

**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](mailto: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.



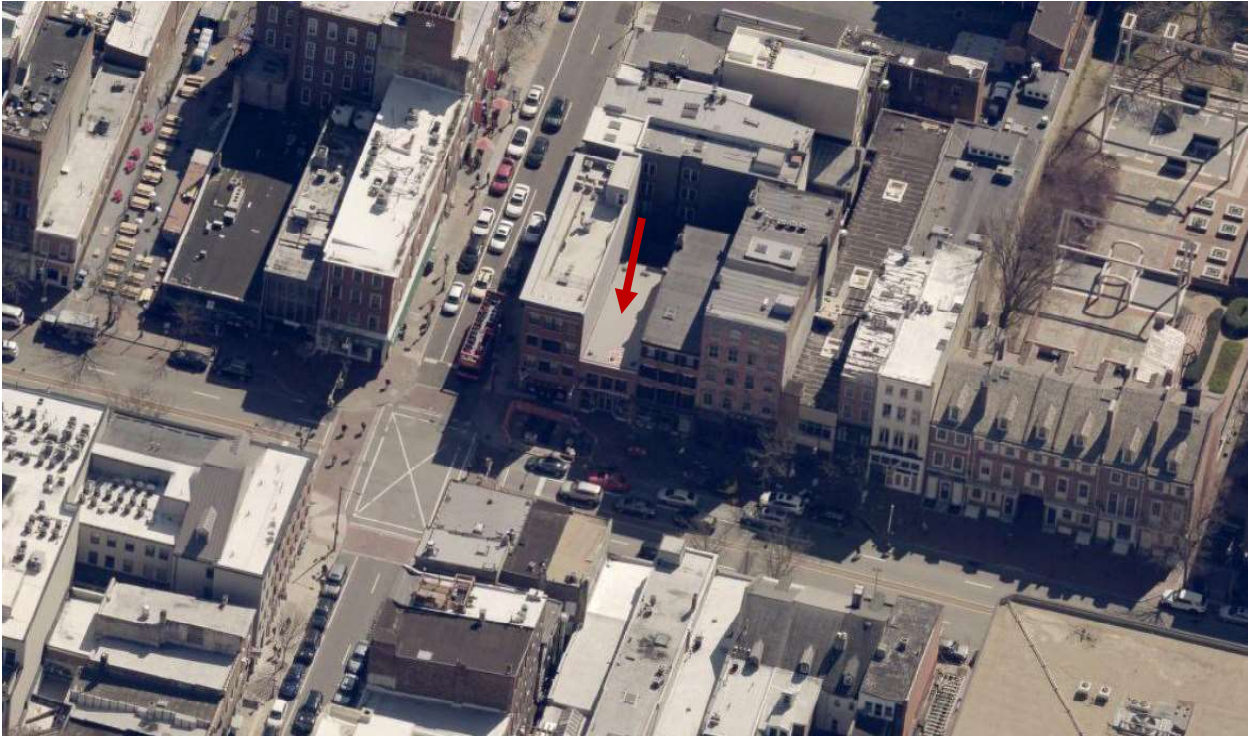
Figure 2: View of front façade of 302 Market St, July 2025:

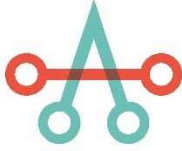


Figure 3: View from corner of 4<sup>th</sup> and Market Streets, Aug 2013 (before fire):



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





**AMBIT ARCHITECTURE**

**412 S. 2<sup>nd</sup> Street**

**Philadelphia, PA 19147**

April 29, 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, 51'-4" tall mixed use building. The Residential units above the retail consist of two mezzanine floors. This means that the building looks from the street like there are 5 floors but is a 3 floor building by code.

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. In the area just below the cornice we are proposing dimensional number "#02" representing the building's address.

I have made the following revisions per the Architectural Committee Meeting:

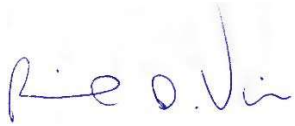
- 1 The building is 16" Taller with the ground floor gaining the extra height.
- 2 I have shown the masonry cornice detail dimensions.
- 3 The ground floor has a small masonry cornice.

- 4 The 3<sup>rd</sup> and 4<sup>th</sup> rows of windows match and the windows are now aligned at the east and west sides of the building.
- 5 There is an area of thin brick on the west elevation that is visible from the west side of Market Street.

This application seeks final approval.

I look forward to the Commission's interaction.

