

ADDRESS: 336 N FRONT ST

Proposal: Construct three-story building

Review Requested: Review and Comment

Owner: Roy Aharonovich

Applicant: Gabriel Deck, Gnome Architects

History: Vacant lot

Individual Designation: None

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

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes new construction at 336 N. Front Street, a non-contributing vacant lot in the Old City Historic District. This application proposes to construct a three-story building with a mezzanine and two decks. The four-unit building will be used for visitor accommodations. The Historical Commission's jurisdiction over this construction on an undeveloped site is review-and-comment only.

SCOPE OF WORK:

- Construct a three-story building with mezzanine and two decks.

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 building would be compatible with the Old City Historic District if the primary façade color is changed from gray to red to reflect the brick red in the area, and the over-scaled features like the very large windows are redesigned to better reflect the scale, rhythms, and features of the neighboring buildings.

STAFF RECOMMENDATION: The staff comments that the proposed construction at 336 N. Front Street should be revised as suggested to be compatible with the Old City Historic District, pursuant to Standard 9.



Gnome Architects LLC.
1901 S. 9th Street, RM. 310
Philadelphia, PA 19148
gabe@gnomearch.com
215 279 7531

2024.06.10

City of Philadelphia
Historical Commission
1515 Arch Street
Philadelphia, PA 19102

RE: 336 N. Front Street
Philadelphia, PA 19106
Historic Review

To Members of Philadelphia Historical Commission,

Please see the attached application for formal review of a proposed cellar plus three story with mezzanine and private roof deck, four-unit visitor accommodations building with private exterior roof deck stairs, a private rear deck at 1st floor & 2nd floor. Included in the presentation documents are photos, zoning & architectural plans, and elevations/renderings.

Please do not hesitate to contact me should you have any questions.

Best Regards,
Gabriel Deck RA, LEED AP
Principal Architect



Construction Permit Application

Use this application to obtain permits for a residential or commercial construction proposal and/or excavation projects.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Property Information

Identify the location of work for the permit(s).

1

If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR#.

Parcel Address: 336 North Front Street

Specific Location: _____

Check box if this application is part of a project and provide the project number: PR-20 - _____

Applicant Information

Identify how you are associated with the property.

2

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.

I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson

Name: Gabriel Deck

Company: Gnome Architects

Address: 1901 S 9th Street, RM. 310

Email: Gabe@gnomearch.com

Phone No.: 215-279-7531

Property owner Information

Identify the deeded property owner.

If there was a recent change of ownership, documentation such as a deed or settlement sheet is required.

*If the property owner is a 'company', identify the contact information for any natural person with more than 49% equity interest in the property. If no individual has such an interest, provide contact information of at least two (2) natural persons with the largest equity interest in the property.

3

The property owner is a/an: Individual Company*

Owner (1)

Name: Roy Aharonovich

Check box if new owner is being listed

Address: 342 N Front Street, Philadelphia PA 19106

Owner (2)

Name: _____

Address: _____

Design Professional in Responsible Charge

Identify the PA-licensed design professional who is legally responsible.

4

Name: Gabriel Deck

Firm: Gnome Architects

PA License No.: 406284

Phila. Commercial Activity License No.: 798254

Email: Gabe@gnomearch.com

Phone No.: 215-279-7531

Project Scope

Use this section to provide project details; all fields are mandatory.

5

(a) Choose the proposed occupancy of the entire building. If not one-or-two-family, provide a description of group(s) per code.

(a) **Occupancy** Single-Family Two-Family Other, please describe: visitor accommodations

(b) Identify if the project will be new construction, an addition, interior/exterior alterations, excavation or shell.

(b) **Scope of Work** New Construction Excavation Addition / Alteration Shell (No Fit Out) - Option for Commercial Permits Only

(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.

(c) **Earth Disturbance** Area of Earth Disturbance: 890 (Sq. Ft.)

(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.

(d) **Building Floor Areas** New Floor Area: 2171 (Sq. Ft.) Existing Altered Area: - (Sq. Ft.)

(e) State the number of new or affected stories.

(e) **Number of Stories** 3

(f) Provide a detailed description of the work proposed (use separate sheet if needed).

(f) **Description of Work** cellar plus three story with mezzanine and private roof deck, four-unit visitor accommodations building with private exterior roof deck stairs, a private rear deck at 1st floor & 2nd floor

(g) Select all conditions that apply to this project (if any).

(g) Project Conditions

New High Rise

Green Roof Included

Initial Fit-out of Newly Constructed Space

Modular Construction

Façade Work

Project Impacts Streets/Right-of-Way*

Project Impacts Adjacent Property**

* Provide the associated **Streets Review** number for this project, if applicable: SR-20

** This project includes work described below: Yes No

- Excavation work more than 5 feet below adjacent grade and within 10 feet of an adjacent building or structure.
- Excavation or construction work where historic structure is within 90 feet on the same or adjacent parcel.
- Structural alterations of a historic structure (excluding one-or-two family dwelling).
- Modifications to a party wall, including joist replacement, and additions.
- Severing of structural roof or wall covering spanning properties.



Project Details, Other Permits & Contractor Information

Use this section to provide project details, pre-requisite approvals and applicable contractor information.

