

ADDRESS: 302 MARKET ST

Proposal: Demolish two-story building; construct five-story building

Review Requested: Final Approval

Owner: RS Realty IV LLC

Applicant: Rich Villa, Ambit Architecture

History: Building from 1840 destroyed by fire

Individual Designation: 11/4/1976

District Designation: Old City Historic District, Contributing, 12/12/2003

Staff Contact: Alex Till, alexander.till@phila.gov

BACKGROUND:

This application proposes to demolish the two-story brick building at 302 Market Street, which was constructed in 2017. It further proposes to construct a five-story building in its place. The new building will have a contemporary design with a first-floor storefront and a masonry facade that employs different colors and textures of brick. It will also feature windows of varied sizes that get smaller on the upper floors and feature a multi-light over single-light design. The front façade will face Market Street but the rear will not be visible from any public rights-of-way.

The original c. 1840 four-story Greek Revival building on the property was lost in a fire in 2014. The Historical Commission reviewed and approved the existing two-story building at its May 2015 meeting.

SCOPE OF WORK:

- Demolish a non-contributing building.
- Construct a five-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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed new building will satisfy Standard 9 if the proposed windows are revised. The height of the building fits well within the row and the proposed materials and other design elements are compatible with the massing, size, scale, and architectural features of the district.
 - The windows on the upper floors would be fenestrated with windows with multi-light top sash with single-light bottom sash. If they are revised to use the same arrangement on both sash, they will satisfy Standard 9.

STAFF RECOMMENDATION: Approval with the condition that the upper-floor windows are simplified, pursuant to Standard 9.

IMAGES:

Figure 1: 1858-60, Hexamer & Locher Atlas. Property outlined in red.



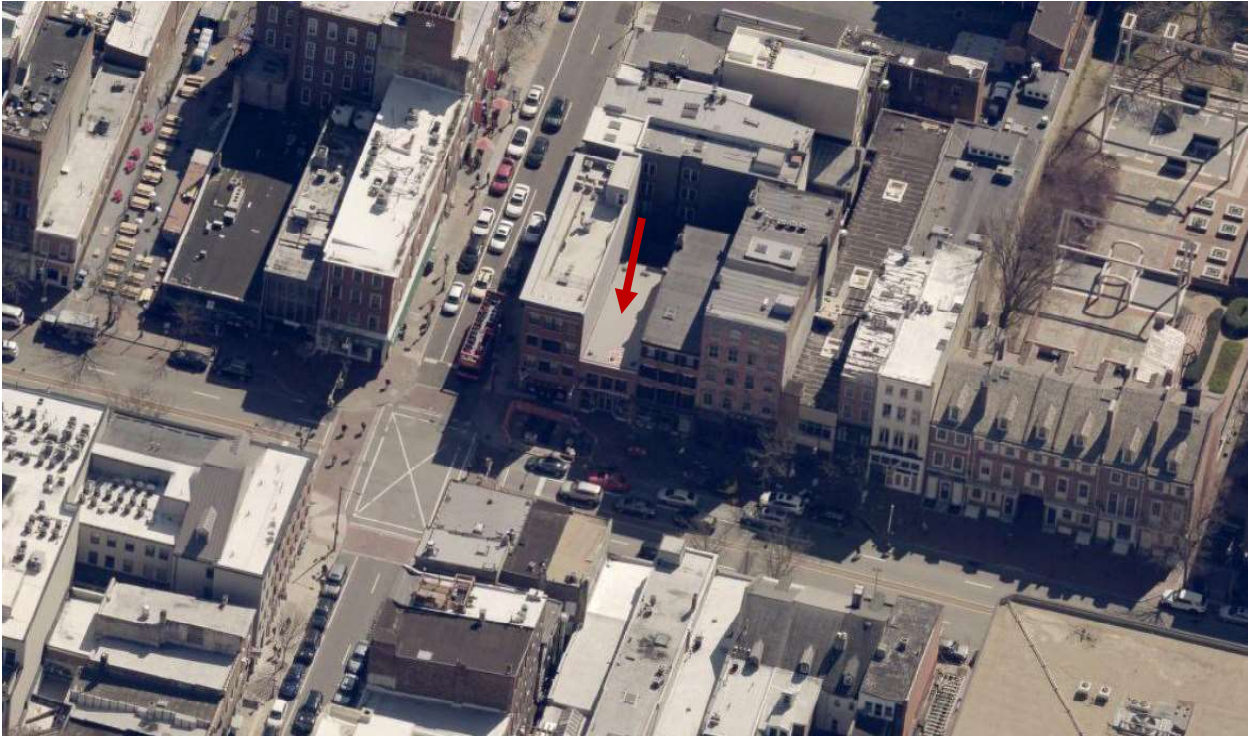
Figure 2: View of front façade of 302 Market St, July 2025:

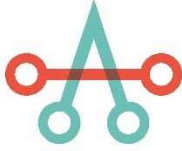


Figure 3: View from corner of 4th and Market Streets, Aug 2013 (before fire):



Figure 4: Aerial view of 302 St, looking northwest:





AMBIT ARCHITECTURE

412 S. 2nd Street

Philadelphia, PA 19147

April 6, 2026

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA 19102

To whom it may concern,

Please find the enclosed documents regarding the proposed new building 302 Street. The owner of the property is R S Realty VI at 302 Market Street, Philadelphia, PA 19106.

The site currently contains a 2 Story Commercial Building built in 2018. The building is not individually designated but is in the Old City Historical district. The proposed project includes the demolition of the existing building and the construction of a new 3 unit, 50' tall mixed use building.

The building is designed with a full brick facade. The façade is two tone brick with horizontal patterning between the windows. The windows get sequentially smaller as they go up the building and go from 2 openings on the ground floor to 5 openings at the top of the building.