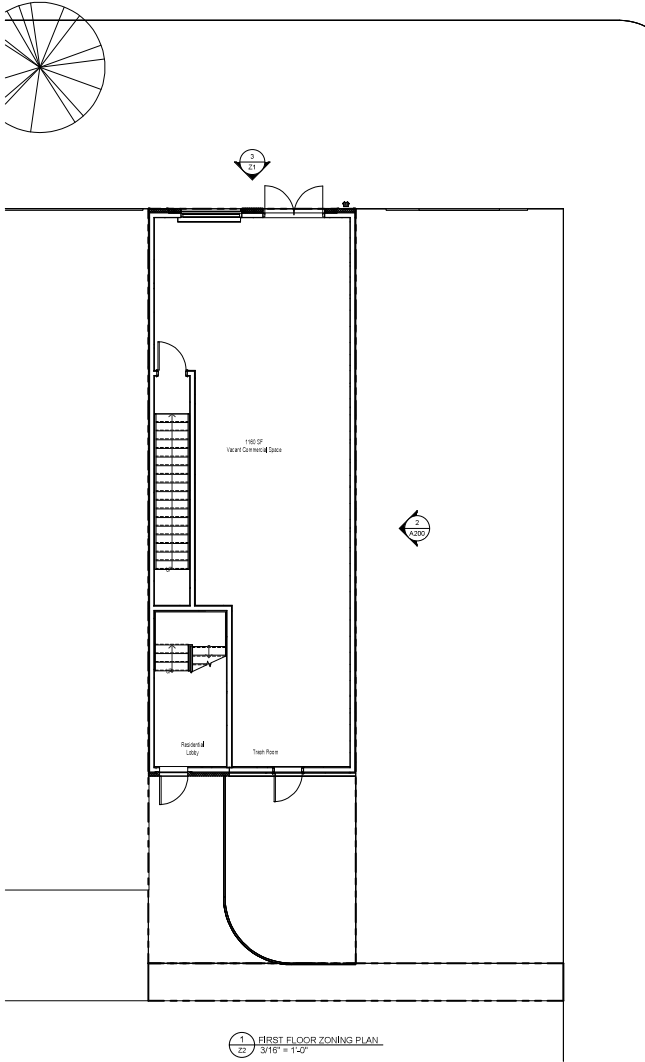
Thank You,

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

Rich Villa, Partner, Ambit Architecture



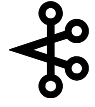
Revised



1 FIRST FLOOR ZONING PLAN  
 3/16" = 1'-0"



418 SOUTH 2nd STREET  
 PHILADELPHIA, PA 19147  
 267-590-0004  
 WWW.AMBITARCHITECTURE.COM



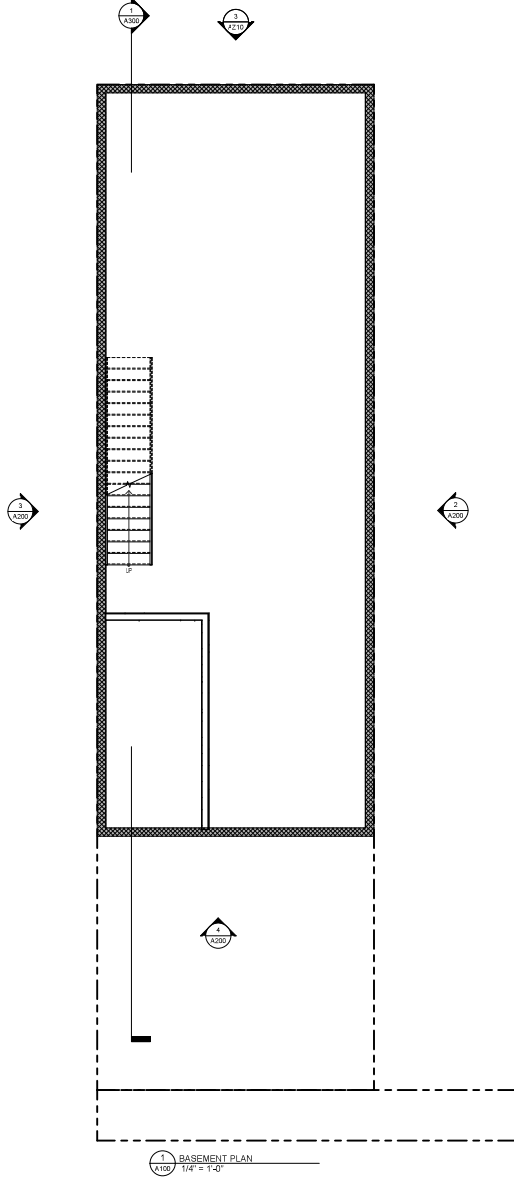
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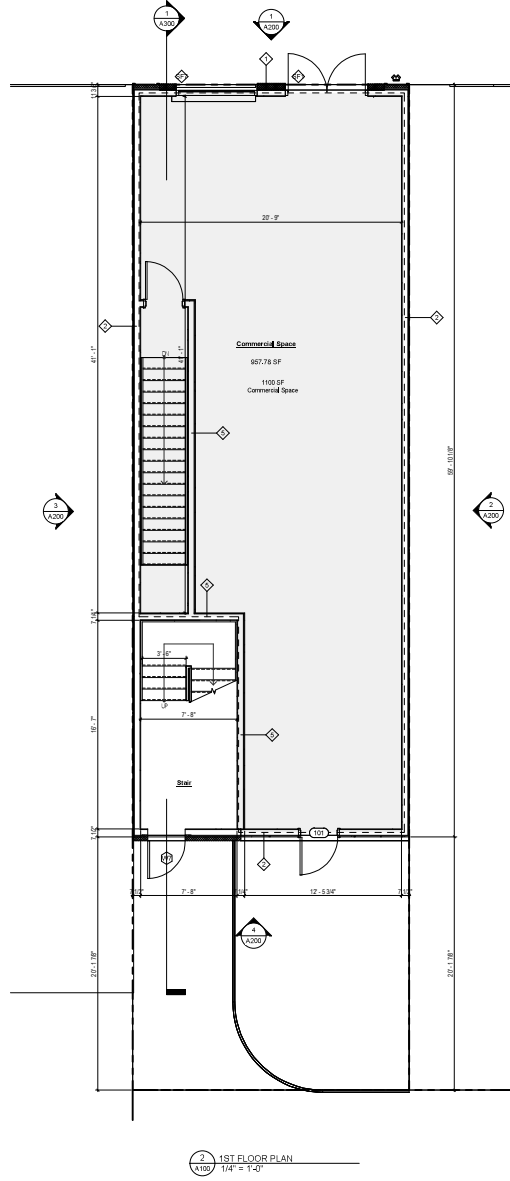
Mixed Use Building:  
 302 Market Street  
 Philadelphia, PA 19106  
 Philadelphia, PA 19106

