

**ADDRESS: 1523-29 WALLACE ST**

Proposal: Construct four-story multi-unit residential building

Review Requested: Review and Comment

Owner: KPI Acquisitions LLC

Applicant: Derek Spencer, Gnome Architects LLC

History: vacant lot

Individual Designation: None

District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000

Staff Contact: Kim Chantry, [kim.Chantry@phila.gov](mailto:kim.Chantry@phila.gov)

**OVERVIEW:** This application proposes to construct a four-story multi-unit residential structure on the surface parking lots at 1523-29 Wallace Street. It appears that the buildings that once stood on the lot were demolished circa 1966. The site consisted of several vacant lots at the time of the Spring Garden Historic District designation, with a non-historic site wall; therefore, the Historical Commission's jurisdiction over the undeveloped site is review-and-comment only. This means that the Historical Commission and its advisory Architectural Committee may offer non-binding comments on the application at public meetings but may not approve or deny it.

**SCOPE OF WORK:**

- Construct four-story multi-unit residential building on vacant lots.

**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 new building will be compatible with the massing, size, scale, and architectural features of the surrounding historic context, satisfying Standard 9.

**STAFF COMMENT:** The application satisfies Standard 9.



Gnome Architects LLC  
1901 S. 9<sup>th</sup> Street, Rm 302A  
Philadelphia, PA 19148  
(215) 279-7531  
[www.gnomearch.com](http://www.gnomearch.com)

July 1st, 2026

Philadelphia Historical Commission  
1515 Arch Street  
Philadelphia, PA 19102

Re: 1523-29 Wallace St: Application for Final Approval

Owner: KPI Acquisitions LLC

Gnome Architects is pleased to submit this application for the proposed development of the combined lots at 1523-29 Wallace St.

The project proposes the construction of a new four-story plus partial cellar residential structure in place of an existing parking lot. The project will include approximately 27 new residential units, supported by a dedicated lobby and amenity areas. Included in the presentation documents are photos, zoning, architectural plans, and elevations/renderings.

The updated presentation includes revisions per comments received at the Architectural Committee meeting held on 06.23.2026.