- (a) Choose all disciplines of work for which permits are being requested.
- If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable).
 - If a Zoning Permit was issued for this work, provide the related Zoning Permit number.
- (b) Identify the general contractor and estimated cost of building construction.
- (c) Identify the licensed excavation contractor and estimated cost of excavation work.
- (d) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:
- Number of registers/diffusers (separate new / relocated)
 - Number of appliances
 - Number of Type I / Type II kitchen hoods
- Where fuel gas work is included, note the estimated cost of fuel gas work.
- (e) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.
- (f) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:
- Interior
 - Exterior Drainage and/or Water Distribution
- (g) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:
- Sprinkler Heads (separate new / relocated quantities)
 - Standpipes
 - Fire Pumps
 - Stand-alone Backflow Prevention Devices
 - Kitchen Extinguishing Systems
 - Hydrants

***ROUGH-IN NOTICE:** If you are seeking a rough-in permit, an application for plan review must be submitted already.

- (h) Provide the total improvement cost for residential (including multi-family) alterations and additions. Check the box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax.

6

(a) Check all that apply:

- Building Excavation Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Provide the associated Construction Permit number, if applicable: **RP or CP – 20** _____ - _____

Provide the associated Zoning Permit number for this construction, if applicable: **ZP – 20** _____ - _____

Note: Trades listed below (d, e, f, and g) are mandatory for all residential new construction jobs.

(b) General Building Construction Contractor Information

Name: _____ Cost of Building Work: \$ _____

License Number: _____ Phone: _____

(c) Excavation Work & Contractor Information

Name: _____ Cost of Excavation Work: \$ _____

License Number: _____ Phone: _____

(d) Mechanical / Fuel Gas Work & Contractor Information

Name: _____ Cost of Mechanical Work: \$ _____

License Number: _____ Cost of Fuel Gas Work: \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone: _____

Equipment Details & Quantities: _____

(e) Electrical Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Electrical Work: \$ _____

License Number: _____ Phone: _____

Third Party Inspection Agency Name: _____

(f) Plumbing Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Plumbing Work: \$ _____

License Number: _____ Phone: _____

Number of Fixtures: _____

Check one: Interior Work Exterior Building Drainage Exterior Water Distribution:
line size: _____ (in.)

(g) Fire Suppression Work & Contractor Information New Installation Alteration *Rough-In

Name: _____ Cost of Fire Supp. Work: \$ _____

License Number: _____ Phone: _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

(h) Total Improvement Cost: \$ _____ (The total improvement cost must also include the cost of all electrical, plumbing, mechanical, fire suppression systems work, and interior finishes)

Check box if your project is excluded from real estate tax exemption and exempt from Development Impact Tax (Review OPA's website for tax abatement information at: <https://www.phila.gov/services/property-lots-housing/property-taxes/get-real-estate-tax-relief/get-a-property-tax-abatement/>)

Declaration & Signature

All provisions of the Philadelphia Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____ **GABRIEL DECK** **Date:** 06 / 10 / 2024