**Z2**

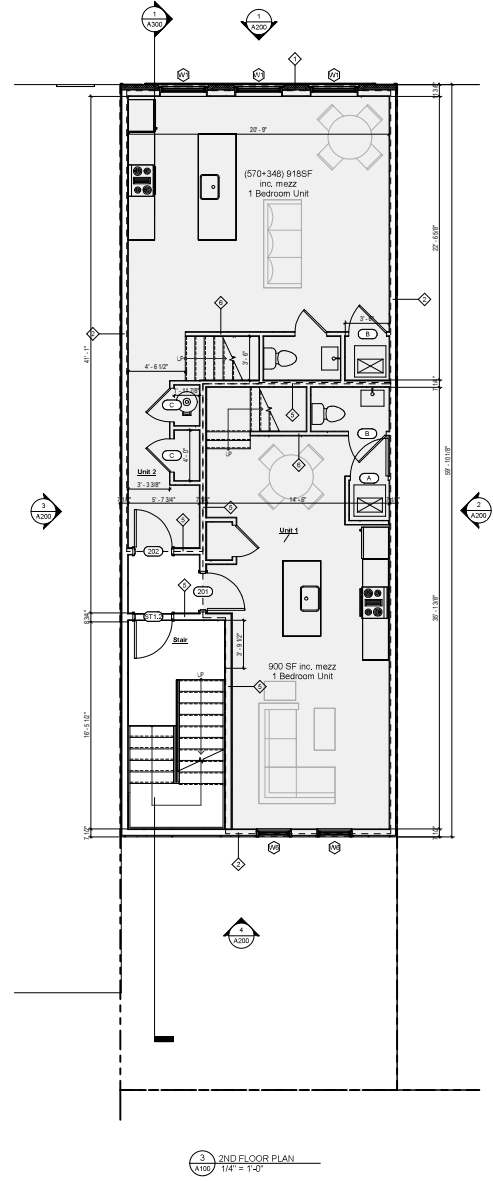
Revised



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



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



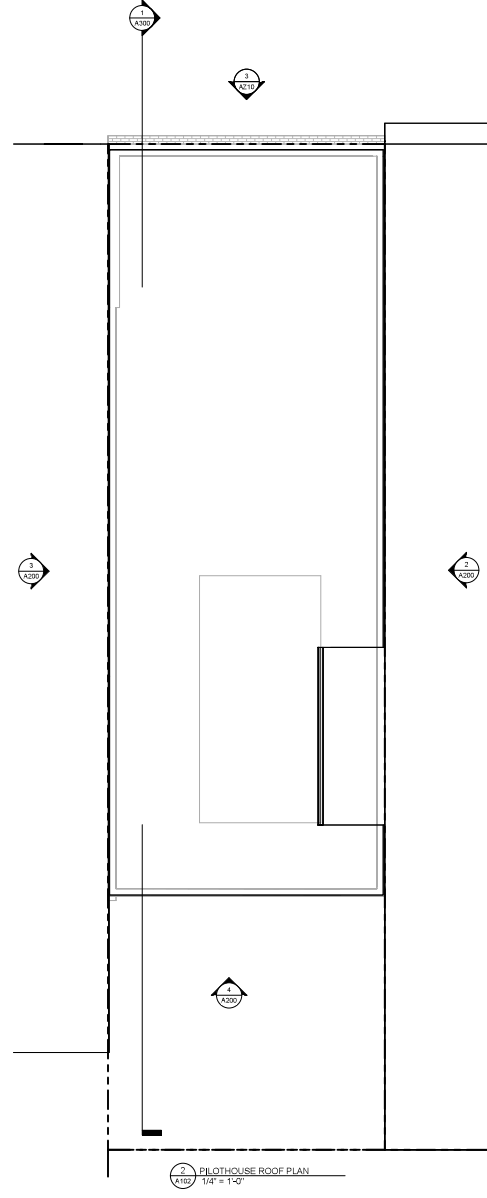
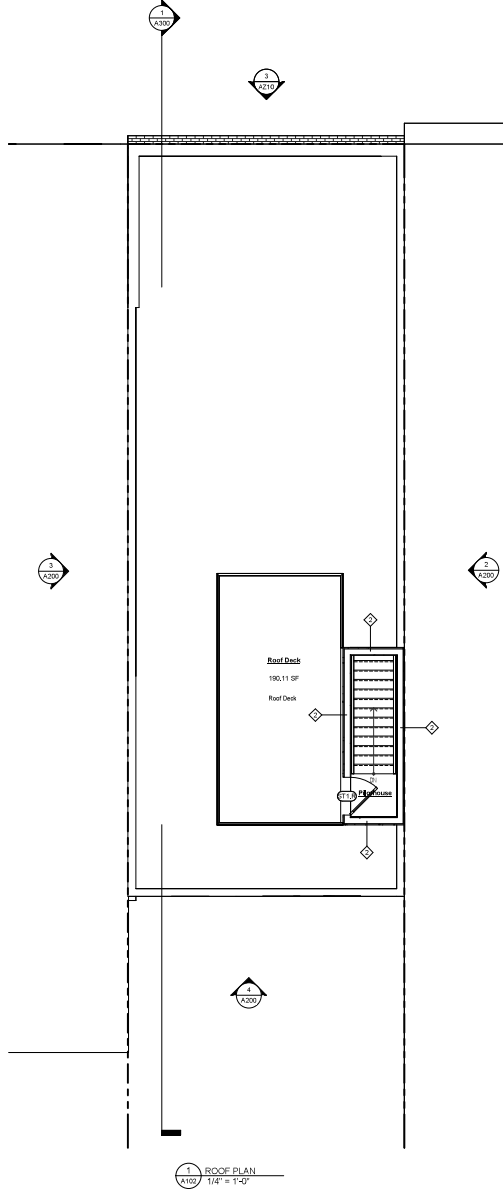
3 2ND FLOOR PLAN  
A100 1/4" = 1'-0"

#	DATE	REVISION
	2/7/24	Historic Comm. Review





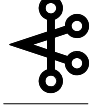
Revised



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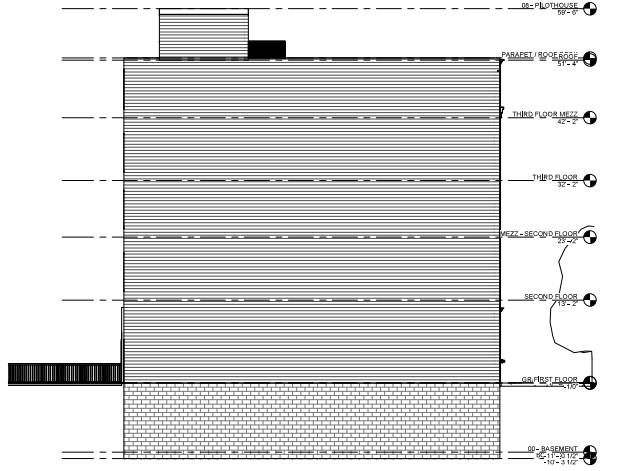
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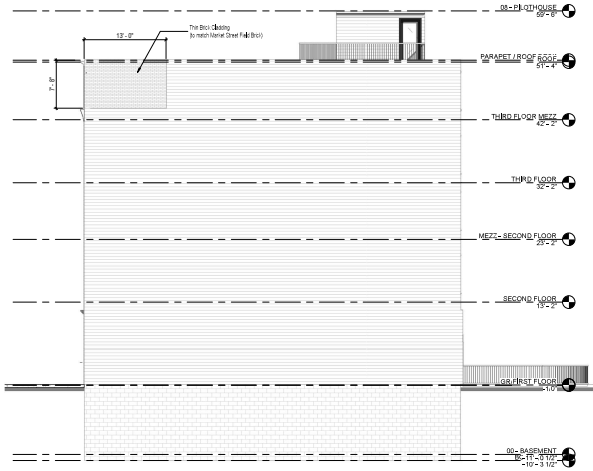
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Revised



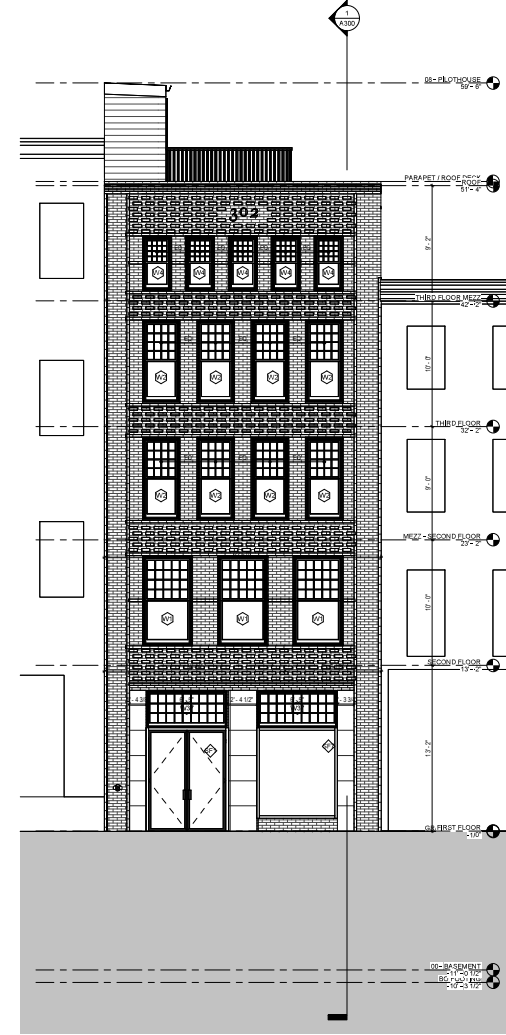
2 East Elevation  
A200 3/8" = 1'-0"



3 West Elevation  
A200 3/8" = 1'-0"



4 South Elevation  
A200 1/4" = 1'-0"



1 North (Market Street) Elevation  
A200 1/4" = 1'-0"

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	2/7/24	HISTORIC COMM. REVIEW