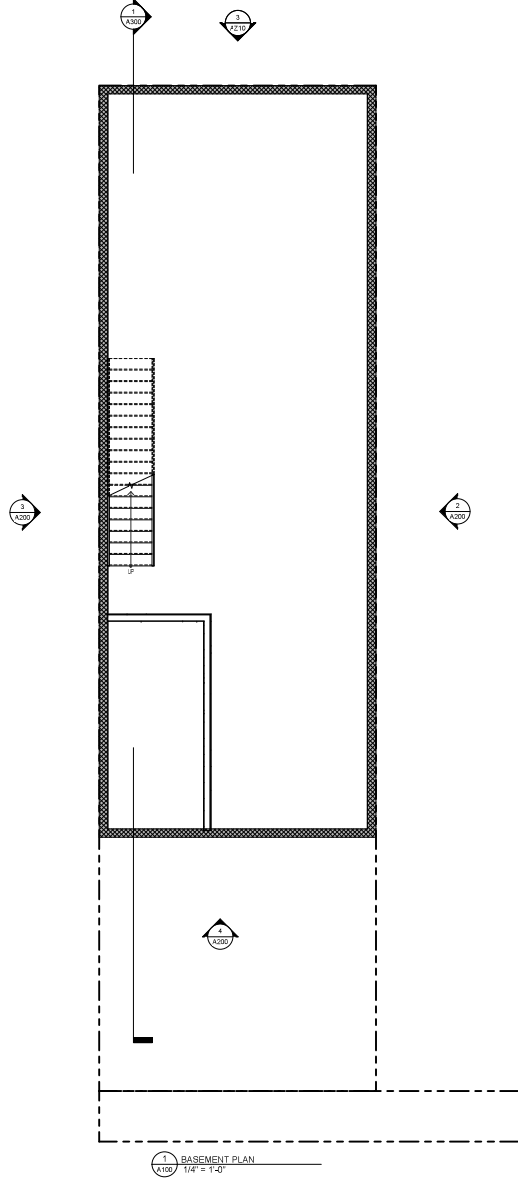
This application seeks final approval.

I look forward to the Committee's interaction.

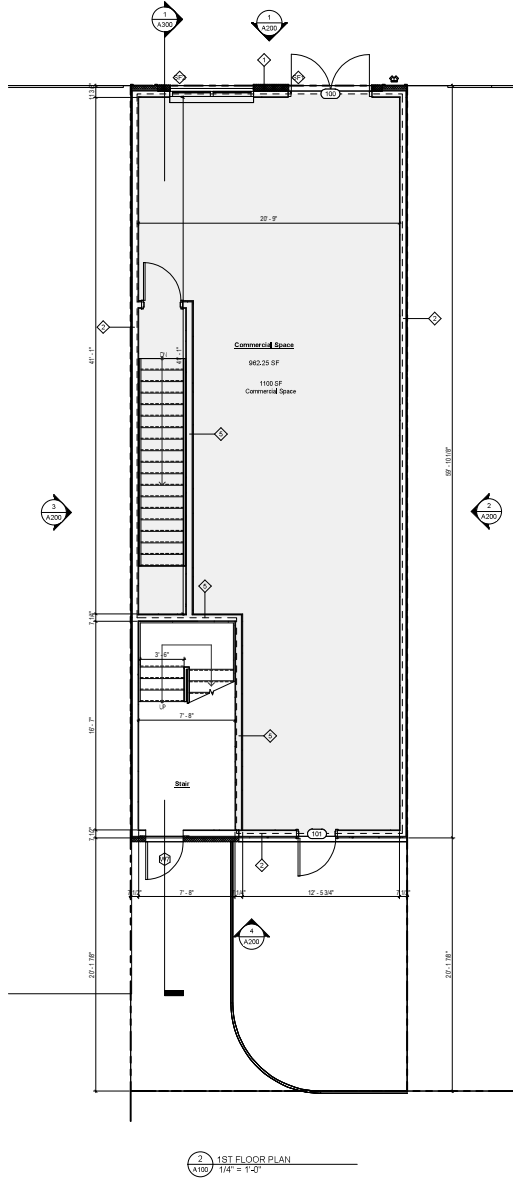
Thank You,

A handwritten signature in blue ink that reads "Rich Villa". The signature is written in a cursive, flowing style.