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

# 1523-29 WALLACE ST.

GNOME ARCHITECTS

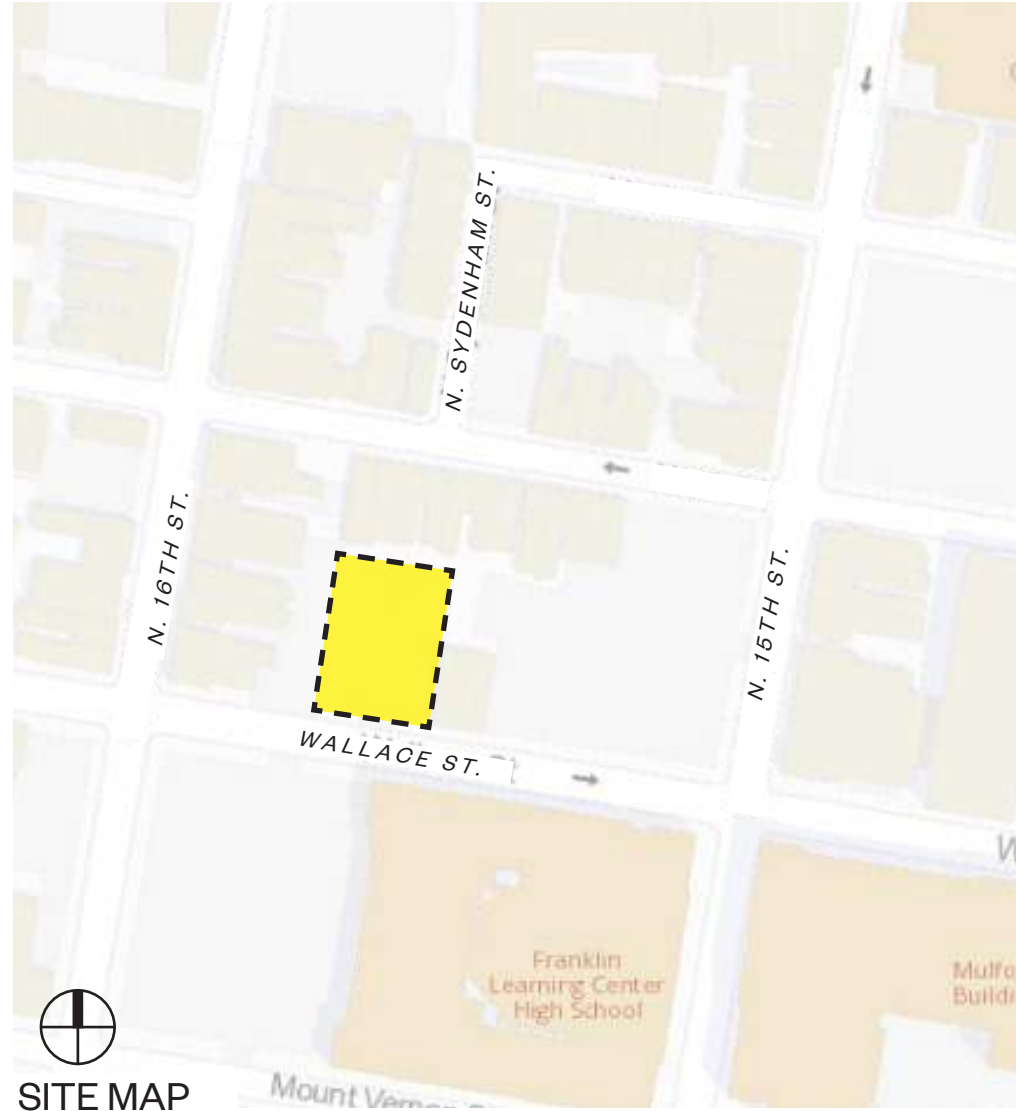
PHILADELPHIA HISTORICAL COMMISSION APPLICATION

06.30.2026

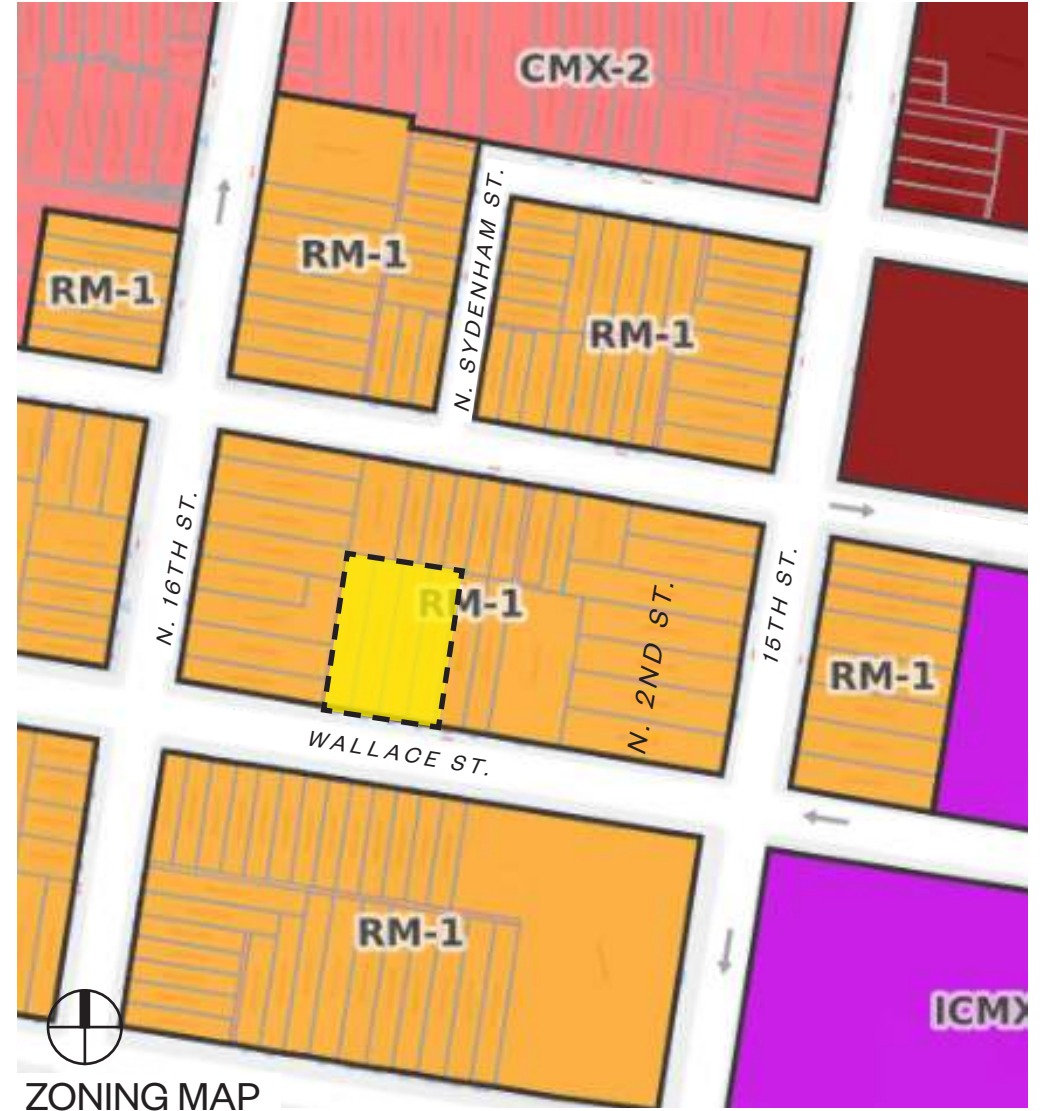




AERIAL VIEW

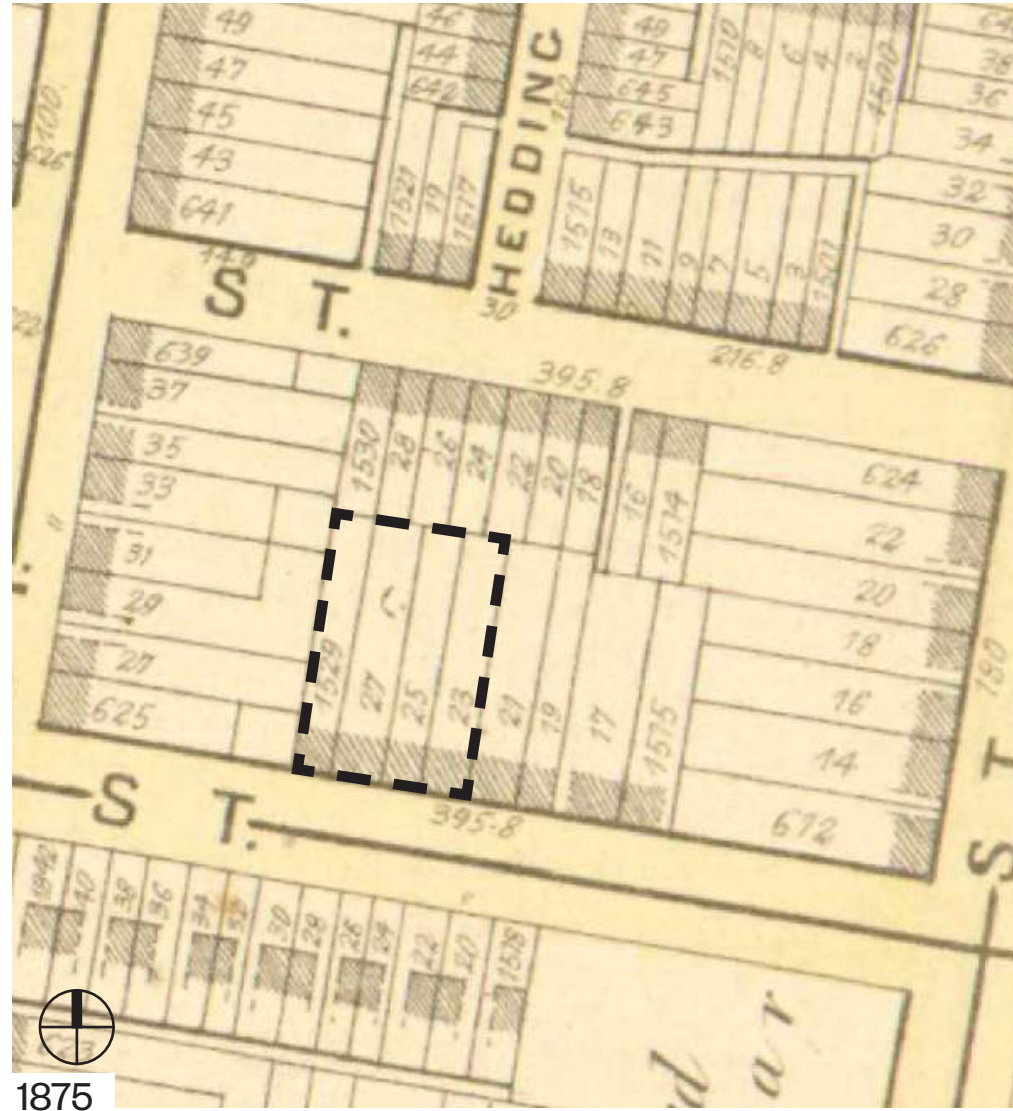


SITE MAP