Revised



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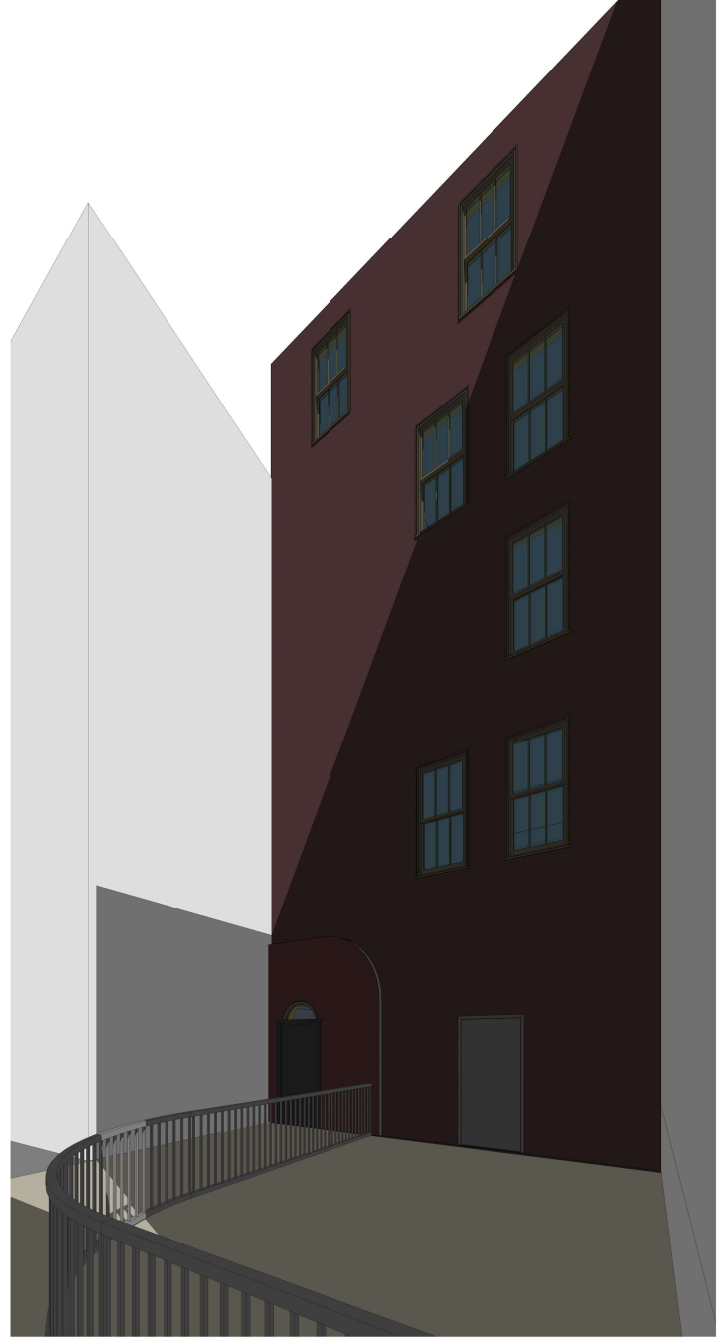
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1001 1001 1001



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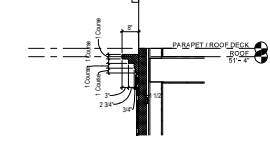
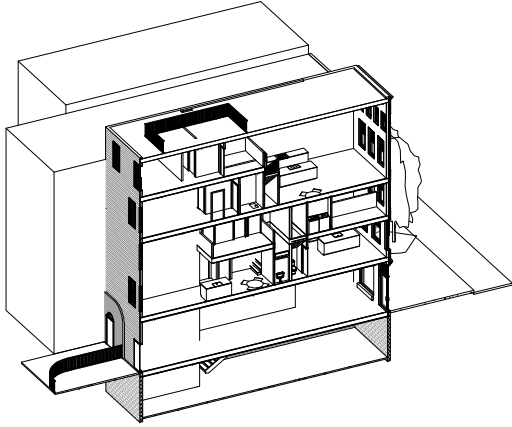
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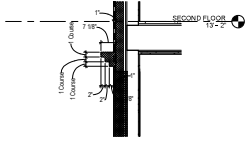
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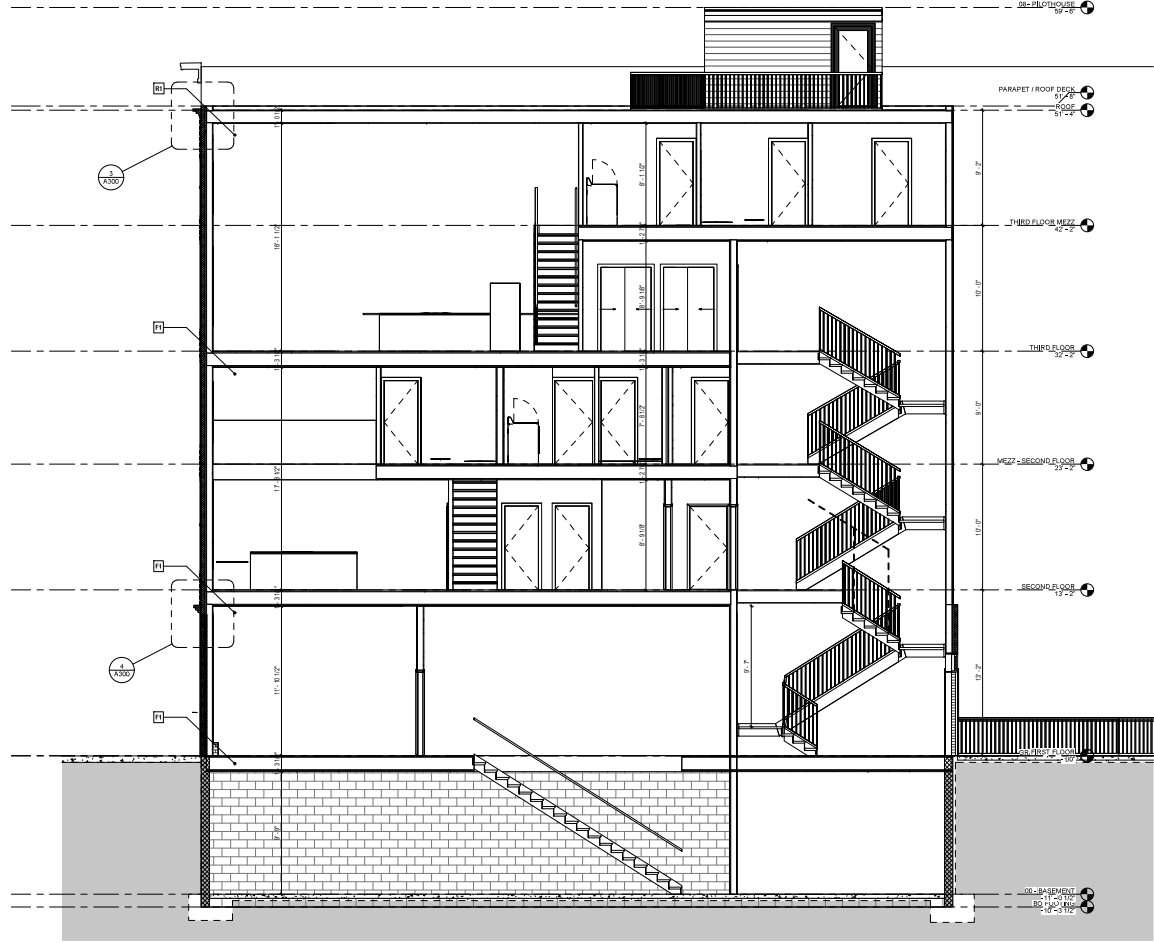
Revised