336 N FRONT ST.

PROPOSED NEW CONSTRUCTION

GNOOME ARCHITECTS

PHILADELPHIA HISTORICAL COMMISSION SUBMISSION

6.10.2024



EARLY RESIDENTIAL USE

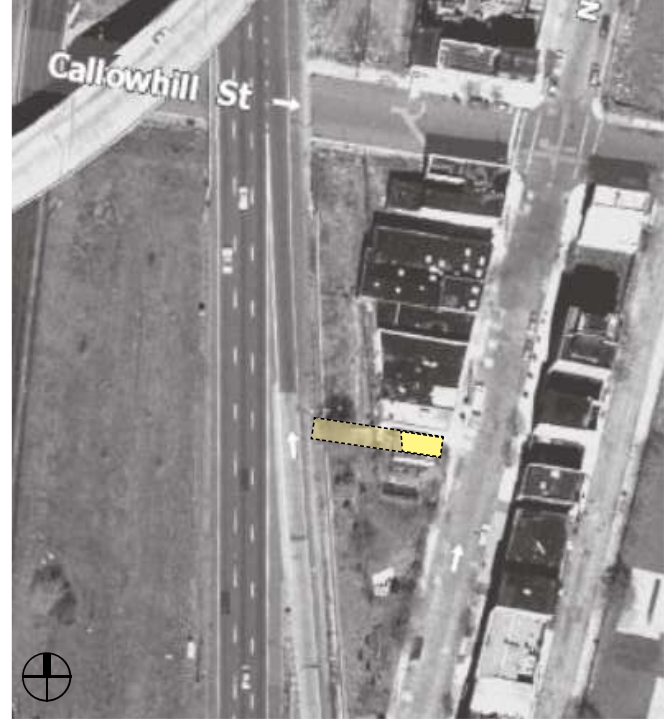


1860



1910

PROPERTY SIZE REDUCED BY DELAWARE EXPRESSWAY



1996





334-344N FRONT ST., 1964



336 N FRONT ST., 1964

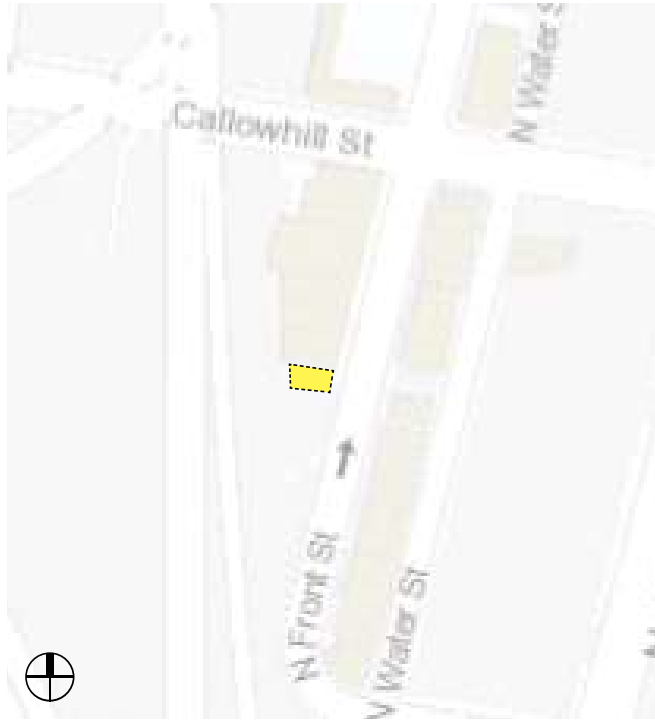


336-340 N FRONT ST., 2005

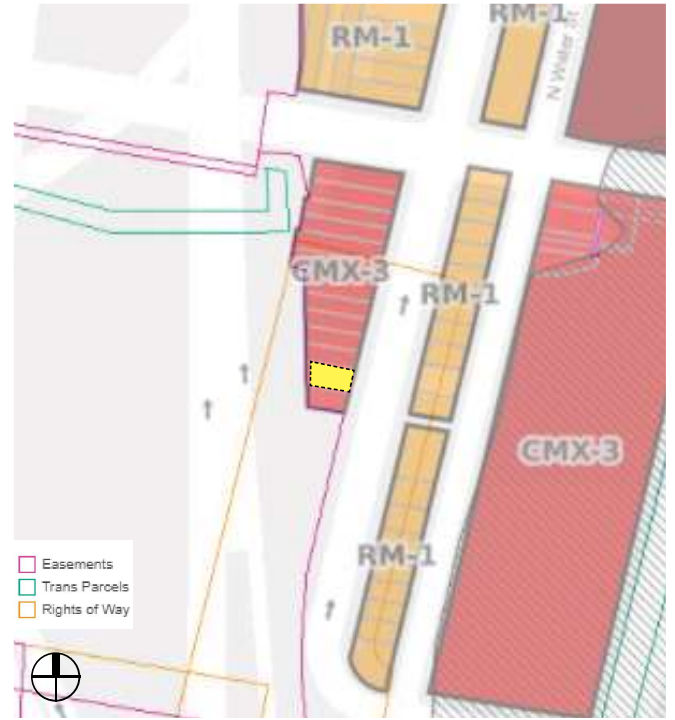




AERIAL VIEW



SITE MAP



ZONING MAP





VIEW NORTHWEST



VIEW SOUTHWEST



VIEW SOUTHEAST



VIEW NORTHEAST

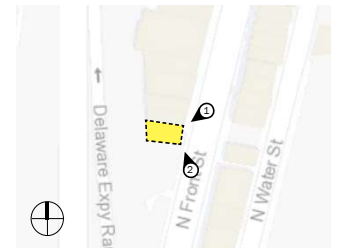




(1) VIEW NORTHWEST ON FRONT ST.



(2) VIEW SOUTHWEST ON FRONT ST.



SITE CONDITIONS





341-345 N. 3RD ST.



335-337 N. FRONT ST.



402-410 N. FRONT ST.



401-411 N. FRONT ST.



301-311 N.FRONT ST.

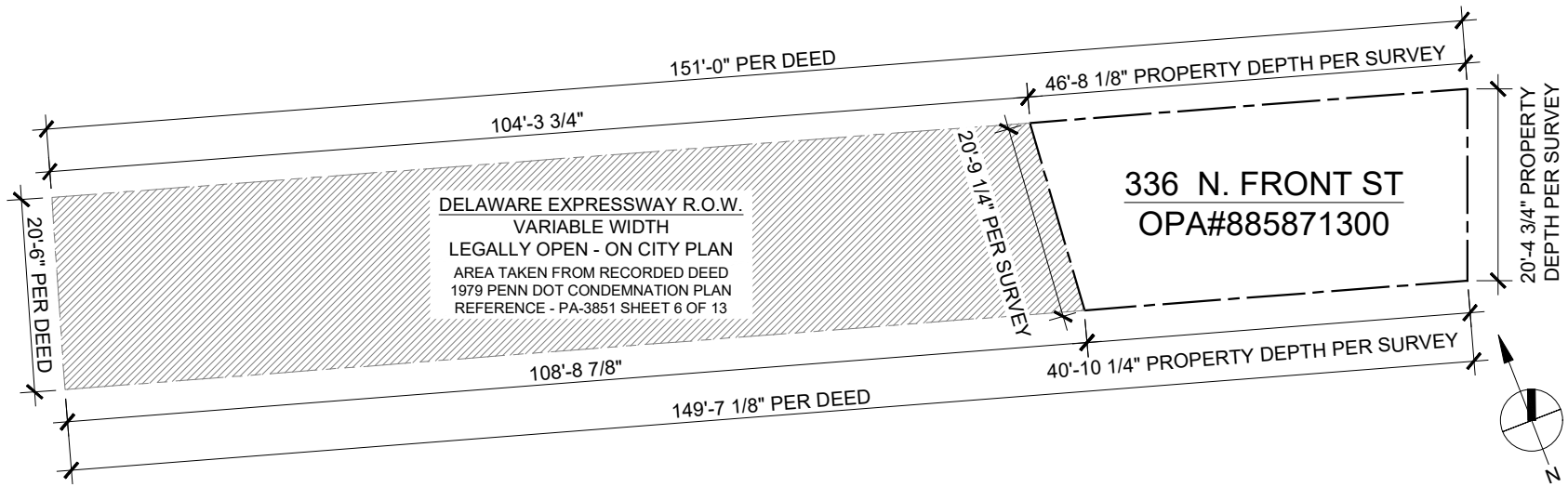


321-325 N FRONT ST.