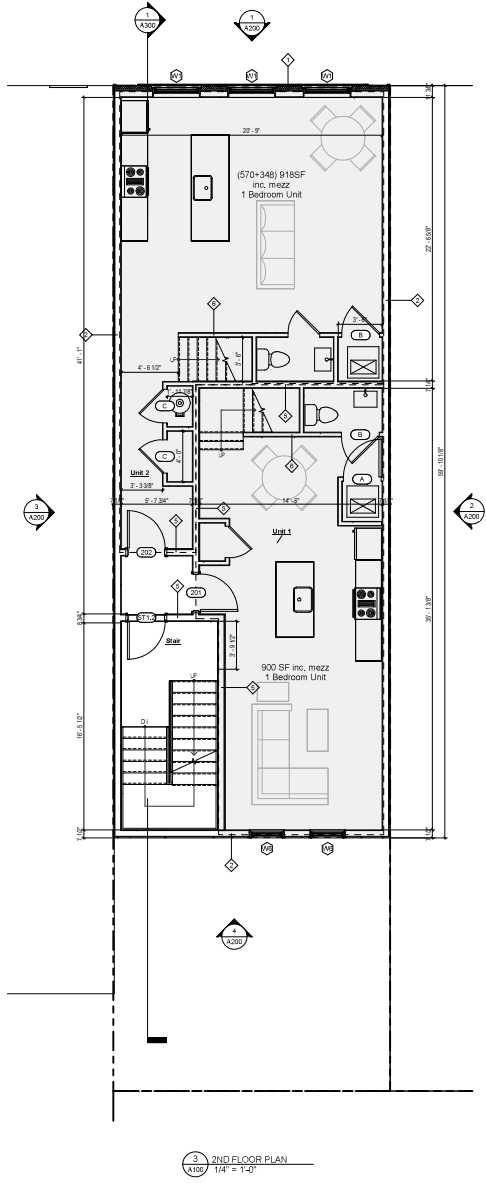
Rich Villa, Partner, Ambit Architecture



1 BASEMENT PLAN
A100 1/4" = 1'-0"

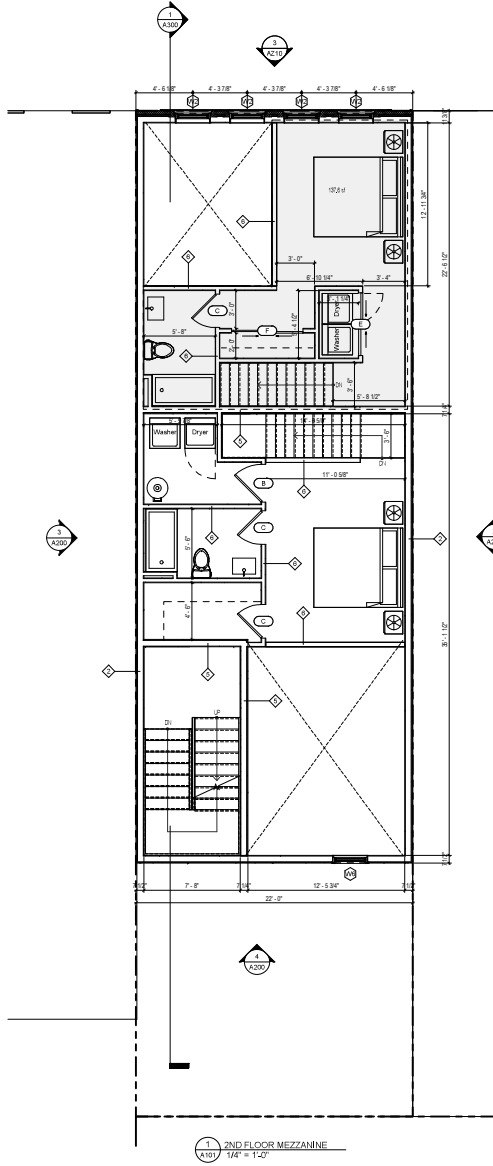


2 1ST FLOOR PLAN
A100 1/4" = 1'-0"

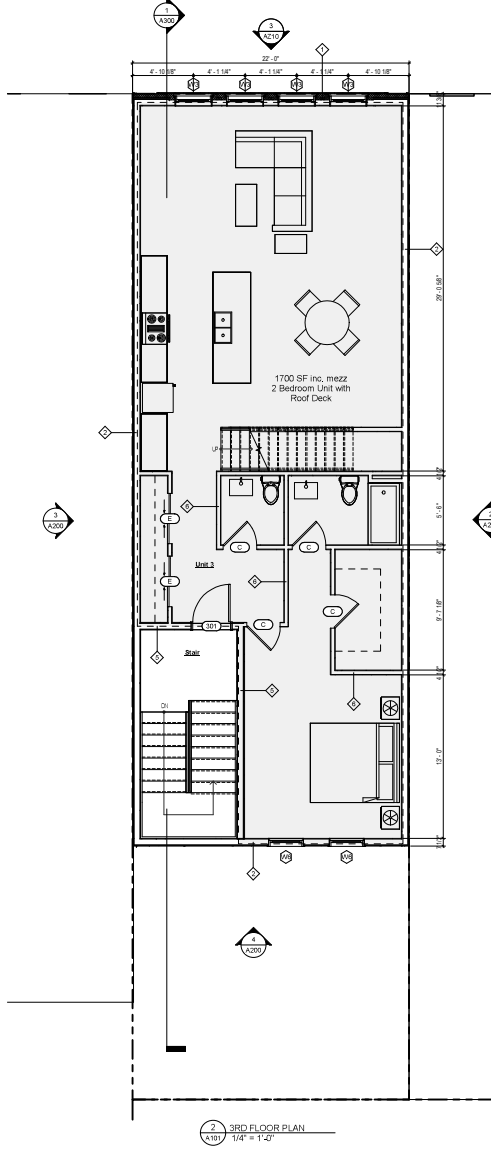


3 2ND FLOOR PLAN
A100 1/4" = 1'-0"

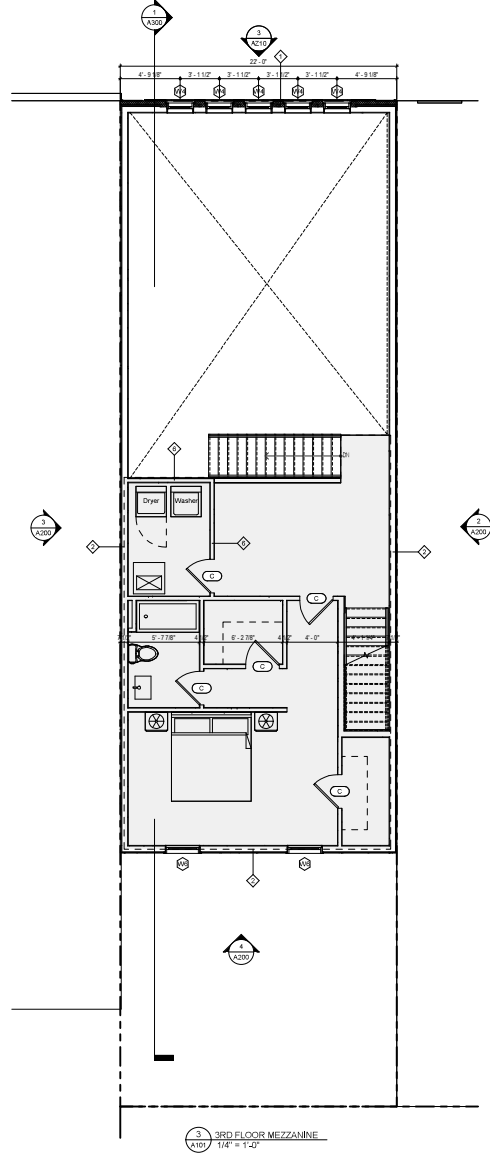
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1 2ND FLOOR MEZZANINE
1/4" = 1'-0"