3 Main Cornice Dimensions  
1/2" = 1'-0"



4 Retail Cornice Dimensions  
1/2" = 1'-0"



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

#	DATE	REVISION
	2/7/25	HABITIC COMM. REVIEW

Revised



302 Market Street - Proposed Rendering



302 Market Street - Proposed Rendering

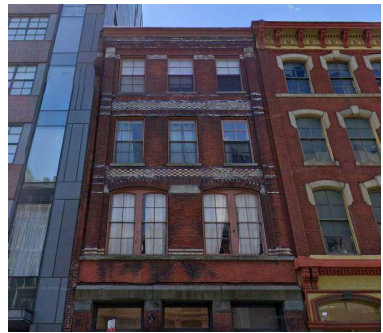


302 Market Street - Existing Condition

#	DATE	REVISION
	2/7/28	HISTORIC COMM. REVIEW

Revised

# Proposed Material Diagram



Reference Detail Images



Andersen Windows  
'Terratone'



3/4" Deep Dimensional Numbers

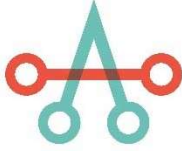


Belden Brick - Red River Velour  
Mortar - Argos 'Black'



Belden Brick - Rum Raisin  
Mortar - Argos 'Black'

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	2/7/25	HISTORIC COMM. REVIEW



**AMBIT ARCHITECTURE**

**412 S. 2<sup>nd</sup> Street**

**Philadelphia, PA 19147**

April 6, 2026

Philadelphia Historical Commission  
1515 Arch Street  
Philadelphia, PA 19102

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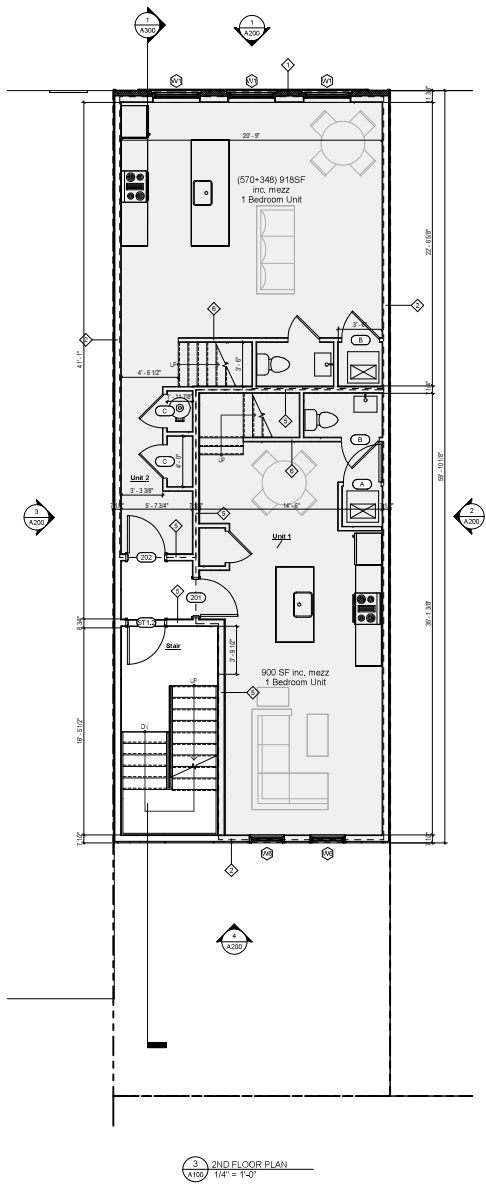
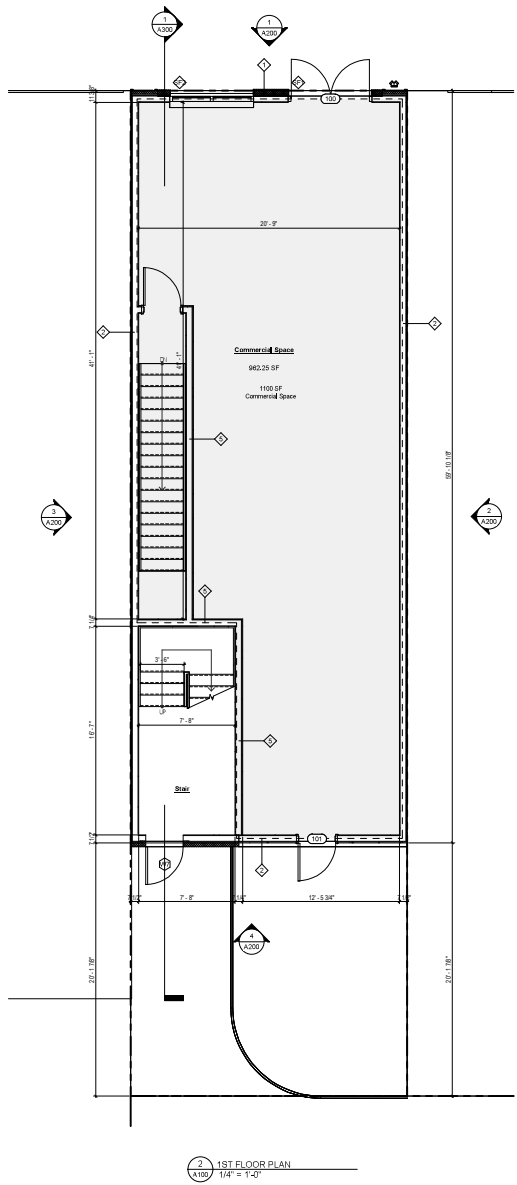
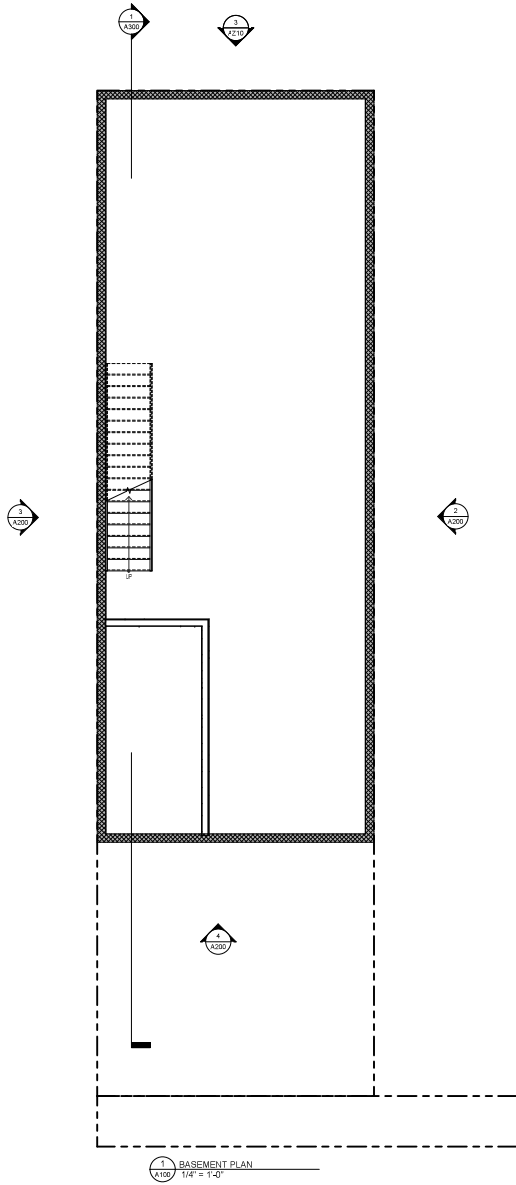
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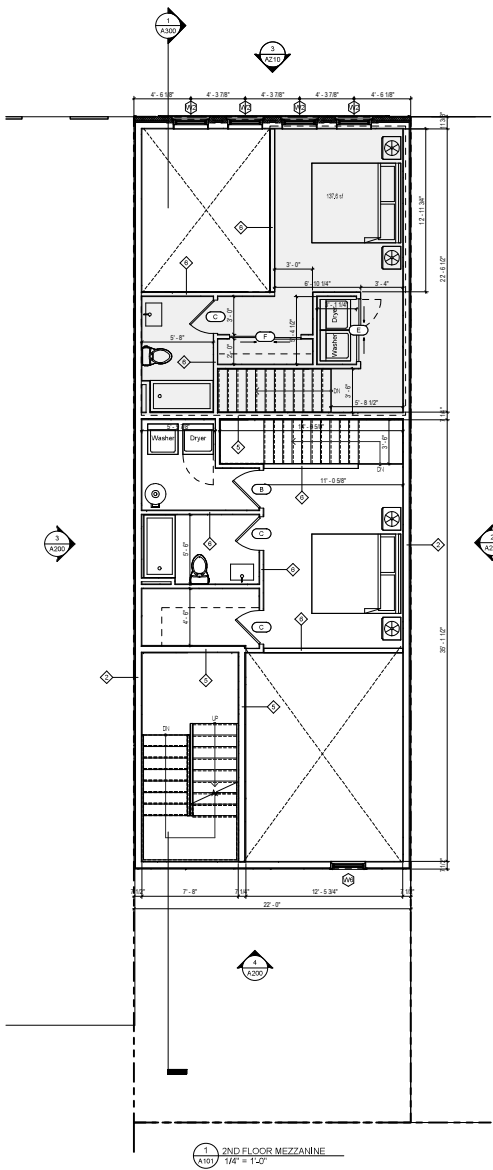
Rich Villa, Partner, Ambit Architecture