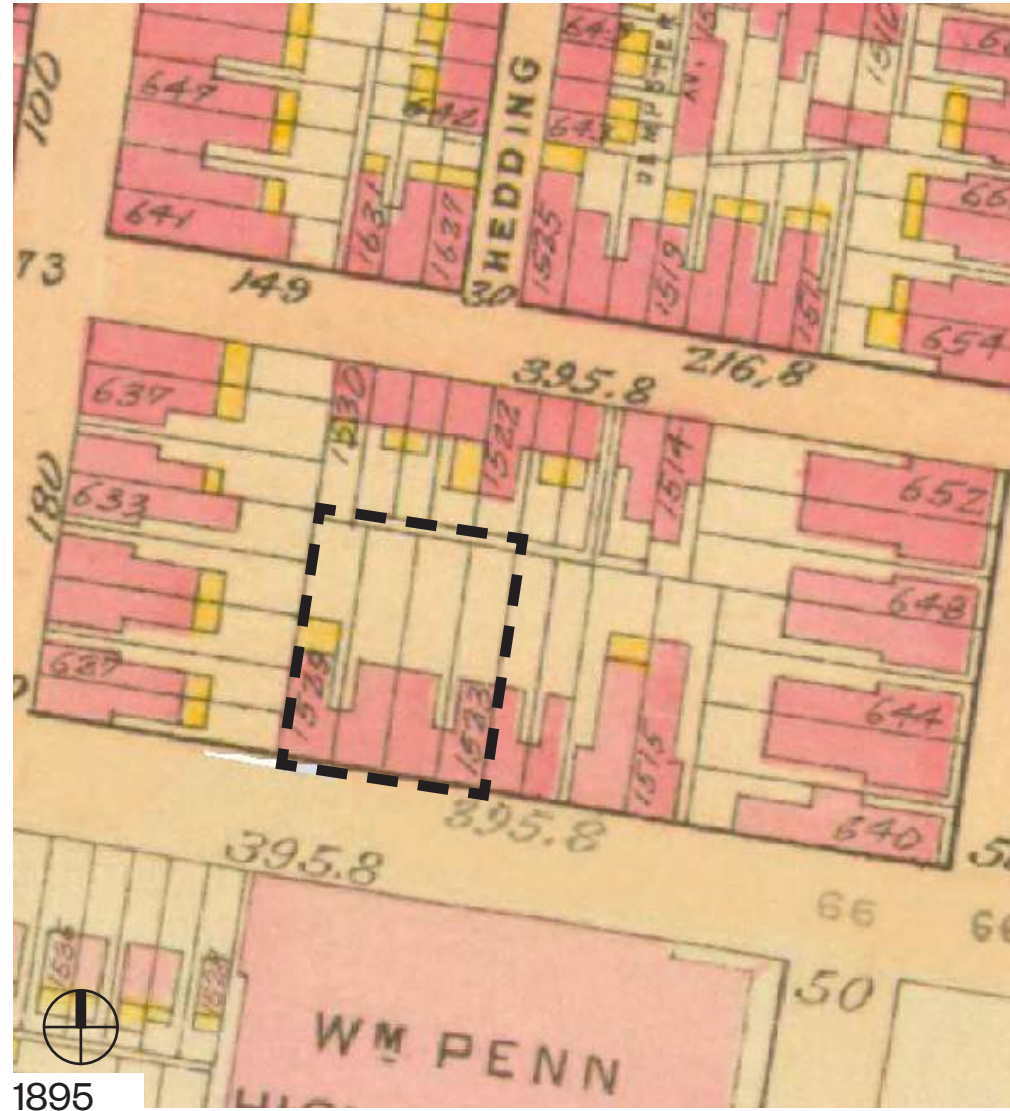
ZONING MAP

1875 Philadelphia Atlas Map



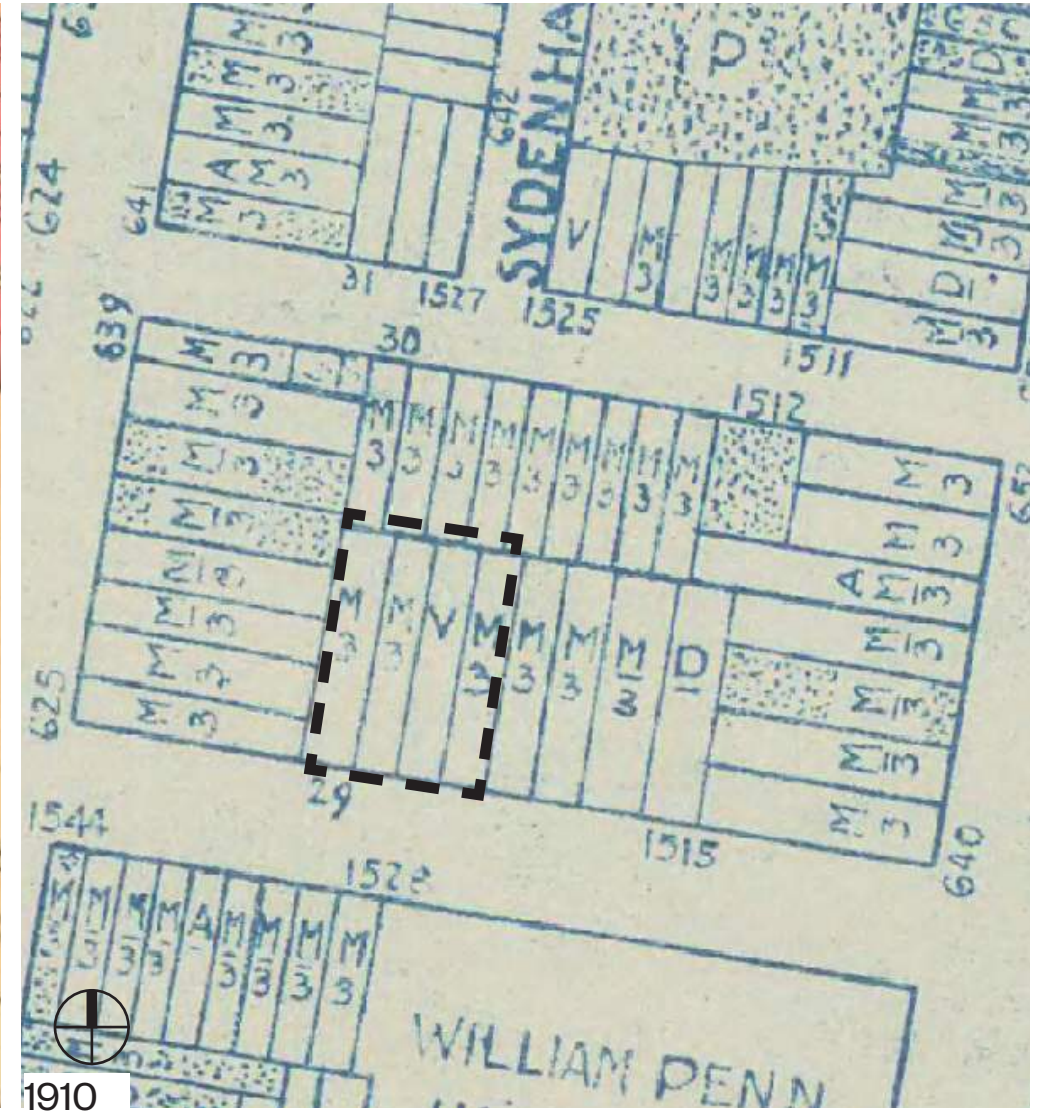
1875

1895 Philadelphia Atlas Map



1895

1910 Philadelphia Atlas Map



1910



VIEW NORTHEAST



VIEW NORTHWEST



VIEW SOUTHEAST



VIEW SOUTHWEST





1



2



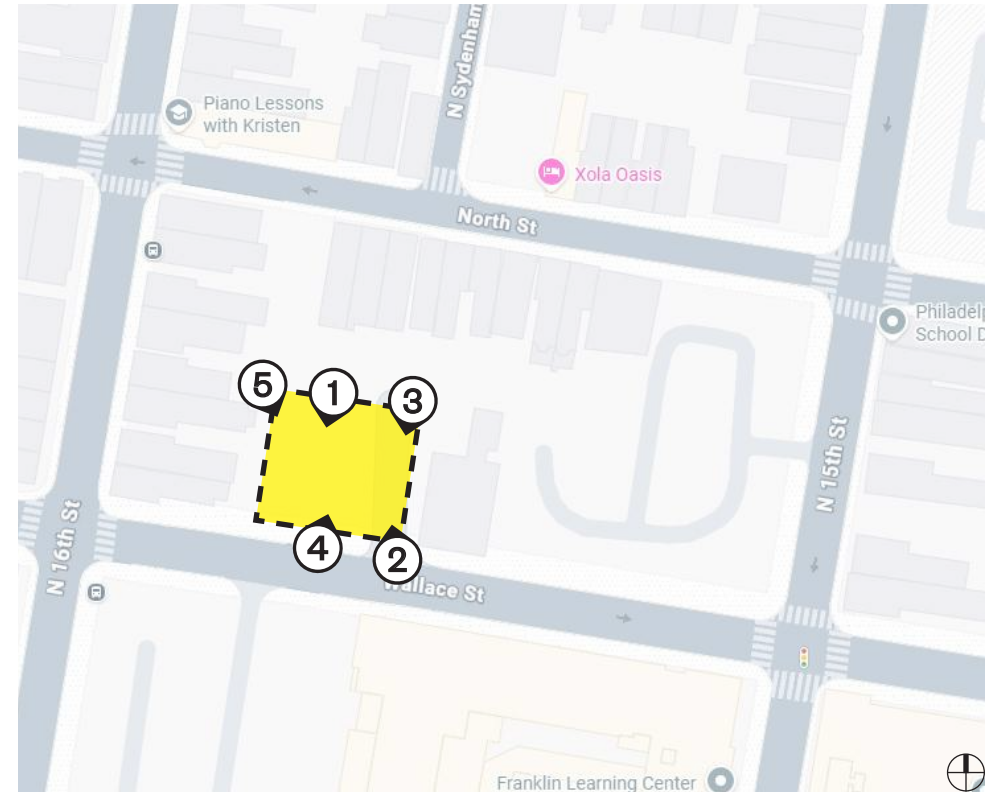