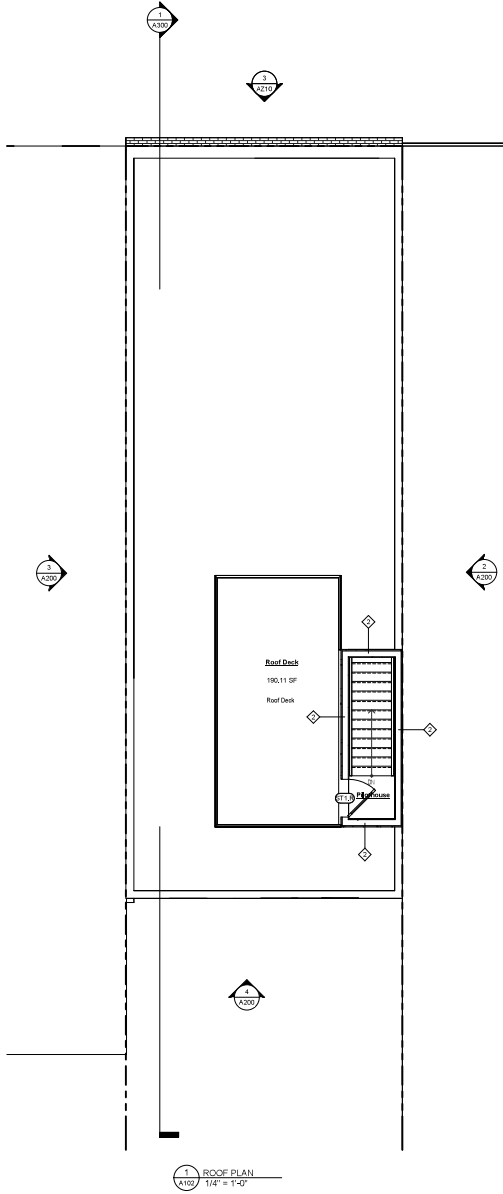


2 3RD FLOOR PLAN
1/4" = 1'-0"

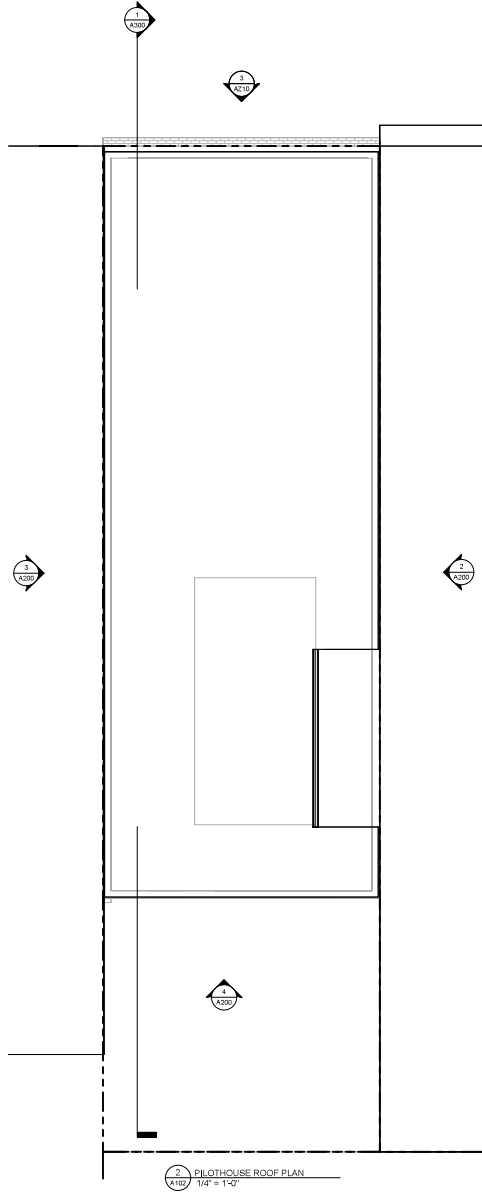


3 3RD FLOOR MEZZANINE
1/4" = 1'-0"

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1 ROOF PLAN
1/4" = 1'-0"



2 PILOTHOUSE ROOF PLAN
1/4" = 1'-0"

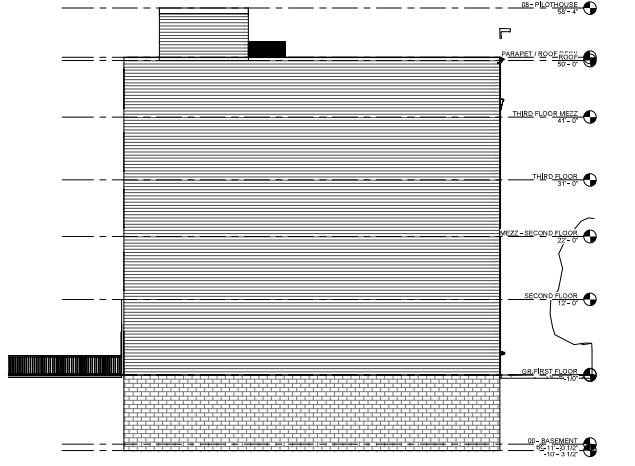
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Client Owner:

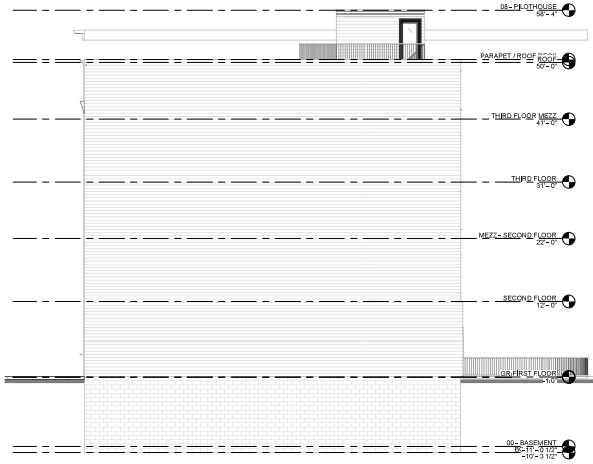


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12 S. LETHBRIDGE ST. #102
PHILADELPHIA, PA 19106
215.992.0000
WWW.AMBITARCHITECTURE.COM



