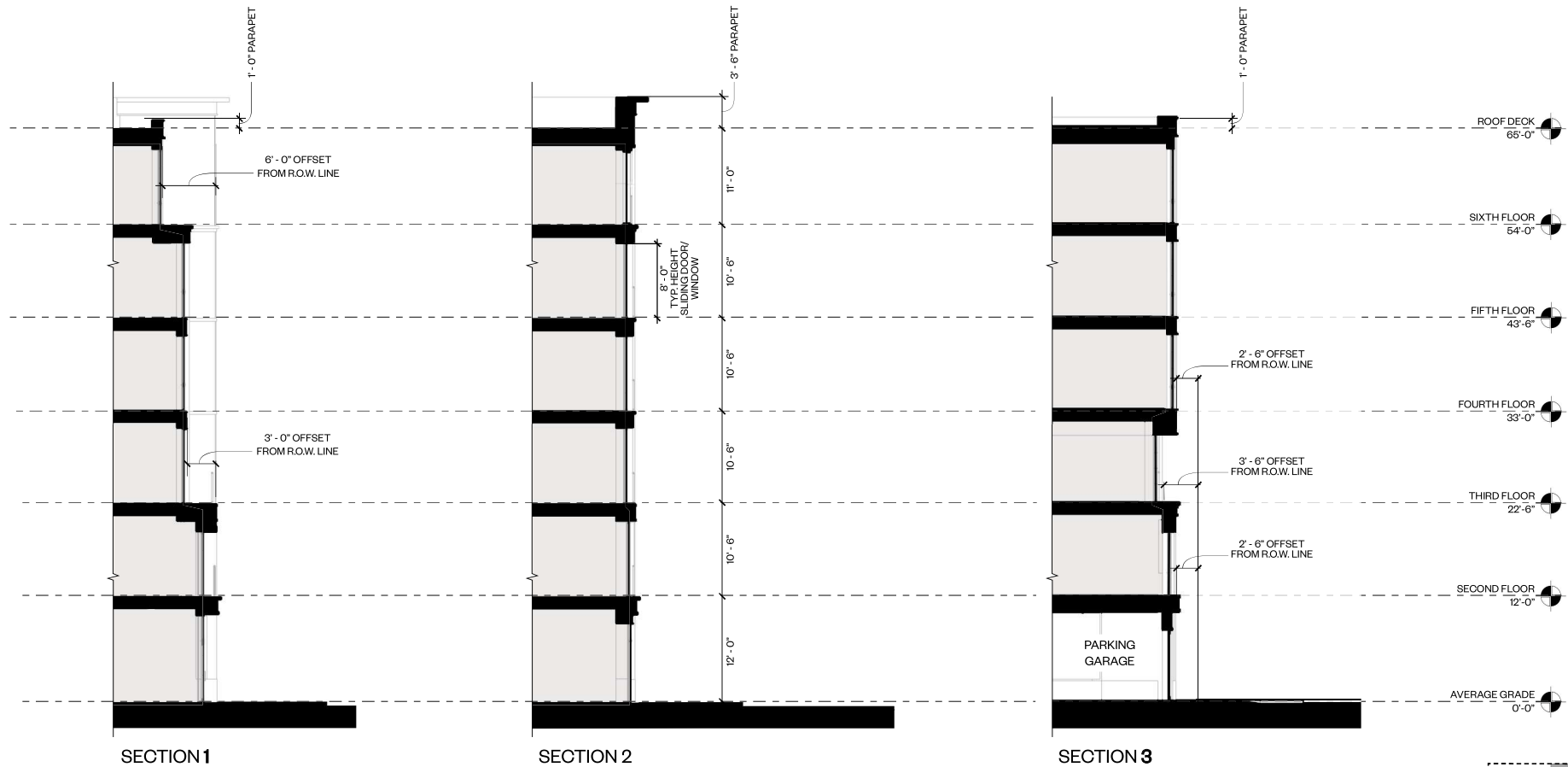


8
VERTICAL PICKET
GUARDRAIL, BLACK



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.



SITE CONDITION - WITH PROPOSED MASSING



VIEW SOUTH ON N 2ND ST.