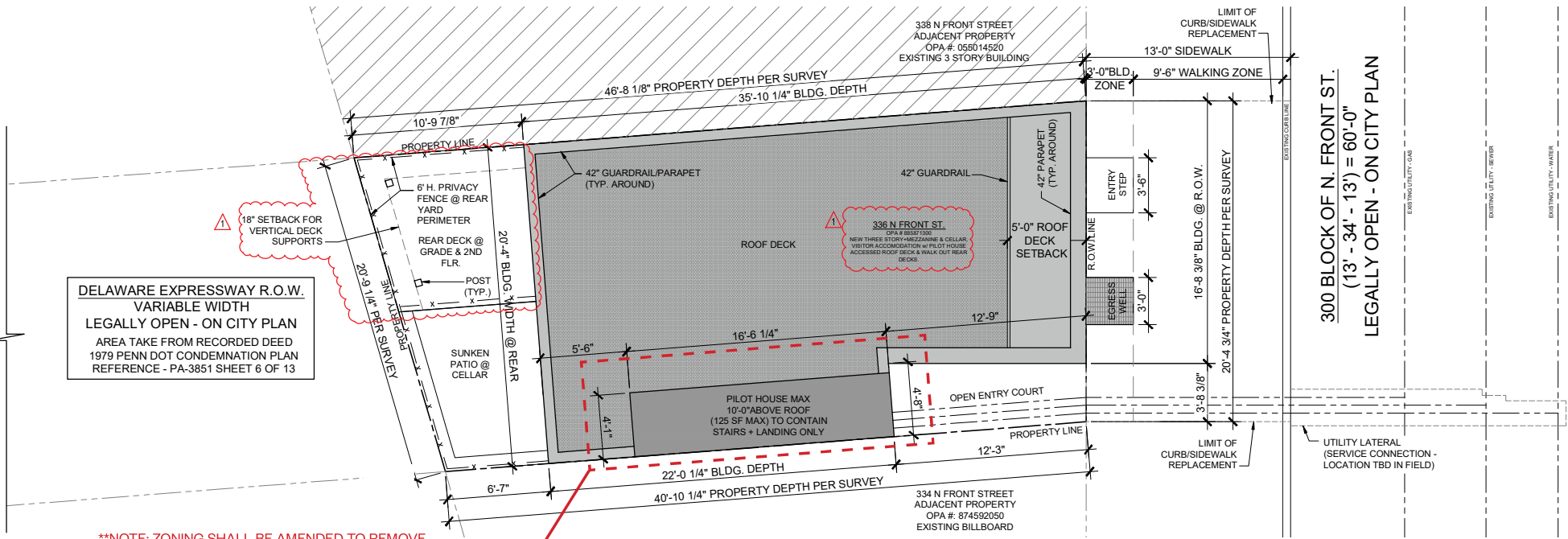
NEARBY SITE CONTEXT

ZONING DATA		
CMX-3 ZONING	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	NOT REQ'D	890.00 SF (E.T.R.)
USE	MULTI-FAMILY	VISITOR ACCOMMODATIONS
COVERAGE	MAX. 75%	661.00 SF (74.3%)
OPEN AREA	MIN. 25%	229.00 SF (25.7%)
FRONT YARD	NOT REQ'D	NONE
SIDE YARD	NOT REQ'D	NONE
REAR YARD	NOT REQ'D	VARIABLE (SEE PLANS)
HEIGHT	NOT REQ'D	N.T.E. 45'-0" A.A.G.
FAR	500	(2171 SF / 890 SF) x 100 = 243
PARKING	COMMERCIAL SERVICES-0 SPACES	0 SPACES
PROPOSED BUILDING INFORMATION		
STREET ENCROACHMENTS		3'-0" ENTRY STAIR 3'-0" EGRESS WELL 1'-0" ARCH. EMBELLISHMENT



DEEDED PLAN DIAGRAM

ZONING DATA		
CMX-3 ZONING	REQUIRED/ ALLOWED	PROPOSED
LOT AREA	NOT REQ'D	890.00 SF (E.T.R.)
USE	MULTI-FAMILY	VISITOR ACCOMMODATIONS
COVERAGE	MAX. 75%	661.00 SF (74.3%)
OPEN AREA	MIN. 25%	229.00 SF (25.7%)
FRONT YARD	NOT REQ'D	NONE
SIDE YARD	NOT REQ'D	NONE
REAR YARD	NOT REQ'D	VARIES (SEE PLANS)
HEIGHT	NOT REQ'D	N.T.E. 45'-0" A.A.G.
FAR	500	(2171 SF / 890 SF) x 100 = 243
PARKING	COMMERCIAL SERVICES-0 SPACES	0 SPACES
PROPOSED BUILDING INFORMATION		
STREET ENCROACHMENTS		3'-0" ENTRY STAIR 3'-0" EGRESS WELL 1'-0" ARCH. EMBELLISHMENT



DELAWARE EXPRESSWAY R.O.W.
VARIABLE WIDTH
LEGALLY OPEN - ON CITY PLAN
AREA TAKE FROM RECORDED DEED
1979 PENN DOT CONDEMNATION PLAN
REFERENCE - PA-3851 SHEET 6 OF 13

****NOTE: ZONING SHALL BE AMENDED TO REMOVE THE PROPOSED PILOT HOUSE FOR A PRIVATE EXTERIOR STAIRCASE TO THE PRIVATE ROOF DECK. SEE PROPOSED 2D ELEVATIONS AND RENDERS FOR MODIFICATION**