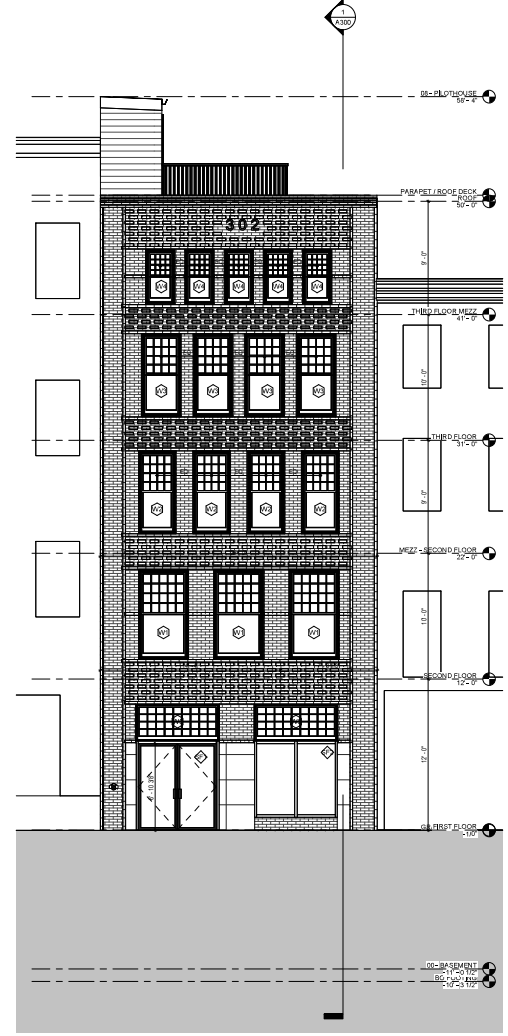
2 East Elevation
1/8" = 1'-0"



3 West Elevation
1/8" = 1'-0"



4 South Elevation
1/4" = 1'-0"



1 North (Market Street) Elevation
1/4" = 1'-0"

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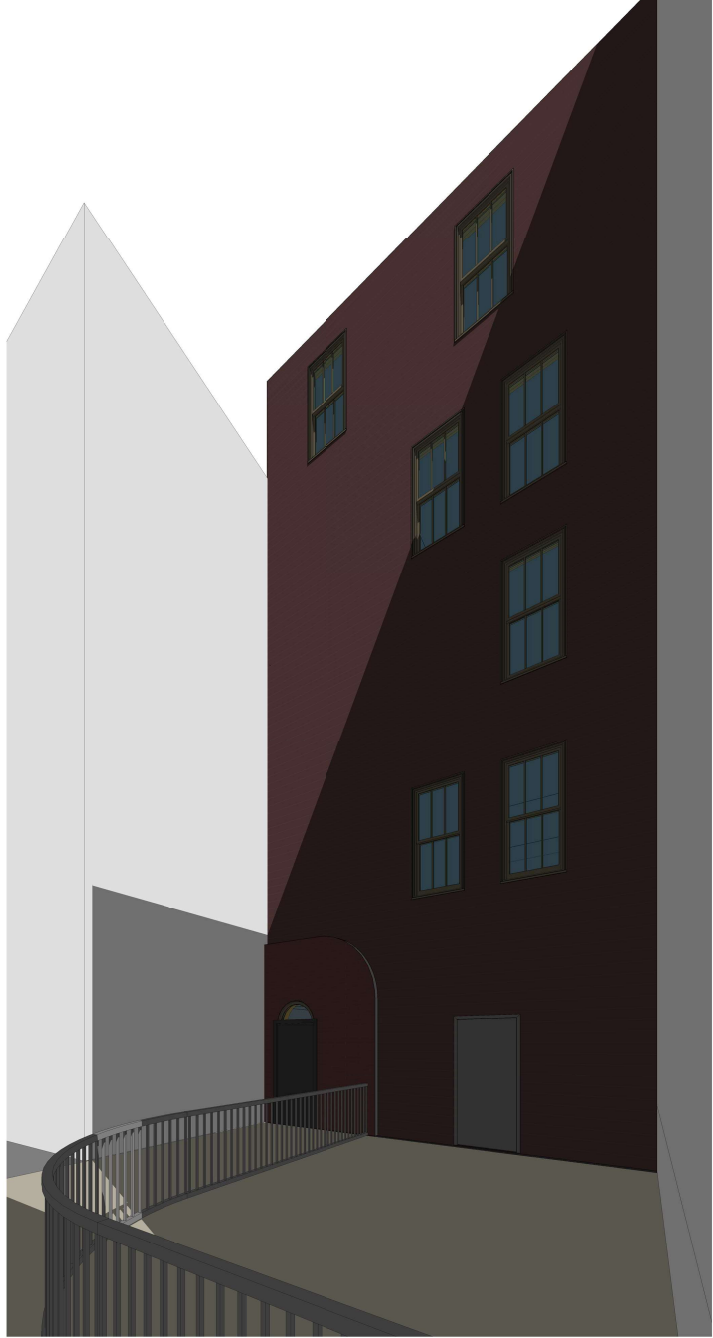
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Client Owner:
1001 1001 1001