3



4



5

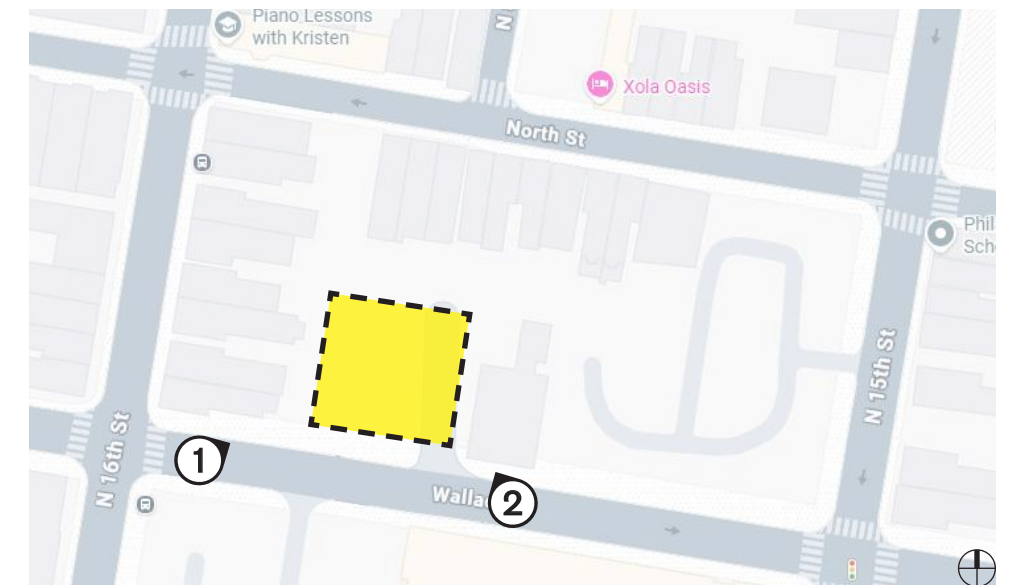




1 VIEW NORTHEAST ON N 2ND ST.



2 VIEW NORTHWEST ON N 2ND ST.



EXISTING STREET VIEWS



**1** 627 N 16TH ST.



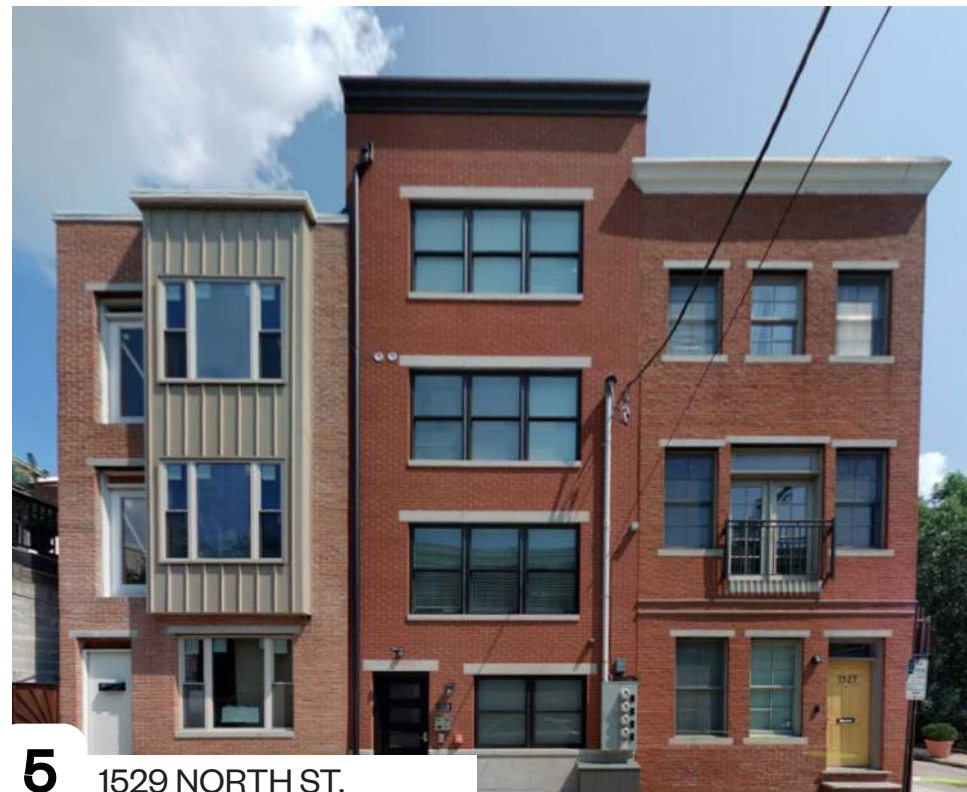
**2** 625 N. 16TH ST



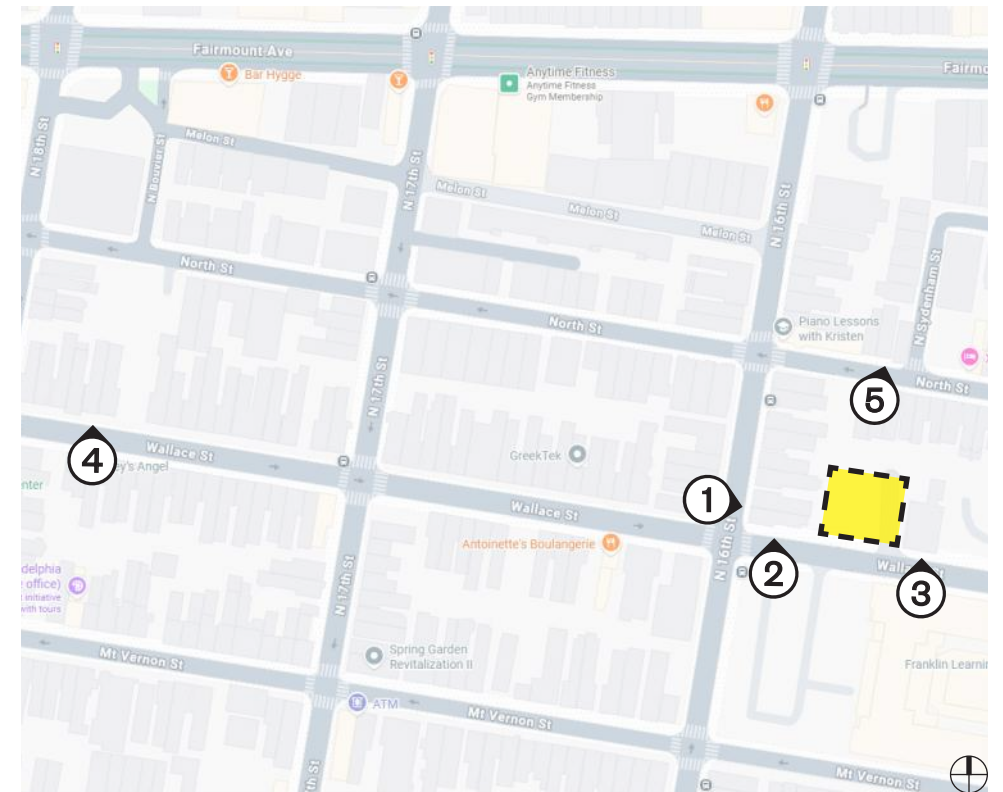
**3** 1519-1521 WALLACE ST.