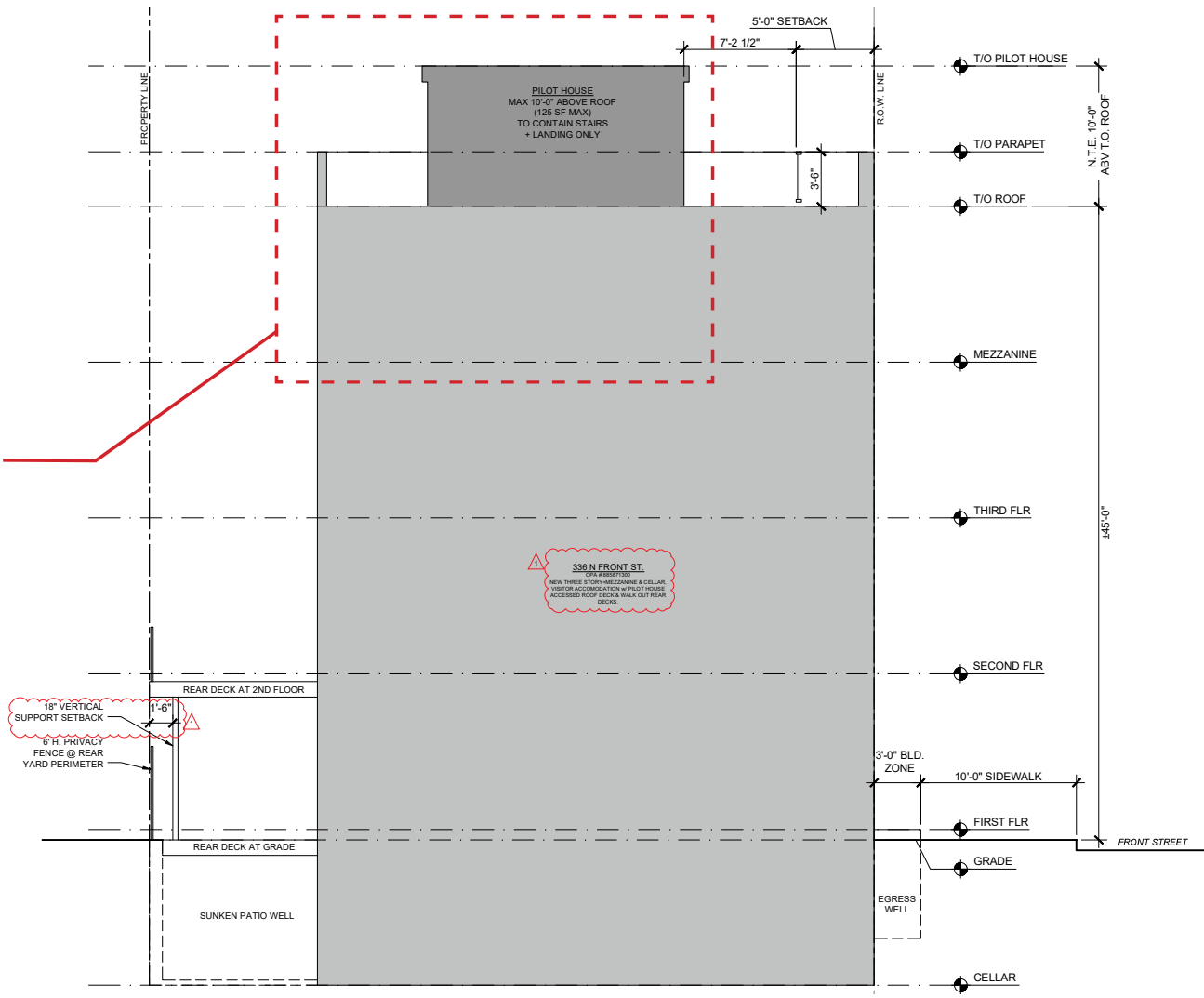
300 BLOCK OF N. FRONT ST.
(13' - 34' - 13') = 60'-0"
LEGALLY OPEN - ON CITY PLAN

ZONING PLAN



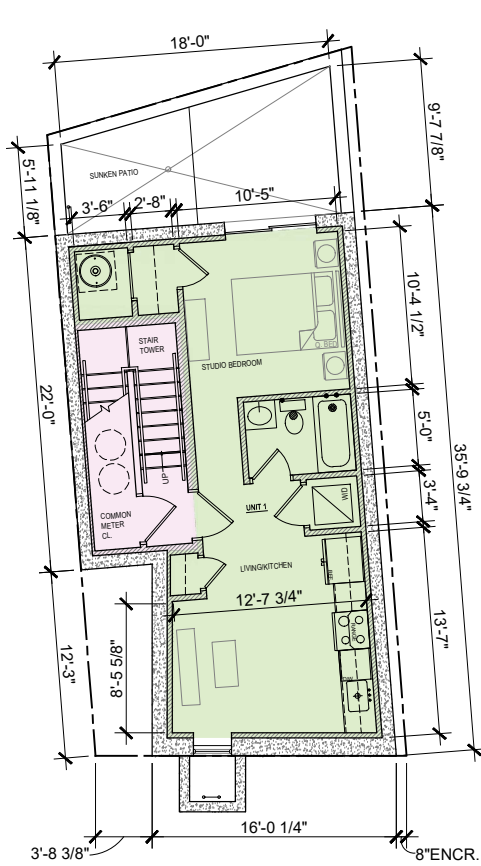
ZONING DATA		
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OPEN AREA	MIN. 25%	229.00 SF (25.7%)
FRONT YARD	NOT REQ'D	NONE
SIDE YARD	NOT REQ'D	NONE
REAR YARD	NOT REQ'D	VARIABLES (SEE PLANS)
HEIGHT	NOT REQ'D	N.T.E. 45'-0" A.A.G.
FAR	500	(2171 SF / 890 SF) x 100 = 243
PARKING	COMMERCIAL SERVICES-0 SPACES	0 SPACES
PROPOSED BUILDING INFORMATION		
STREET ENCROACHMENTS		3'-0" ENTRY STAIR 3'-0" EGRESS WELL 1'-0" ARCH. EMBELLISHMENT