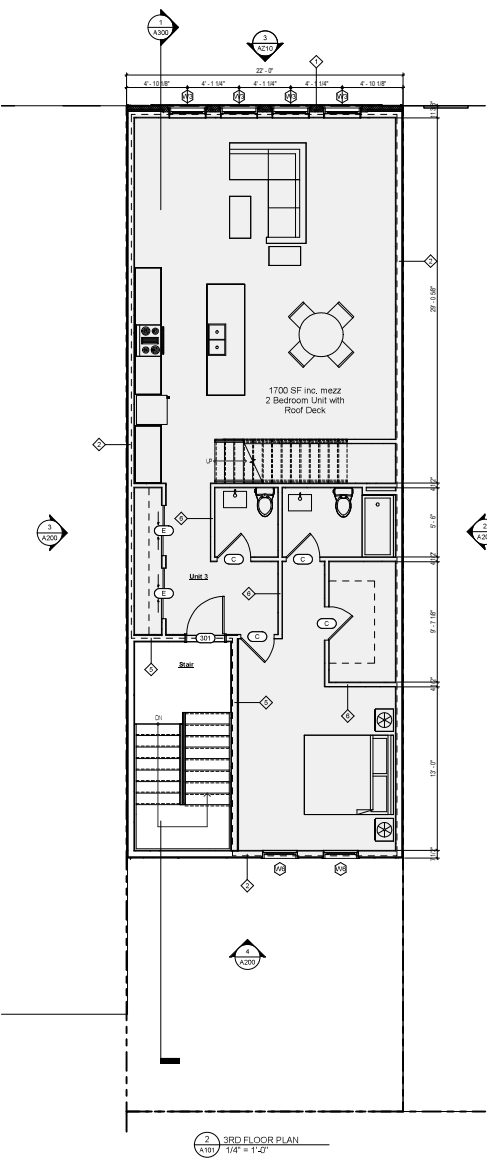




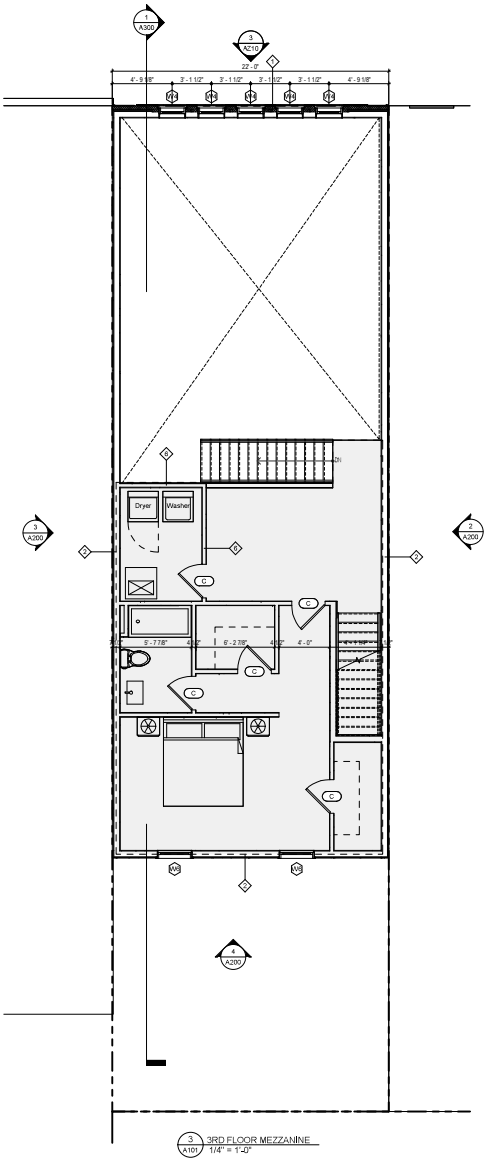
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	2/7/24	Historic Comm. Review



1 2ND FLOOR MEZZANINE  
A101 1/4" = 1'-0"



2 3RD FLOOR PLAN  
A102 1/4" = 1'-0"