**4** 1733 WALLACE ST.



**5** 1529 NORTH ST.





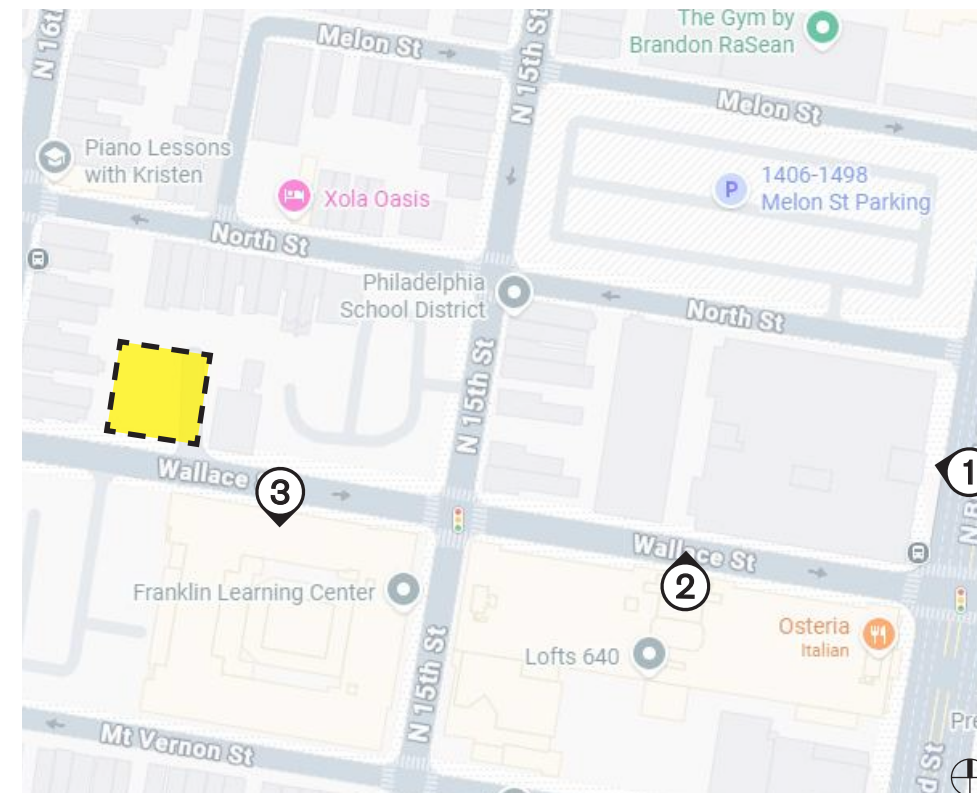
**1** 642 N BROAD ST - PCA



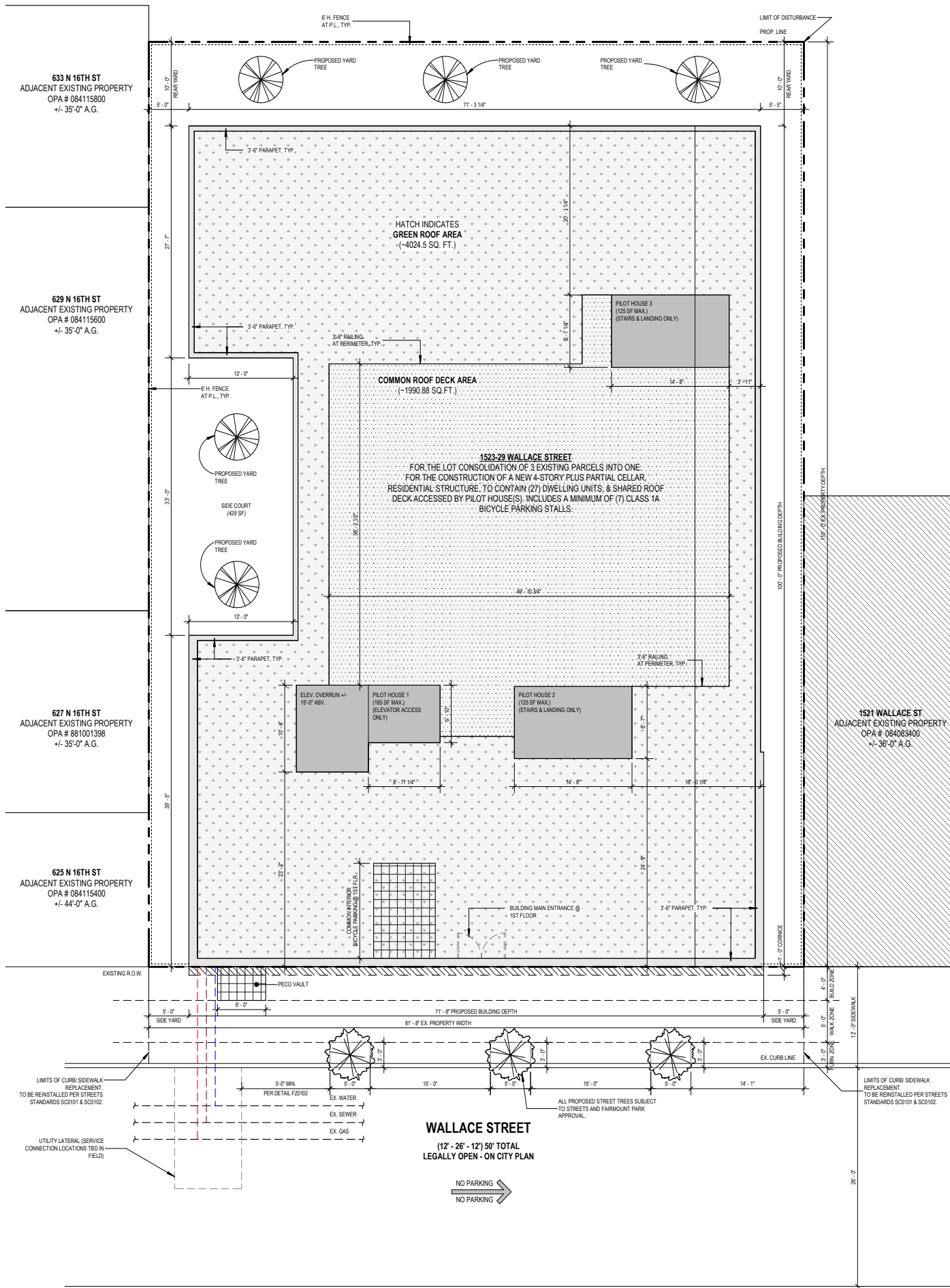
**2** 1460 WALLACE ST.



**3** 620-34 N. 15TH ST - FRANKLIN LEARNING CENTER HIGH SCHOOL



NEARBY SITE CONTEXT - COMMERCIAL REFERENCES



ZONING DATA			
ZONING DATA TABLE - 1523-29 WALLACE ST			
RM-1 ZONING	REQUIRED/ALLOWED	ALLOWED W/ BONUSES	PROPOSED
LOT AREA	MIN 1440 SF		8884 SF
USE	MULTI-FAMILY RESIDENTIAL	MULTI-RESIDENTIAL (27 UNITS) †	MULTI-RESIDENTIAL (27 UNITS)
OCCUPIED AREA	MAX 75% (6,738 SF)		75% (6,707.42)
OPEN AREA	MIN 25% (2,246 SF)		25% (2,276.58)
FRONT YARD	NOT REQ'D		NONE
SIDE YARD	2/5 EACH		5'-0"
REAR YARD DEPTH	9'-0"		10'-0"
HEIGHT	38'-0" MAX. A.G.	48'-0" MAX. A.G. ††	45'-0"
DWELLING UNIT DENSITY	19 DWELLING UNIT	27 DWELLING UNIT	27 DWELLING UNIT
BICYCLE PARKING	MIN 7 SPACES		MIN 7 SPACES
STREET ENCROACHMENTS			PECO VAULT 1'-0" CORNICE

**PROPOSED BONUS INFORMATION**

TYPE OF BONUS	BONUS EARNED	BONUS USED
† MODERATE INCOME	25% UNIT DENSITY INCREASE (4.75 = 4 UNITS)	4 UNITS
†† MODERATE INCOME	7'-0" HEIGHT INCREASE	7'-0" HEIGHT
††† GREEN ROOF	25% UNIT DENSITY INCREASE (4.75 = 4 UNITS)	4 UNITS

**\*\* PROJECT SHALL PROVIDE AND MAINTAIN 10% OF ALL UNITS (3 UNITS) AS AFFORDABLE \*\***

**GREEN ROOF DENSITY BONUS INFO:**

TOTAL ROOF AREA: 6707.42 SQ. FT.  
 GREEN ROOF AREA: 4024.5 SQ. FT. (60%)  
 IMPERVIOUS ROOF AREA: 2682.92 SQ. FT. (40%)

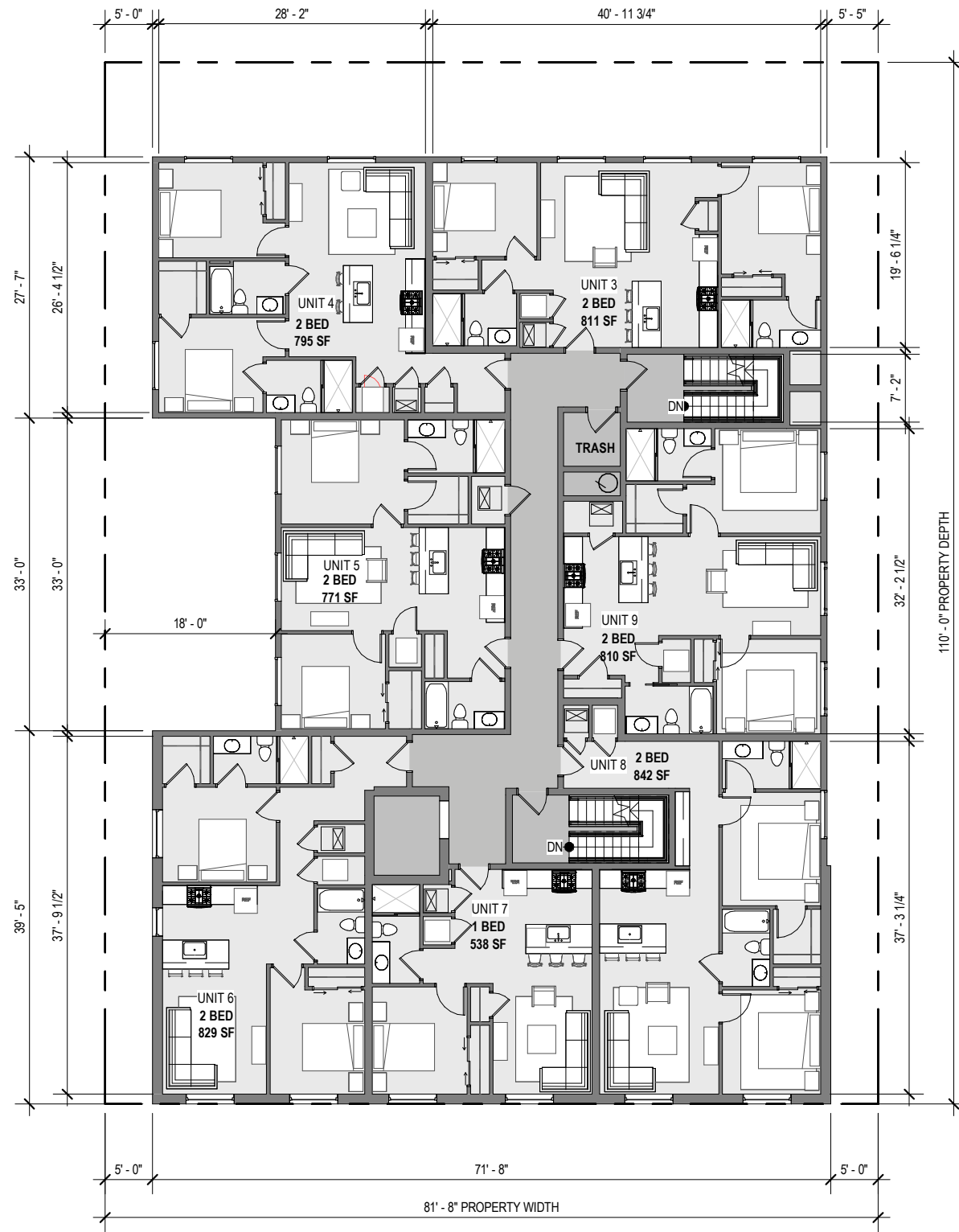
PROPOSED LANDSCAPING INFORMATION				
CODE SECTION	REQ.			PROPOSED
Yard Tree Requirements 14-705(1)(e), (3)	1 TREE / 1600 SF (OF OPEN AREA)	OPEN AREA = 2,270.97 SF	= 1.42 = 2 TREE	2 TREE
Street Tree Requirements	1 TREE / 35 LIN FT OF FRONTAGE	LENGTH = 81'-8"	= 2.33 = 3 TREE	3 TREE
Tree Replacement Requirements 14-705(1)(g)	TOTAL 145' COMBINED TREE REMOVAL	(49) 3" REPLACEMENT TREES		(3) 3" REPLACEMENT TREES + (2) YARD TREES. WAIVER REQUEST FOR 130' x 200' = \$28,000 FEE IN LIEU