****NOTE: ZONING SHALL BE AMENDED TO REMOVE THE PROPOSED PILOT HOUSE FOR A PRIVATE EXTERIOR STAIRCASE TO THE PRIVATE ROOF DECK. SEE PROPOSED 2D ELEVATIONS AND RENDERS FOR MODIFICATION**

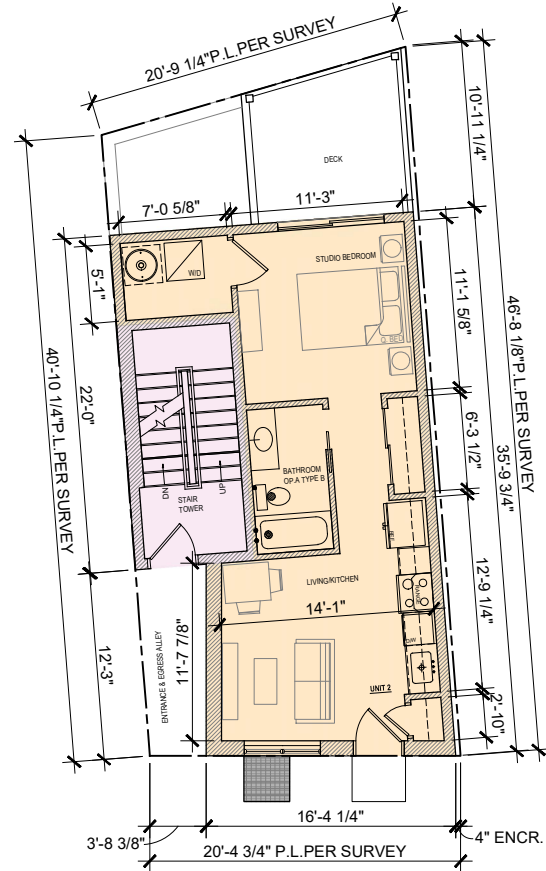


ZONING SECTION/ELEVATION

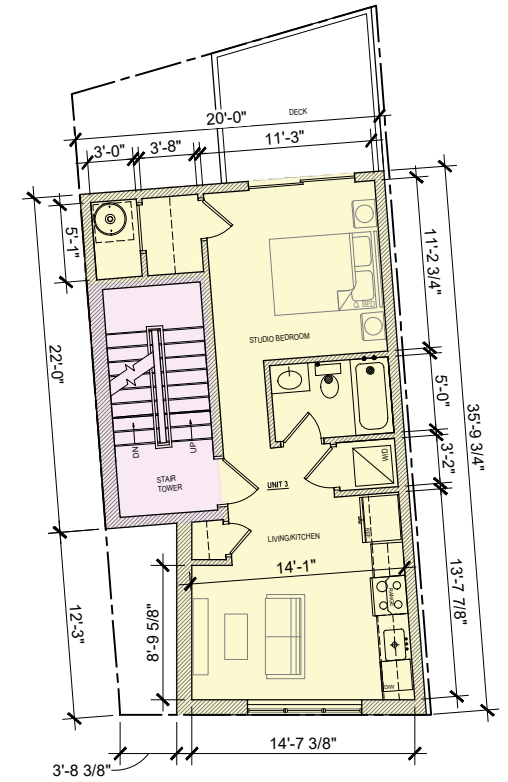
UNIT MATRIX - STUDIO OPTION		
UNIT 1	STUDIO	UNIT TOTAL
CELLAR	437.0 SF	437.0 SF
UNIT 2	STUDIO	UNIT TOTAL
FIRST FLOOR	524.0 SF	524.0 SF
UNIT 3	STUDIO	UNIT TOTAL
SECOND FLOOR	524.0 SF	524.0 SF
UNIT 4	STUDIO+OFFICE	UNIT TOTAL
THIRD FLOOR	580.0 SF	807.0 SF
MEZZANINE	162.0 SF	
PILOT HOUSE	65.0 SF	
COMMON AREA		UNIT TOTAL
CELLAR	104.0 SF	420.0 SF
FIRST FLOOR	124.0 SF	
SECOND FLOOR	124.0 SF	
THIRD FLOOR	68.0 SF	
PROJECT TOTALS		
TOTAL GSF		2712.0 SF
RENTABLE AREA	84.51%	2292.0 SF
COMMON AREA	15.49%	420.0 SF