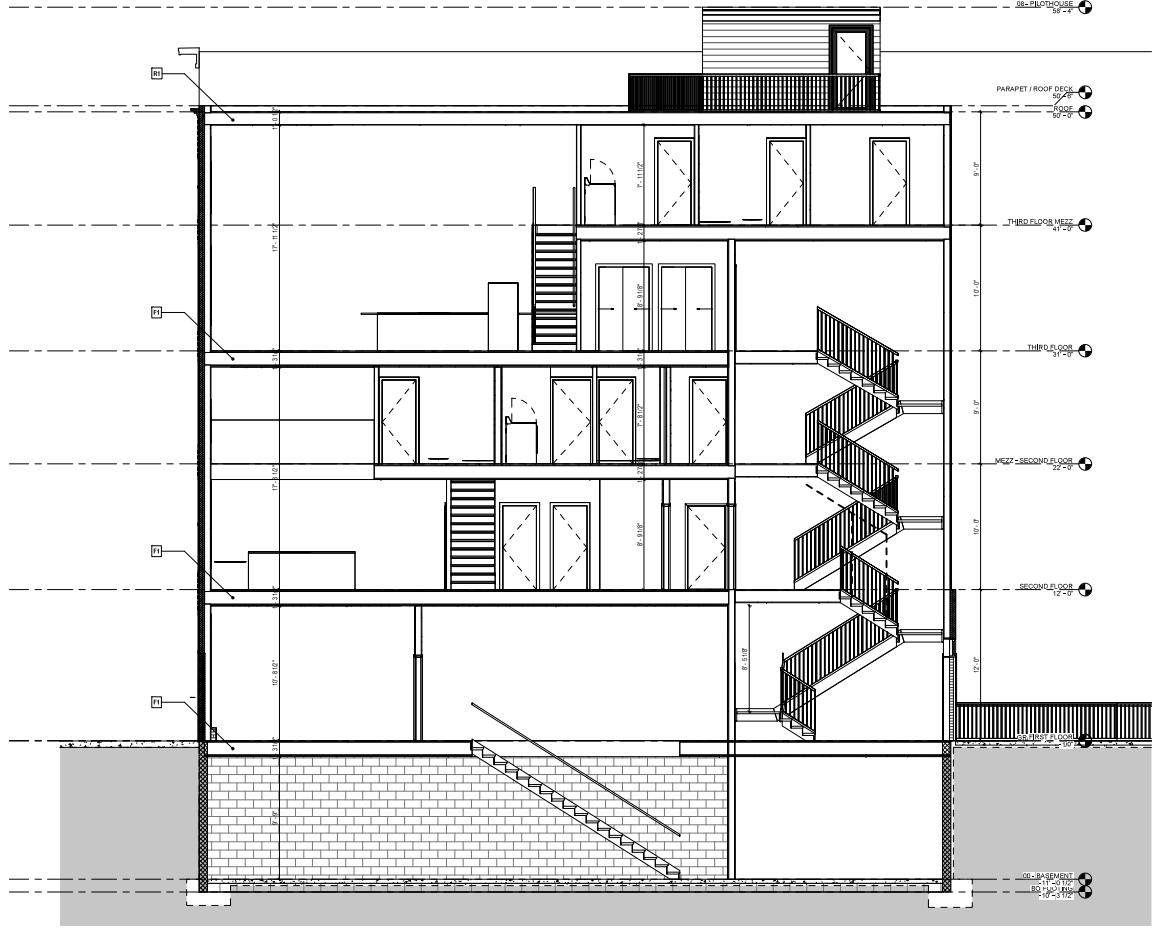
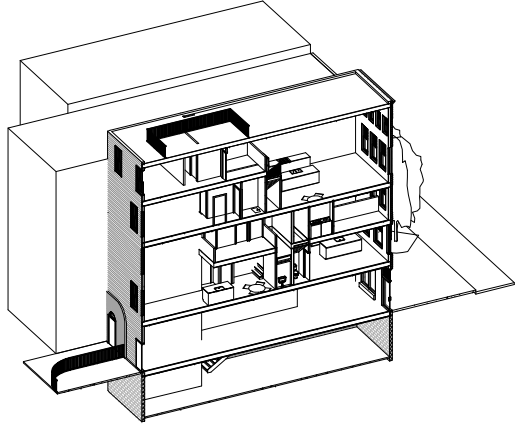


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1 Section 1
A300 1/4" = 1'-0"

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302 Market Street - Proposed Rendering



302 Market Street - Proposed Rendering



302 Market Street - Existing Condition

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Proposed Material Diagram



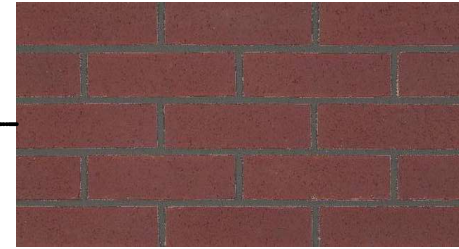
Reference Detail Images



Andersen Windows
"Terratone"



3/4" Deep Dimensional Numbers

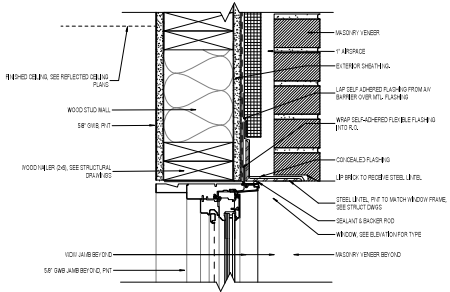


Belden Brick - Red River Velour
Mortar - Argos "Black"

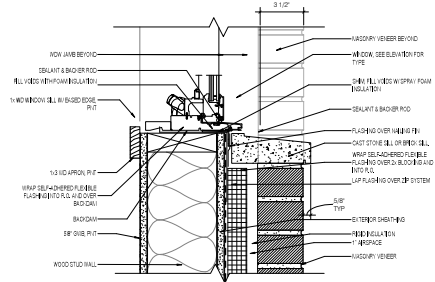


Belden Brick - Rum Raisin
Mortar - Argos "Black"

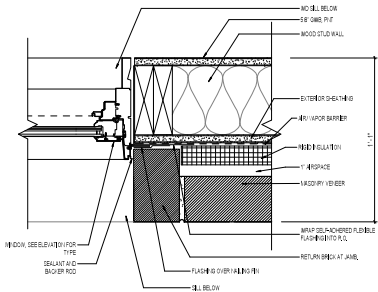
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4
A600
TYPICAL WINDOW HEAD IN MASONRY - WOOD STUDS - 1" AIR GAP Copy 1
3" = 1'-0"

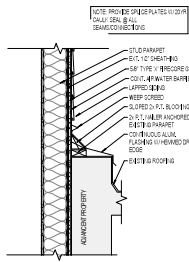


3
A600
TYPICAL WINDOW SILL IN MASONRY - WOOD STUDS - 1" AIR GAP
3" = 1'-0"

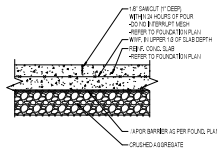


2
A600
TYPICAL WINDOW JAMB IN MASONRY - WOOD STUDS - 1" AIR GAP 1 Copy 1
3" = 1'-0"

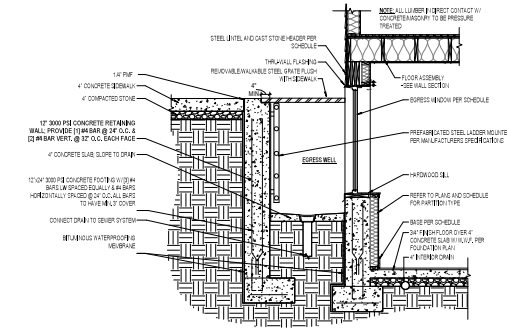
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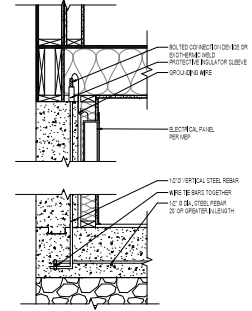
1 FLASHING @ ADJACENT PROPERTY
A601 1" = 1'-0"