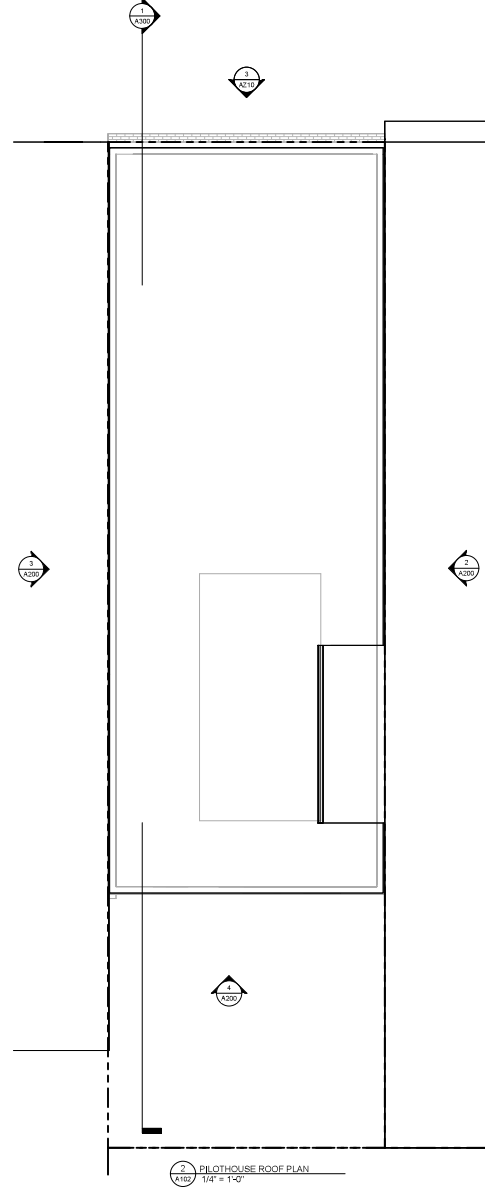
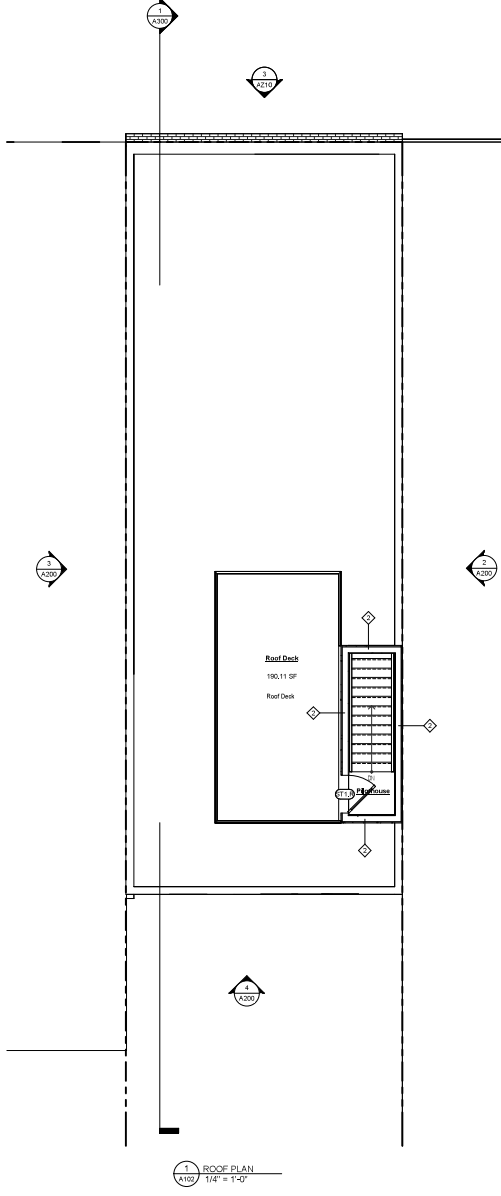


3 3RD FLOOR MEZZANINE  
A103 1/4" = 1'-0"

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	2/7/20	Historic Comm. Review

Client Owner:





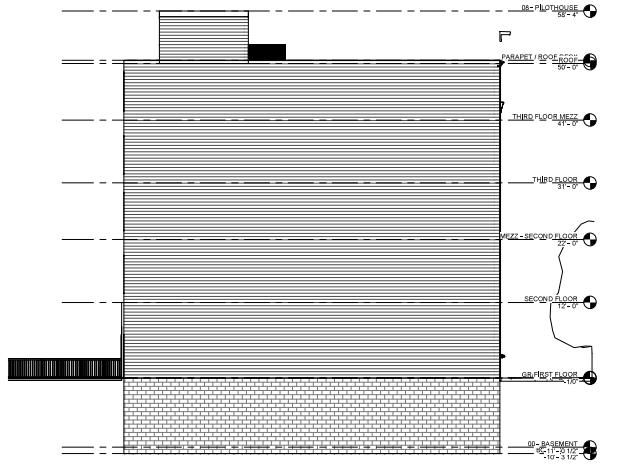
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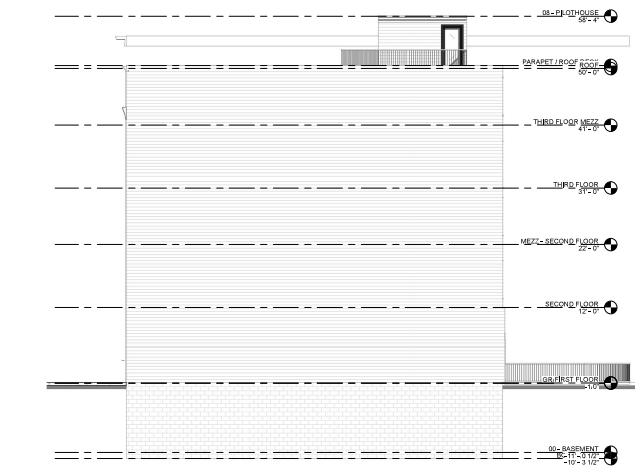


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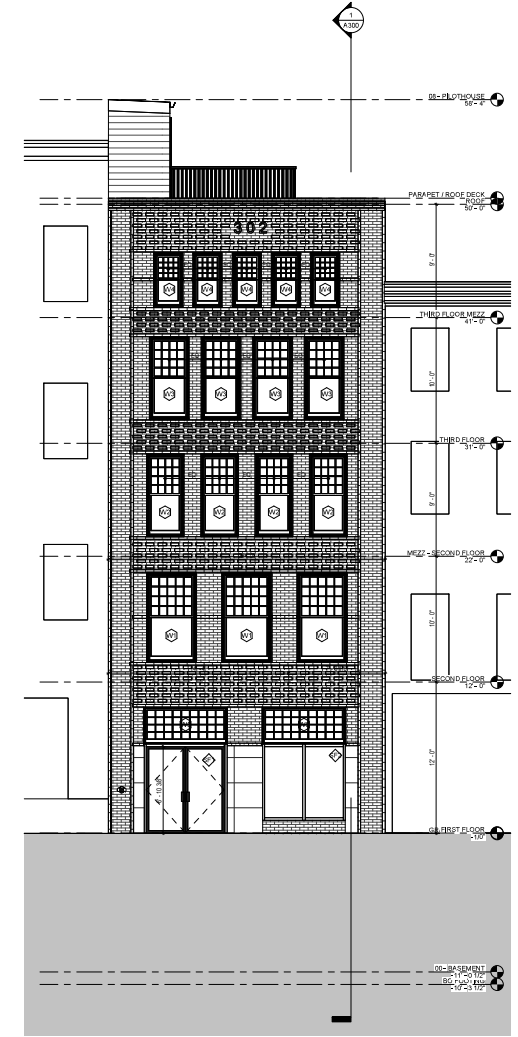
2 East Elevation  
1/8" = 1'-0"