CELLAR PLAN



FIRST FLOOR PLAN



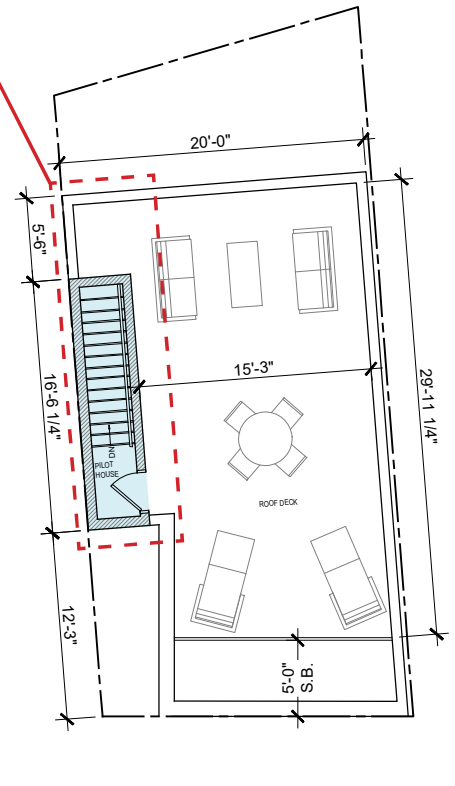
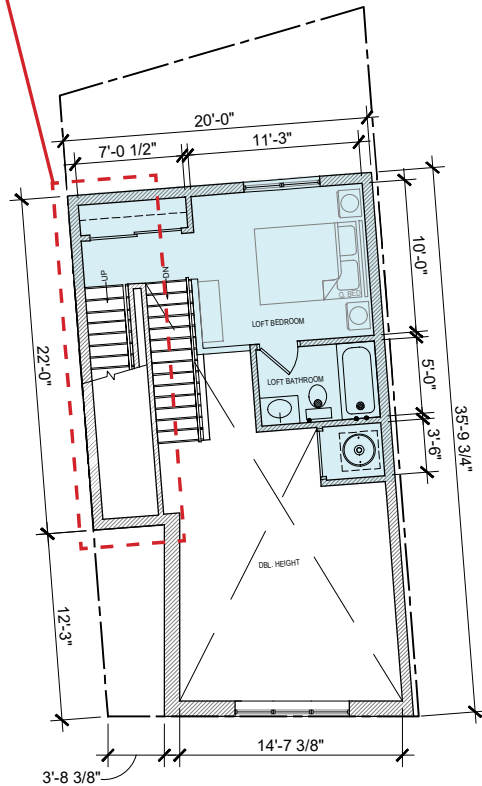
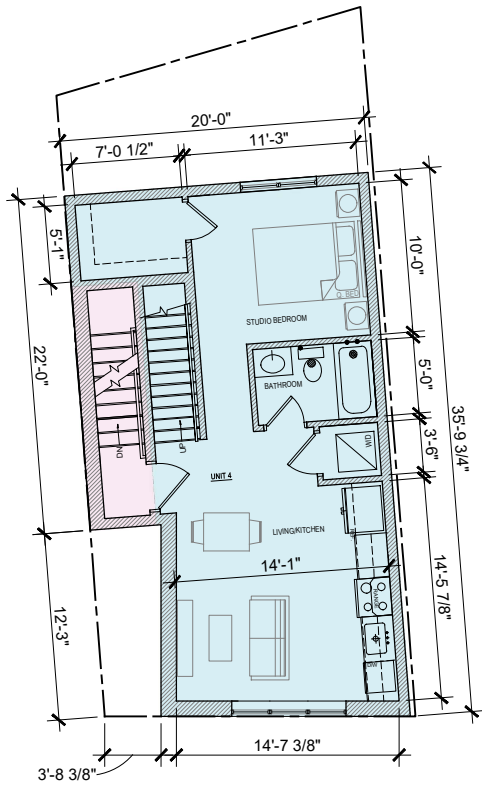
SECOND FLOOR PLAN

SCHEMATIC FLOOR PLANS



UNIT MATRIX - STUDIO OPTION		
UNIT 1	STUDIO	UNIT TOTAL
CELLAR	437.0 SF	437.0 SF
UNIT 2	STUDIO	UNIT TOTAL
FIRST FLOOR	524.0 SF	524.0 SF
UNIT 3	STUDIO	UNIT TOTAL
SECOND FLOOR	524.0 SF	524.0 SF
UNIT 4	STUDIO+OFFICE	UNIT TOTAL
THIRD FLOOR	580.0 SF	807.0 SF
MEZZANINE	162.0 SF	
PILOT HOUSE	65.0 SF	
COMMON AREA		UNIT TOTAL
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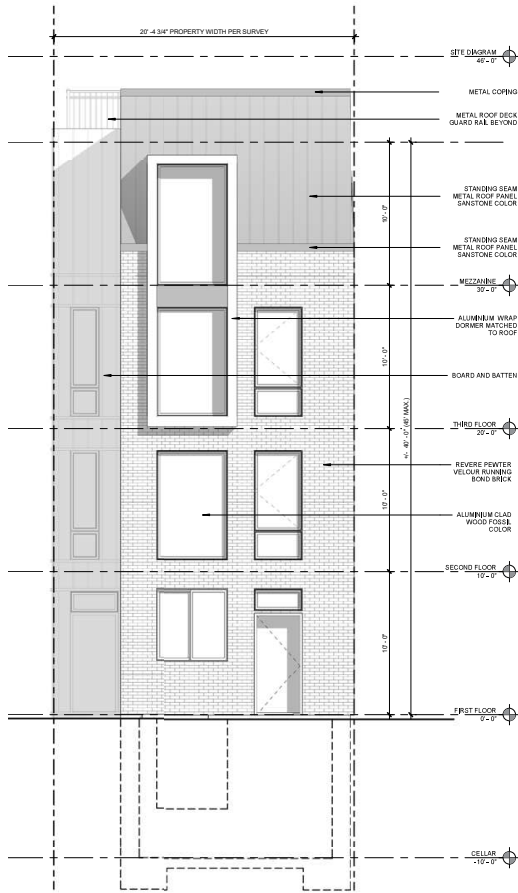
THIRD FLOOR PLAN