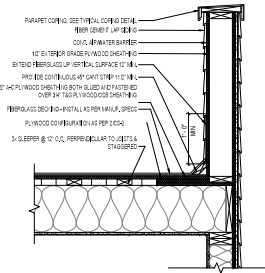
2 CONCRETE CONTROL JOINT
A601 1 1/2" = 1'-0"



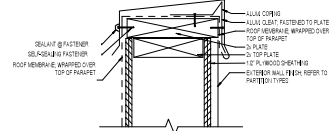
3 EGRESS WELL DETAIL
A601 1/2" = 1'-0"



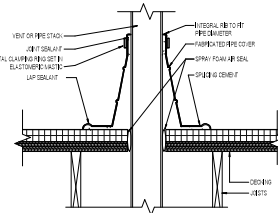
4 GROUNDING DETAIL
A601 3" = 1'-0"



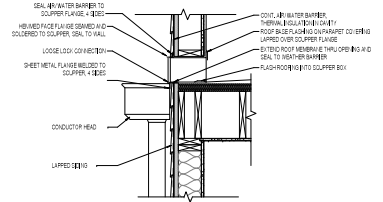
5 PARAPET DETAIL
A601 1" = 1'-0"



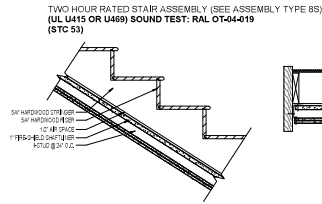
6 PARAPET DETAIL - TYPICAL ALUM COPING
A601 3" = 1'-0"



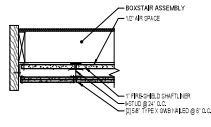
7 ROOF PENETRATION
A601 1 1/2" = 1'-0"



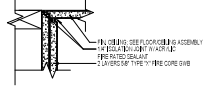
8 SCUPPER @ STUCCO WALL
A601 1" = 1'-0"



9 STAIR ASSEMBLY - 2HR RATED
A601 1" = 1'-0"



10 ISOLATION JOINT - 2HR RATED WALL TO CEILING
A601 3" = 1'-0"



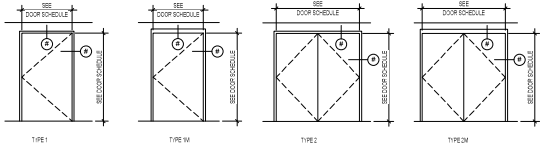
11 ISOLATION JOINT - 2HR RATED WALL TO FLOOR
A601 3" = 1'-0"

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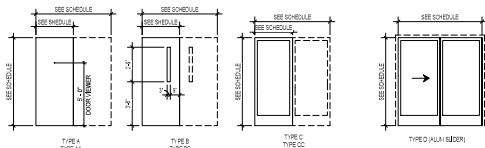
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FRAME LEGEND

FRAME DETAILS REFER TO HOLLOW METAL FRAME DETAILS



DOOR LEGEND



SCHEDULE LEGEND

- 1. NUMBER SEE FLOOR PLAN FOR DOOR NUMBER
- 2. DOOR SCHEDULE SEE TYPES
- 3. DOOR SET SEE SCHEDULE FOR WIDTH HEIGHT AND OTHERS
- 4. DOOR MATERIAL
 - HM = HOLLOW METAL
 - AL = ALUMINUM
 - WD = HOLLOW CORE WOOD
- 5. DOOR FINISH
 - MP = METAL PAINTED
 - AL = ANODIZED ALUMINUM
- 6. GLASS TYPE
 - CTB = 1/4" CLEAR FULLY TEMPERED GLASS
 - TRB = 1/4" TINTED FULLY TEMPERED GLASS
 - TR = 1/4" TINTED GLASS
- 7. FRAME FINISH SEE HOLLOW METAL BLUE PRINT NOTES
- 8. FRAME MATERIAL
 - WD = WOOD PRESERVE
 - HM = HOLLOW METAL
 - AL = ALUMINUM
- 9. FRAME TYPE
 - MP = WOOD PAINTED
 - MP = METAL PAINTED
 - AL = ANODIZED ALUMINUM
- 10. UL LISTED

DOOR / FRAME NOTES

1. PROVIDE LATCHES AND LOCKS ON ALL GLAZED EXTERIOR DOORS.
2. PROVIDE LATCHES AND LOCKS ON ALL EXTERIOR DOORS.
3. ALL HM DOORS AND FRAMES TO BE FACTORY PRIME AND BLENDED PAINTED. UGL.

INTERIOR UNIT DOOR NOTES

1. ALL DOORS FRAMES PRESERVE WOOD.
2. ALL DOORS TO BE PAINTED.
3. SETBACK FRAMES TO BE PAINTED IN PLACE.

GLAZING NOTES

1. THE CONTIGUOUS WALL SHALL BE SETBACK FROM ALL M/COR & M/COR/WALL CORNER BY THE SAME DISTANCE.
2. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING:
 - a. GLAZING ON EXTERIOR WALLS OF 3RD FLOOR AND ABOVE.
 - b. GLAZING ON EXTERIOR WALLS OF 2ND FLOOR AND ABOVE ON EXTERIOR BALCONY.
 - c. GLAZING ON EXTERIOR WALLS OF 1ST FLOOR AND ABOVE ON EXTERIOR BALCONY.
 - d. GLAZING ON EXTERIOR WALLS OF 1ST FLOOR AND ABOVE ON EXTERIOR BALCONY.
 - e. GLAZING ON EXTERIOR WALLS OF 1ST FLOOR AND ABOVE ON EXTERIOR BALCONY.
3. GLAZING ON EXTERIOR WALLS OF 1ST FLOOR AND ABOVE ON EXTERIOR BALCONY SHALL BE SETBACK FROM ALL M/COR & M/COR/WALL CORNER BY THE SAME DISTANCE.
4. GLAZING ON EXTERIOR WALLS OF 1ST FLOOR AND ABOVE ON EXTERIOR BALCONY SHALL BE SETBACK FROM ALL M/COR & M/COR/WALL CORNER BY THE SAME DISTANCE.
5. GLAZING ON EXTERIOR WALLS OF 1ST FLOOR AND ABOVE ON EXTERIOR BALCONY SHALL BE SETBACK FROM ALL M/COR & M/COR/WALL CORNER BY THE SAME DISTANCE.