**LANDSCAPING LEGEND**

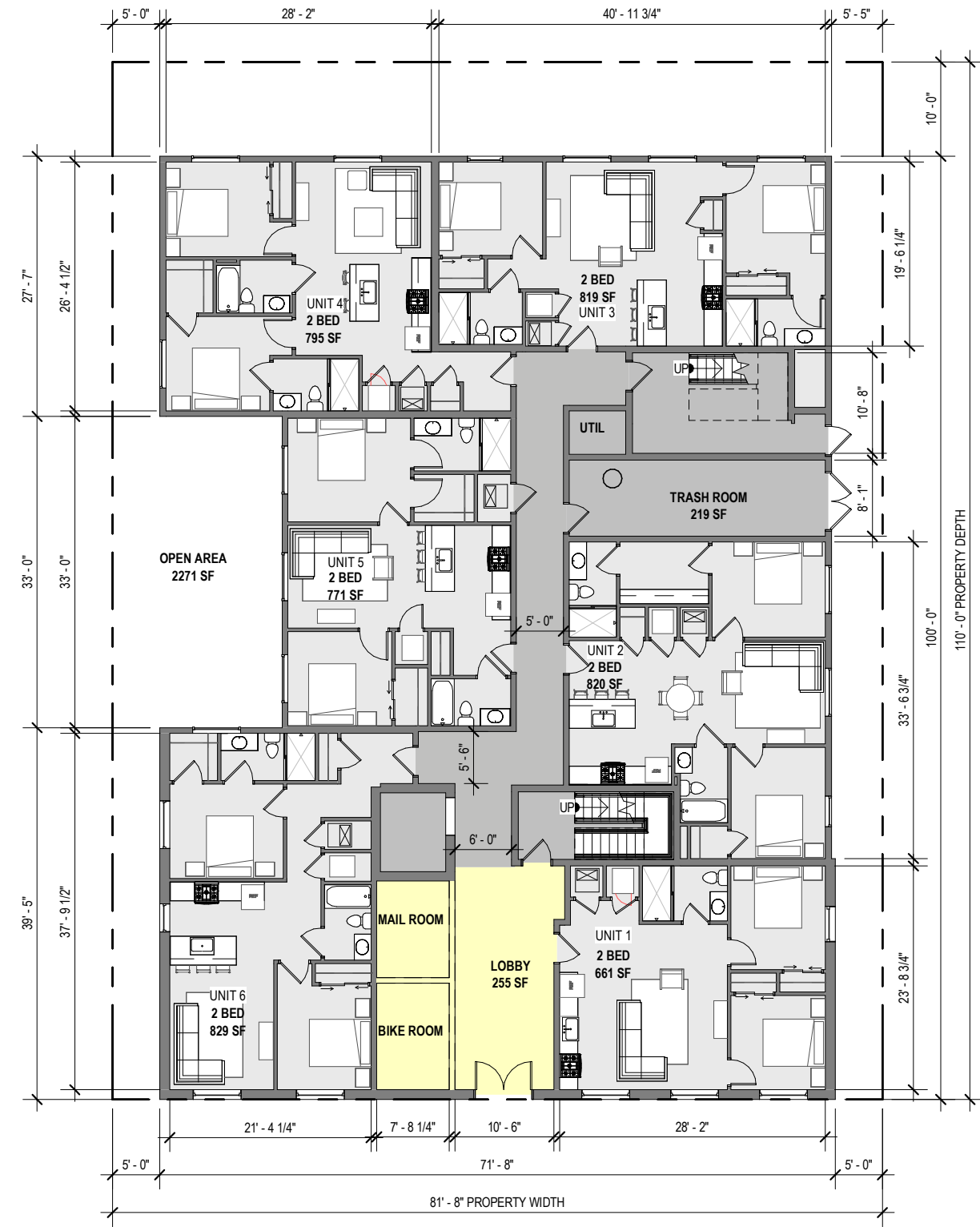
TYPE	QNTY.	BOTANICAL NAME	COMMON NAME	NOTES
STREET + YARD TREE	5 TOTAL	PLATANUS OCCIDENTALIS	LONDON PLANE TREE	2 1/2" - 3" CAL. MULTI STEM B&B







SECOND - FOURTH FLOOR PLAN



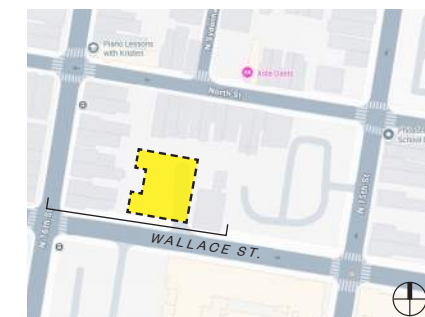
FIRST FLOOR PLAN







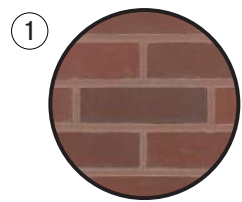
ELEVATION VIEW ON WALLACE ST.



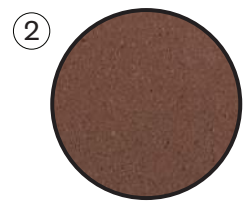
REVISED SITE CONDITION - WITH PROPOSED MASSING

REVISED ELEVATION PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

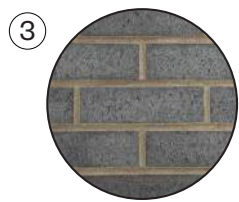




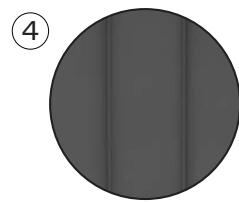
1  
BRICK VENEER  
GLEN-GERY, NAPA VALLEY  
SMOOTH  
W/ MATCHING MORTAR



2  
CAST STONE ACCENTS,  
RIVERSIDE, MERLOT



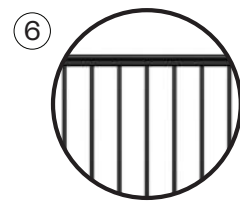
3  
BRICK VENEER  
GLEN-GERY, EBONITE VELOUR  
W/ MATCHING MORTAR



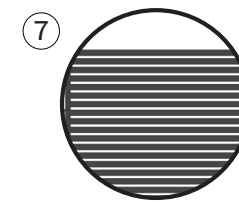
4  
STANDING SEAM METAL  
PANEL, W/ EXTRUDED TRIM  
PROFILES



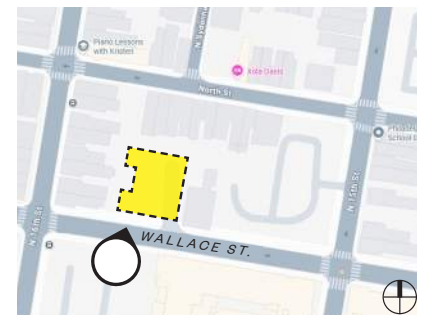
5  
ANODIZED ALUMINUM  
STOREFRONT. BLACK



6  
VERTICAL PICKET  
GUARDRAIL. BLACK

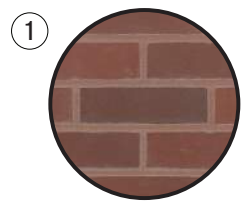


7  
GATE AT SIDE YARDS

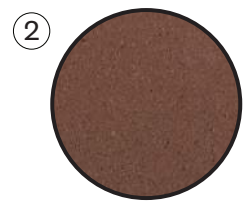


REVISED ELEVATION PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

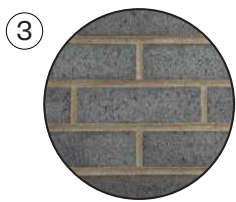
REVISED EXTERIOR ELEVATION  
FRONT FACADE



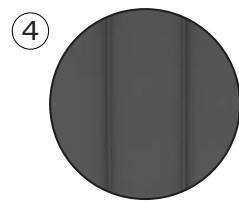
1  
BRICK VENEER  
GLEN-GERY, NAPA VALLEY  
SMOOTH  
W/ MATCHING MORTAR



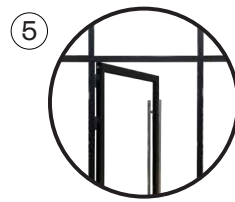
2  
CAST STONE ACCENTS,  
RIVERSIDE, MERLOT