MEZZANINE PLAN

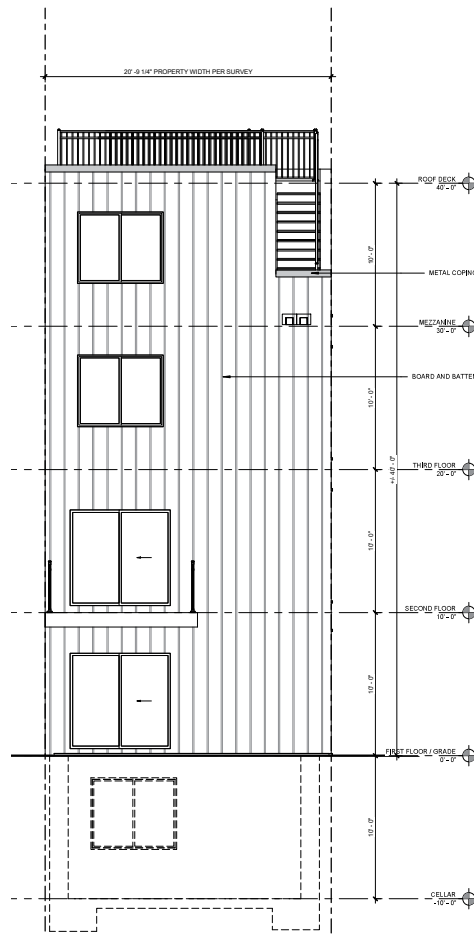
ROOF PLAN

SCHEMATIC FLOOR PLANS

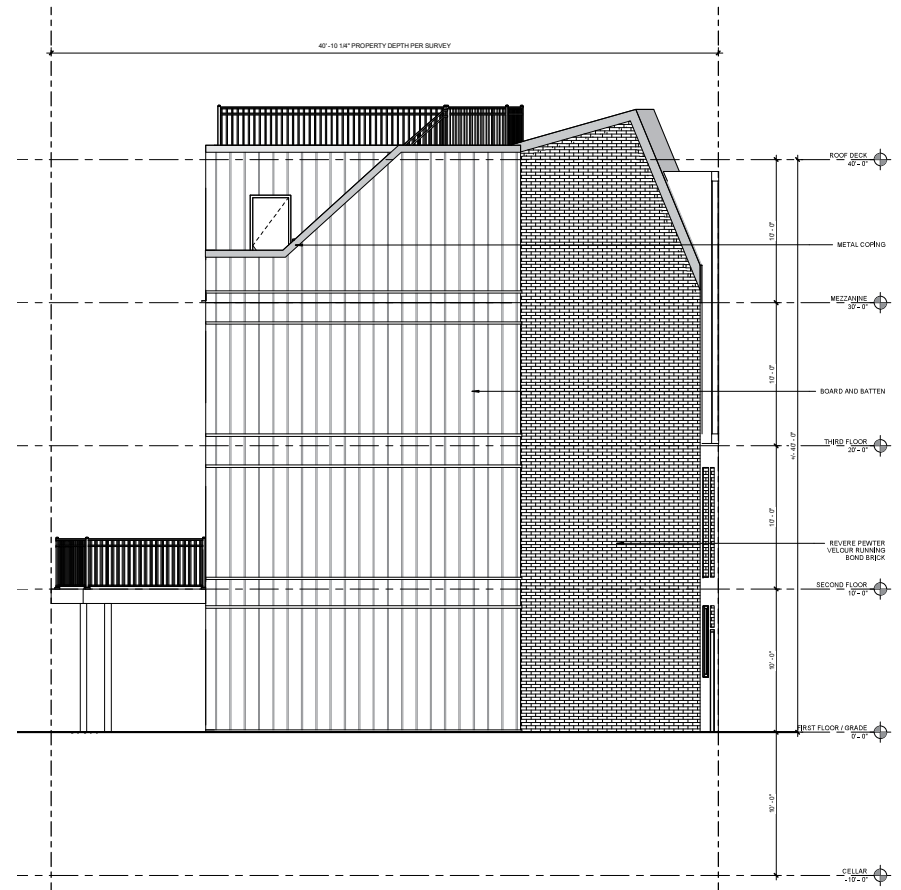




FRONT ELEVATION
(FROM FRONT ST.)



REAR ELEVATION
(FROM DELAWARE EXPRESSWAY)



SIDE ELEVATION
(LOOKING NORTH ON FRONT ST.)



PROPOSED ELEVATIONS



STREET VIEW NORTHWEST



RENDERINGS



PERSPECTIVE ELEVATION ON FRONT ST.



STREET VIEW WEST



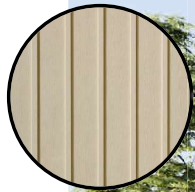
RENDERINGS



GABLE ROOF FORM



ALUMINUM WRAP DORMER
MATCHED TO ROOF



VERTICAL COMPOSITE SIDING
BOARD AND BATTEN
SAND COLOR



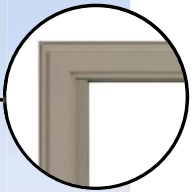
REVERE PEWTER VELOUR
RUNNING BOND BRICK



STANDING SEAM METAL
ROOF PANEL
SANDSTONE COLOR



REVERE PEWTER VELOUR
STACK BOND BRICK



ALUMINUM CLAD WOOD
FOSSIL COLOR



WOOD LOOK COMPOSITE DOOR
ONE PANEL SHAKER



PROPOSED EXTERIOR MATERIAL DIAGRAM



STREET VIEW NORTHWEST



PHOTO MERGE