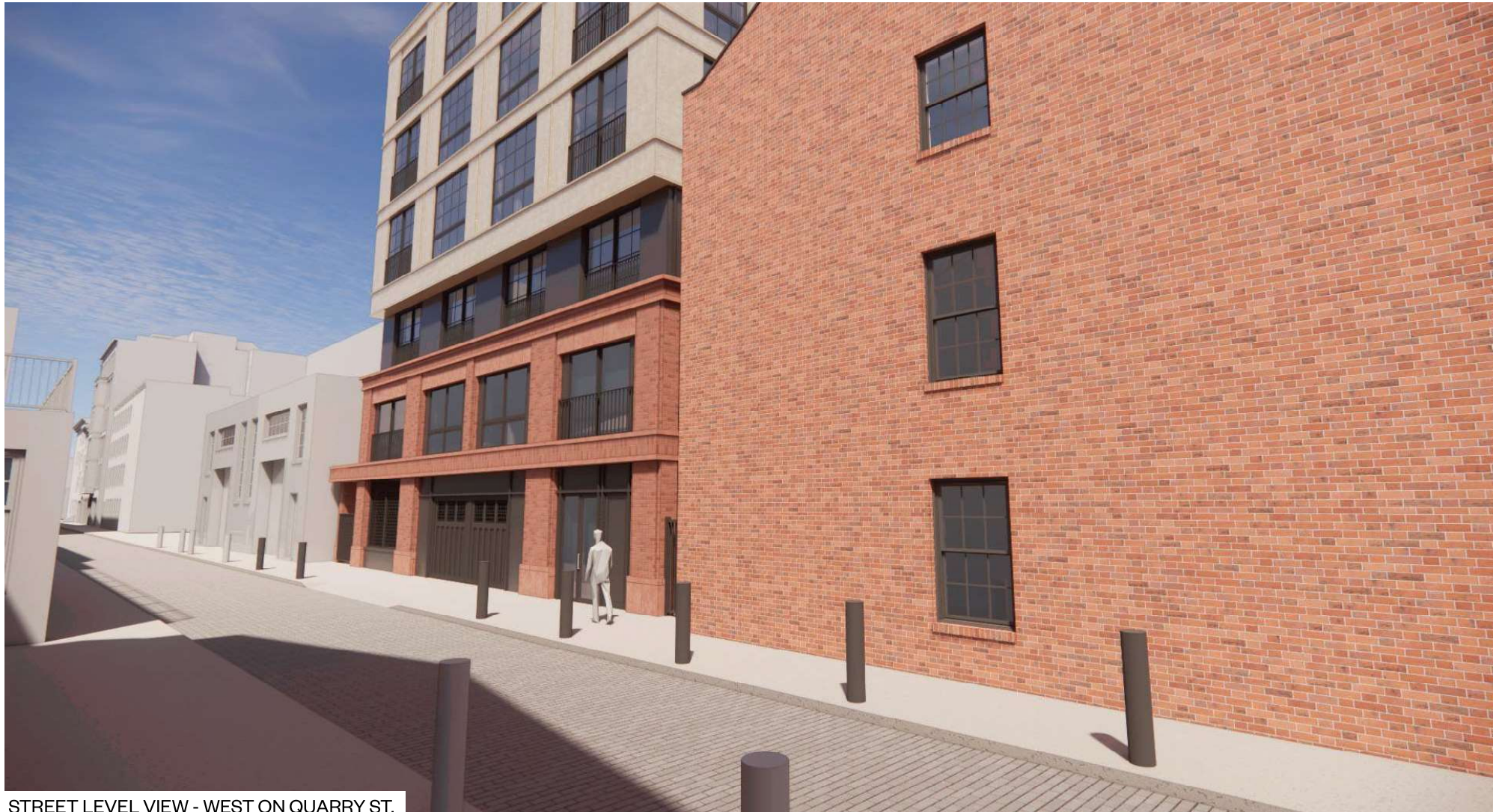


VIEW FROM QUARRY ST.



SITE CONDITION - WITH PROPOSED MASSING

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STREET LEVEL VIEW - WEST ON QUARRY ST.



SITE CONDITION - WITH PROPOSED MASSING

PAGE 40



VIEW EAST ON QUARRY ST.