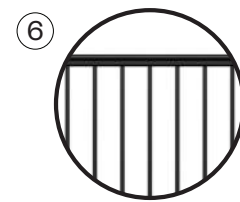
3  
BRICK VENEER  
GLEN-GERY, EBONITE VELOUR  
W/ MATCHING MORTAR



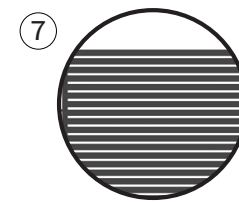
4  
STANDING SEAM METAL  
PANEL, W/ EXTRUDED TRIM  
PROFILES



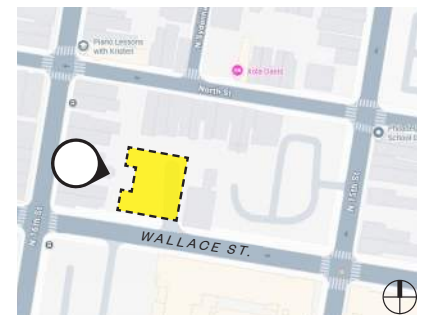
5  
ANODIZED ALUMINUM  
STOREFRONT. BLACK



6  
VERTICAL PICKET  
GUARDRAIL. BLACK



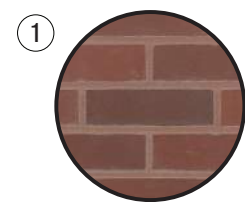
7  
GATE AT SIDE YARDS



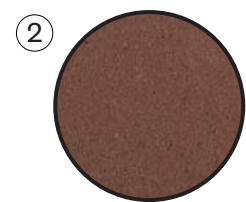
REVISED ELEVATION PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

REVISED EXTERIOR ELEVATION  
WEST FACADE

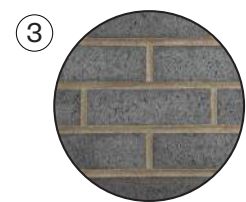




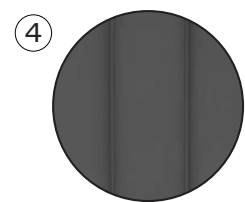
1  
BRICK VENEER  
GLEN-GERY, NAPA VALLEY  
SMOOTH  
W/ MATCHING MORTAR



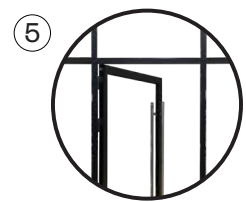
2  
CAST STONE ACCENTS,  
RIVERSIDE, MERLOT



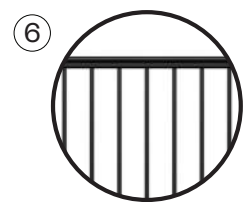
3  
BRICK VENEER  
GLEN-GERY, EBONITE VELOUR  
W/ MATCHING MORTAR



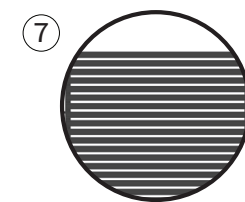
4  
STANDING SEAM METAL  
PANEL, W/ EXTRUDED TRIM  
PROFILES



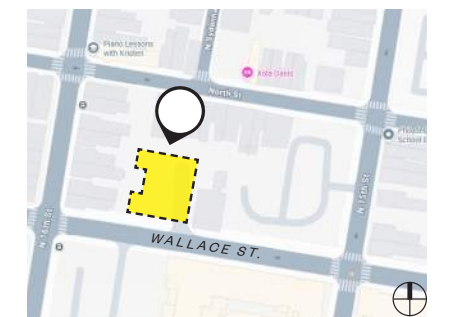
5  
ANODIZED ALUMINUM  
STOREFRONT. BLACK



6  
VERTICAL PICKET  
GUARDRAIL. BLACK



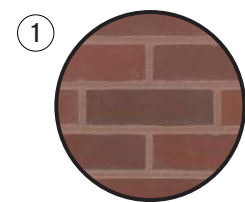
7  
GATE AT SIDE YARDS



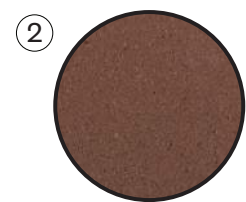
REVISED ELEVATION PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

REVISED EXTERIOR ELEVATION  
REAR FACADE

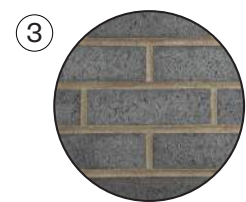




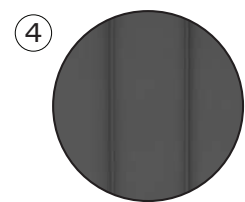
1  
BRICK VENEER  
GLEN-GERY, NAPA VALLEY  
SMOOTH  
W/ MATCHING MORTAR



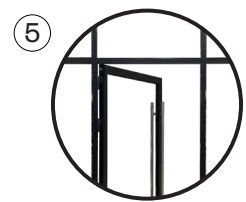
2  
CAST STONE ACCENTS,  
RIVERSIDE, MERLOT



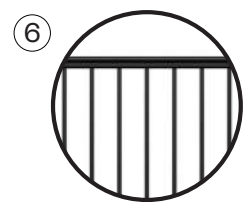
3  
BRICK VENEER  
GLEN-GERY, EBONITE VELOUR  
W/ MATCHING MORTAR



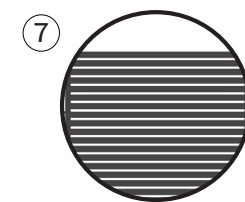
4  
STANDING SEAM METAL  
PANEL, W/ EXTRUDED TRIM  
PROFILES



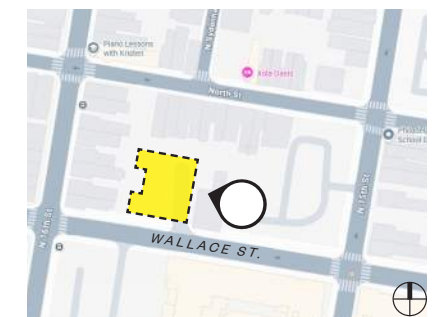
5  
ANODIZED ALUMINUM  
STOREFRONT. BLACK



6  
VERTICAL PICKET  
GUARDRAIL. BLACK



7  
GATE AT SIDE YARDS



REVISED ELEVATION PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

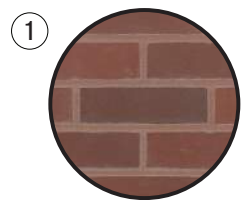
REVISED EXTERIOR ELEVATION  
EAST FACADE



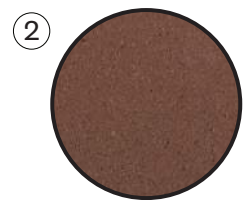


**1** COURTYARD ELEVATION

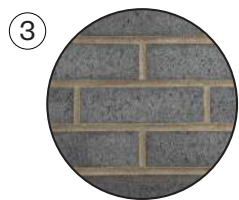
**2** COURTYARD ELEVATION



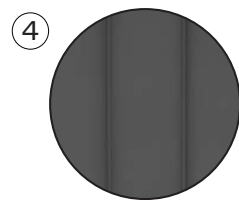
①  
BRICK VENEER  
GLEN-GERY, NAPA VALLEY  
SMOOTH  
W/ MATCHING MORTAR



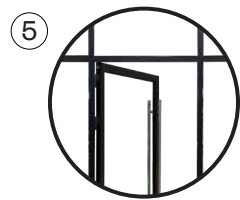
②  
CAST STONE ACCENTS,  
RIVERSIDE, MERLOT



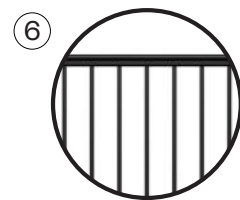
③  
BRICK VENEER  
GLEN-GERY, EBONITE VELOUR  
W/ MATCHING MORTAR



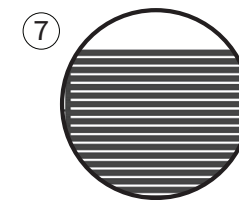
④  
STANDING SEAM METAL  
PANEL, W/ EXTRUDED TRIM  
PROFILES



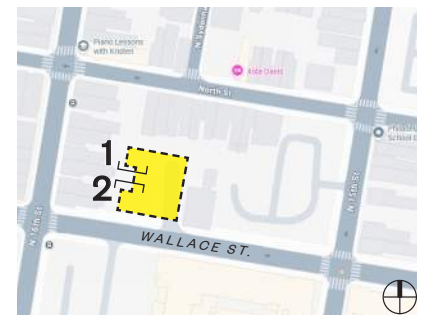
⑤  
ANODIZED ALUMINUM  
STOREFRONT. BLACK