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



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



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

Client Owner:

#	DATE	REVISION
1	2/7/24	HISTORIC COMM. REVIEW



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	2/7/24	HISTORIC COMMITTEE REVIEW

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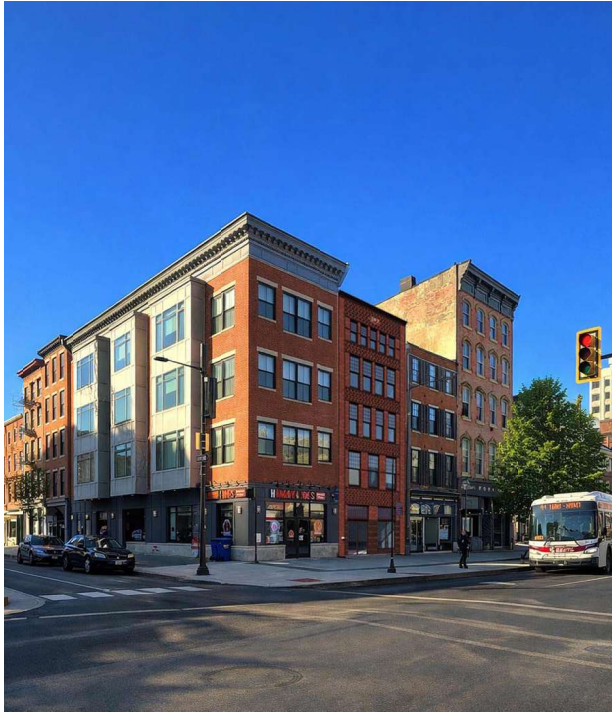
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302 Market Street - Proposed Rendering



302 Market Street - Proposed Rendering



302 Market Street - Existing Condition

#	DATE	REVISION
	2/7/28	HISTORIC COMM. REVIEW

# Proposed Material Diagram



Reference Detail Images



Andersen Windows  
"Terratone"



3/4" Deep Dimensional Numbers

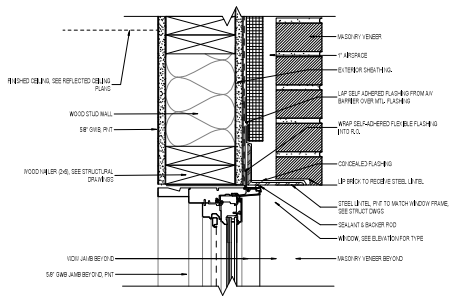


Belden Brick - Red River Velour  
Mortar - Argos "Black"

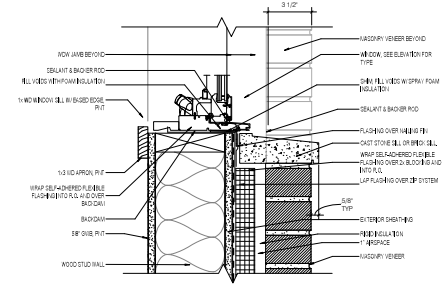


Belden Brick - Rum Raisin  
Mortar - Argos "Black"

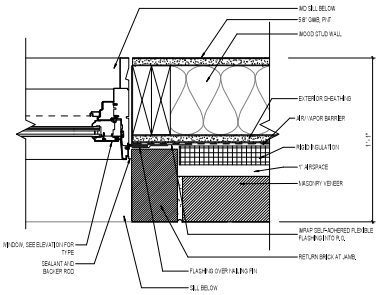
#	DATE	REVISION
	2/7/25	HISTORIC COMM. REVIEW



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



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



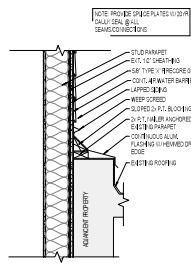
3 TYPICAL WINDOW JAMB IN MASONRY - WOOD STUDS - 1" AIR GAP Copy 1  
3" = 1'-0"

Client Owner:

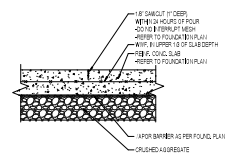
#	DATE	REVISION
1	2/27/28	Historic Comm. Review

302 Market Street  
Philadelphia, PA 19106

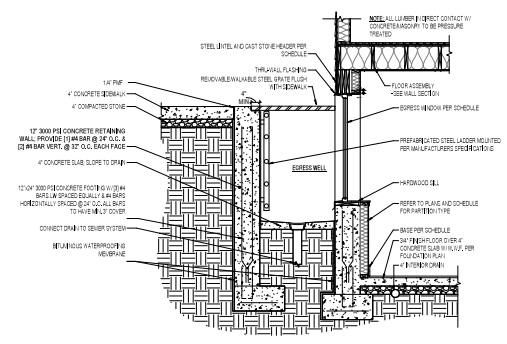
**A600**  
WINDOW DETAILS



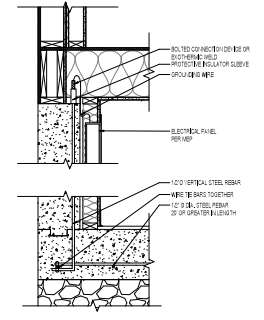
1 FLASHING @ ADJACENT PROPERTY  
A601 1" = 1'-0"



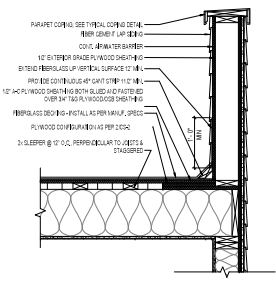
2 CONCRETE CONTROL JOINT  
A601 1 1/2" = 1'-0"



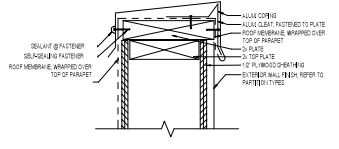
3 EGRESS WELL DETAIL  
A601 1/2" = 1'-0"



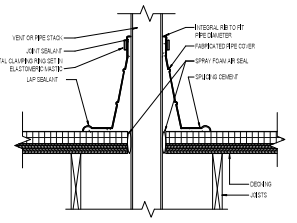
4 GROUNDING DETAIL  
A601 3" = 1'-0"



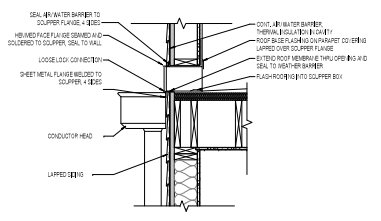
5 PARAPET DETAIL  
A601 1" = 1'-0"



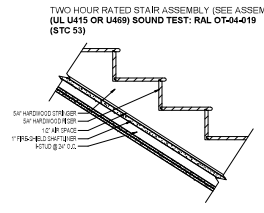
6 PARAPET DETAIL - TYPICAL ALUM COPING  
A601 3" = 1'-0"



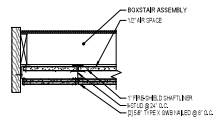
7 ROOF PENETRATION  
A601 1 1/2" = 1'-0"



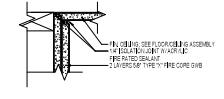
8 SCUPPER @ STUCCO WALL  
A601 1" = 1'-0"



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"

Client Owner:

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1	2/2/25	Historic Comm. Review