HARDWARE NOTES

1. ALL HARDWARE SHALL BE BRASS OR BRASS COATED UNLESS NOTED OTHERWISE.
2. ALL HARDWARE ON PAINTED DOORS SHALL MEET THE REQUIREMENTS OF AIAA 400.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLY AND INSTALLING ALL HARDWARE TO BE USED ON EXTERIOR DOORS.
4. LOCATION OF DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER HARDWARE SHALL BE SETBACK FROM THE FACE OF THE DOOR BY THE DISTANCE SHOWN ON THE DRAWING UNLESS OTHERWISE NOTED.
5. LOCATION OF DOOR HANDLES SHALL NOT EXCEED 1100mm FROM THE FACE OF THE DOOR UNLESS OTHERWISE NOTED.
6. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE THE USE OF TOOLS OR THE USE OF FORCE TO OPERATE. THE FORCE REQUIRED TO OPERATE SHALL BE AS SHOWN ON THE DRAWING UNLESS OTHERWISE NOTED.
7. DOORS AND FRAMES TO BE COATED AND COATED SURFACES SHALL BE PAINTED WITH A QUALITY PAINT TO PROTECT FROM WEATHERING AND DISCOLORATION.
8. ALL FRAMES SHALL BE SETBACK FROM THE FACE OF THE DOOR BY THE DISTANCE SHOWN ON THE DRAWING UNLESS OTHERWISE NOTED.

DOOR SCHEDULE (BUILDING/ UNIT ENTRY DOORS)

DOOR #	ROOM/UNIT	WIDTH	HEIGHT	THICK	FRAME TYPE	FRAME MTL	FRAME FINISH	DOOR TYPE	DOOR MTL	DOOR FINISH	GLAZING TYPE	UL RATING	COMMENTS
100	Commercial Space	74 1/2"	82 3/8"	1 3/4"	2	AL	AL	CC	AL	AL	IGU		EXTERIOR DOOR/ STOREFRONT SYSTEM
101	Commercial Space	36"	80"	1 3/4"	1	HM	PTD	B	HM	PTD	IGU		EXTERIOR DOOR/ STOREFRONT SYSTEM
201	Unit 1	36"	80"	1 3/4"	1	HM	PTD	A	HM	PTD		60 MINUTES	PROVIDE CLOSER AND VIEWER
202	Unit 2	36"	80"	1 3/4"	1	HM	PTD	A	HM	PTD		60 MINUTES	PROVIDE CLOSER AND VIEWER
203	Unit 3	36"	80"	1 3/4"	1	HM	PTD	A	HM	PTD		60 MINUTES	PROVIDE CLOSER AND VIEWER
ST1,2	Stair	36"	80"	1 3/4"	1	HM	PTD	B	HM	PTD	FRG	60 MINUTES	PROVIDE CLOSER
ST1,4	Commercial Space	36"	80"	1 3/4"	1	HM	PTD	C	HM	PTD	IGU		EXTERIOR DOOR/ PROVIDE CLOSER
ST1,R	Pithehouse	36"	80"	1 3/4"	1	HM	PTD	C	HM	PTD	IGU		EXTERIOR DOOR/ PROVIDE CLOSER

DOOR SCHEDULE (INTERIOR UNIT DOORS BY TYPE)

DOOR TYPE	COUNT	WIDTH	HEIGHT	THICK	DOOR MTL	FRAME MTL	FRAME FINISH	DOOR FINISH	COMMENTS
B	3	3' - 0"	6' - 6"	1 3/8"	WD/HC	WD	PTD	PTD	
C	14	2' - 8"	6' - 6"	1 3/8"	<varies>	<varies>	<varies>	<varies>	
D	2	2' - 8"	6' - 6"	1 3/8"					
E	2	4' - 0"	6' - 6"	1 3/8"	WD/HC	WD	PTD	PTD	
F	1	5' - 8"	6' - 6"	1 3/8"	WD/HC	WD	PTD	PTD	

WINDOW SCHEDULE

TYPE MARK	TYPE	COUNT	WIDTH	HEIGHT	GLAZING	U-VALUE	B.O.D. MANUF.	MODEL	COMMENTS
W1	DOUBLE-HUNG	3	45 1/4"	83 1/2"	IG Low E II with Argon	0.3500	Marvin Windows and Doors	UDHG2 2842	
W2	DOUBLE-HUNG	4	33 1/4"	78 1/2"	IG Low E II with Argon	0.3500	Marvin Windows and Doors	UDHG2 2842	
W3	DOUBLE-HUNG	4	35 1/4"	75 1/2"	IG Low E II with Argon	0.3500	Marvin Windows and Doors	UDHG2 2842	
W4	DOUBLE-HUNG	5	25 1/4"	49 1/2"	IG Low E II with Argon	0.3500	Marvin Windows and Doors	UDHG2 2842	
W5	FIXED	2	80"	35 1/2"	IG Low E II with Argon	0.3500	Marvin Windows and Doors	UDHPG2 6090	
W6	DOUBLE-HUNG	7	33 1/4"	71 1/2"	IG Low E II with Argon	0.3500	Marvin Windows and Doors	UDHG2 2842	
W7		1	36"	18"	IG Low E II with Argon		Marvin Windows and Doors	UCART3218	



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302 Market Street
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A602
SCHEDULES