⑥  
VERTICAL PICKET  
GUARDRAIL. BLACK



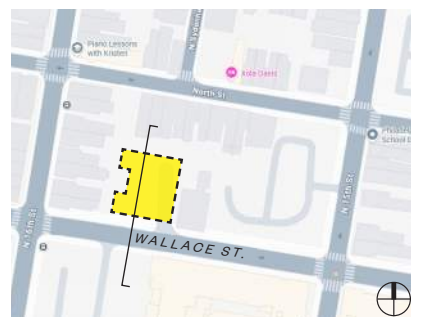
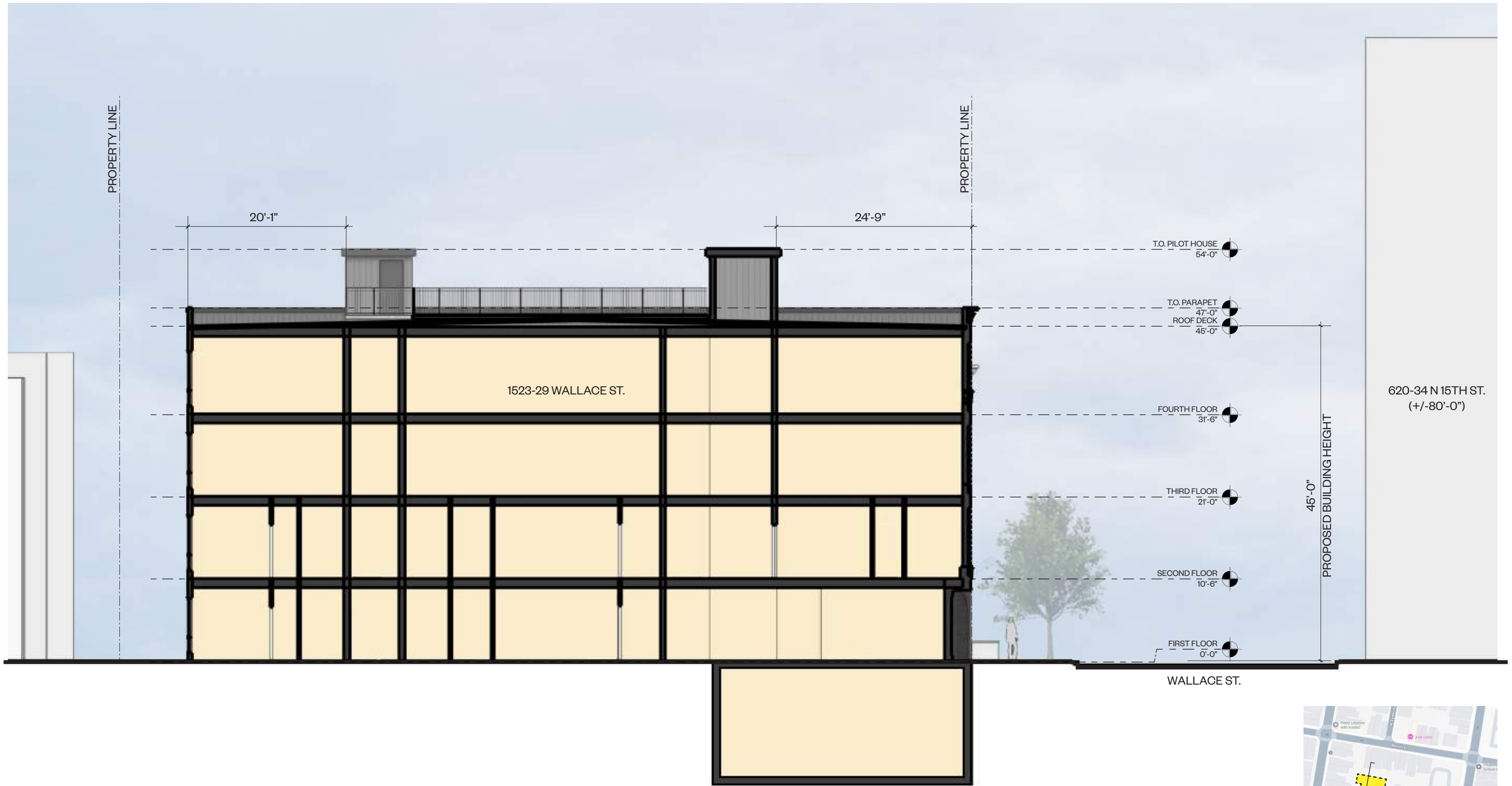
⑦  
GATE AT SIDE YARDS



REVISED ELEVATION PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

REVISED EXTERIOR ELEVATION  
COURTYARD FACADES

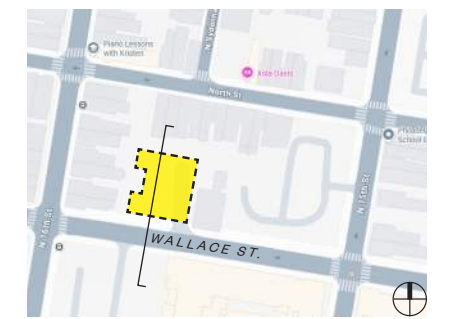




PREVIOUS SITE SECTION

PREVIOUS SITE SECTION PRESENTED AT ARCHITECTURAL COMMITTEE MEETING 06.23.2026



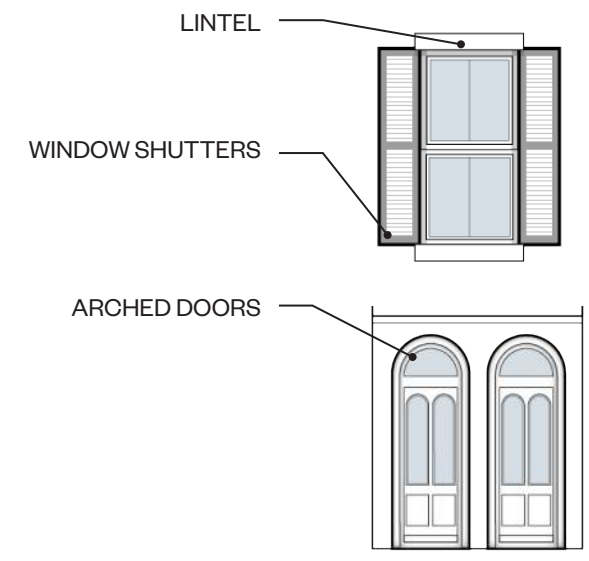


REVISED SITE SECTION

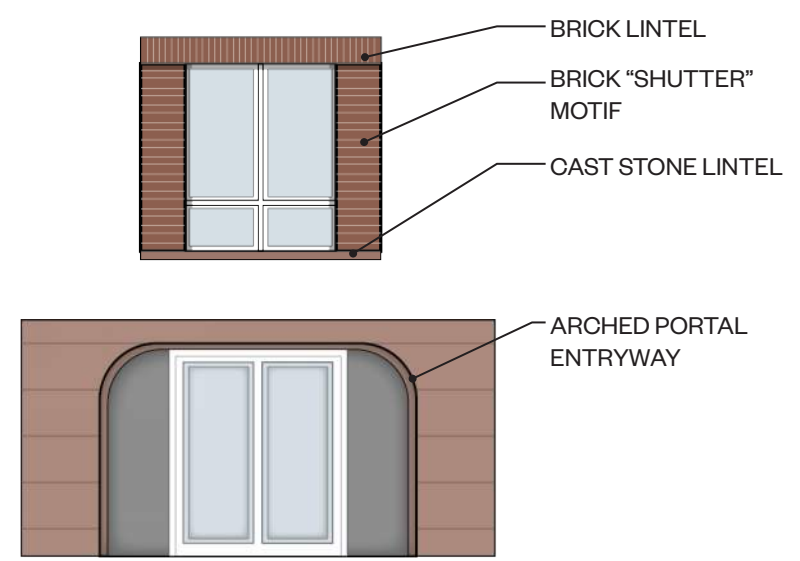
REVISED SITE SECTION PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026



SPRING GARDEN HISTORIC DISTRICT  
STREETScape TYPOLOGY



PROPOSED ELEVATION DESIGN



HISTORIC LANGUAGE DIAGRAM



PREVIOUS CONCEPTUAL RENDERING PRESENTED AT  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

PREVIOUS CONCEPTUAL RENDERING  
VIEW NORTHEAST ON WALLACE ST.



REVISED CONCEPTUAL RENDERING PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

REVISED CONCEPTUAL RENDERING  
VIEW NORTHEAST ON WALLACE ST.





PREVIOUS CONCEPTUAL RENDERING PRESENTED AT  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

PREVIOUS CONCEPTUAL RENDERING  
VIEW ON WALLACE ST.



REVISED CONCEPTUAL RENDERING PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

REVISED CONCEPTUAL RENDERING  
VIEW ON WALLACE ST.



PREVIOUS CONCEPTUAL RENDERING PRESENTED AT  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

PREVIOUS CONCEPTUAL RENDERING  
VIEW NORTHEAST ON WALLACE ST.





REVISED CONCEPTUAL RENDERING PER COMMENTS FROM  
ARCHITECTURAL COMMITTEE MEETING 06.23.2026

REVISED CONCEPTUAL RENDERING  
VIEW NORTHEAST ON WALLACE ST.