

**ADDRESS: 248 N LAWRENCE ST**

Proposal: Construct 5-story condo building on vacant lot

Review Requested: Review and Comment

Owner: Gianni Pignetti

Applicant: Joseph Jancuska, j2a Architects

History: Vacant Lot

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**OVERVIEW:** This application proposes to construct a five-story condominium building with pilot house and roof deck on a vacant lot at 248 N. Lawrence Street in the Old City Historic District. This lot was vacant when the Old City Historic District was designated in 2003 and was classified as non-contributing. It is an undeveloped site. In cases such as this, the Architectural Committee and Historical Commission are entitled to “review and comment” jurisdiction only.

**SCOPE OF WORK:**

- Construct five-story condo building on vacant lot

**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 more compatible with the Old City Historic District if the primary façade color is changed from white to red to reflect the brick red in the area, the height of the front of the building is more in keeping with the neighboring historic building and another material instead of vinyl siding was chosen for the side elevations such as cement fiber board, brick veneer, or a dark stucco.

**STAFF RECOMMENDATION:** The staff comments that the proposed construction at 248 N. Lawrence Street should be revised as suggested to be compatible with the Old City Historic District, pursuant to Standard 9.



715 s. 3<sup>rd</sup> street Philadelphia, PA  
13 Farm Ave Wilmington, DE 19810

AUGUST 7, 2024

TO: Philadelphia Historic Commission  
Project location : 248 N. Lawrence Street. Philadelphia, PA  
Date: August 7, 2024  
Re: Design Review for new multi-story building

This letter serves as application and submission for the August design review meeting.

The following items as requested are provided.

1. Project address. 248 N. Lawrence Street Philadelphia, PA
2. Applicant name and contact information.  
**Joseph Jancuska R.A. j2a Architects**  
13 Farm Ave Wilmington, DE 19810  
[J2aarchitects@comcast.net](mailto:J2aarchitects@comcast.net)
3. Project description  
The site is currently a vacant lot zoned for multi family use  
The project is not phased and will be built as a single stand alone structure  
5 Story condo building, 5 unit, condo building with 5 separate users.
4. See attached zoning plan for photos of the property
5. See attached architectural plans
6. Requirements per section 6.7
  - 6.7a Application to Philadelphia historic committee made through this email.
  - 6.7b. The application serves as our cover letter
  - 6.7c. The lot is vacant and not historic documentation exist for this site.
  - 6.7d. This is a vacant lot, no demolition will occur.
  - 6.7e. See attached plans and elevations, to scale, for proposed work for new construction
  - 6.7f. No existing interior work will be part of this application. Location is a vacant lot
  - 6.7g. No items are to be replaced. This is a new build on a vacant lot
  - 6.7h. See attached manufacturers specifications for exterior materials attached
  - 6.7i. No claim for financial hardship

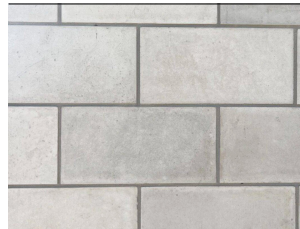
- 6.7j. No claim for financial hardship.
- 6.7k. No claim for necessity in the public interest

- 7. See following attachments for review
  - a. Zoning plan
  - b. Site and location photos
  - c. Proposed floor plans
  - d. Proposed elevations
  - e. Proposed building materials.

Thank you for your consideration in this review and look forward to meeting to further discuss this application.

Sincerely,

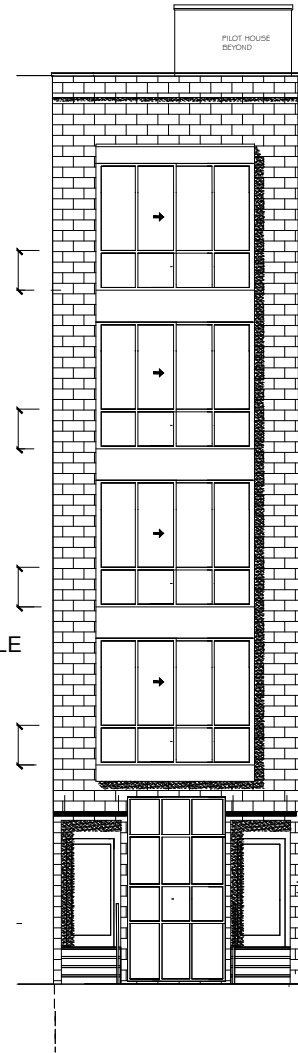
Joseph Jancuska R.A.



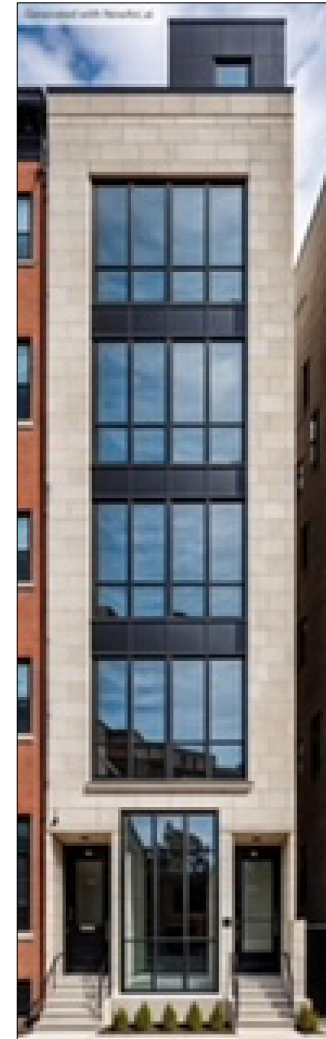
PROPOSED LIMESTONE VENEER



PROPOSED WINDOWS FRAME STYLE



PROPOSED FRONT ELEVATION



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Contractor shall sign drawings, electronically  
noted. Architect of any discrepancies. The  
contractor is responsible for selecting materials,  
labor processes and techniques of construction,  
materials, methods, and work with that of all work,  
satisfactory and workmanship manner, contractor  
and site visit to review of all on-site conditions  
prior to submittal of each.

REVISION  
NO DATE

DATE AUGUST 2, 2024  
SCALE AS NOTED  
PLOT  
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Project #  
Sheet No.

A2.3

**J2A**  
**ARCHITECTS**  
13 FARM AVE WILMINGTON DELAWARE 19810  
715 S. 3RD PHILADELPHIA, PA.  
302.373.6345

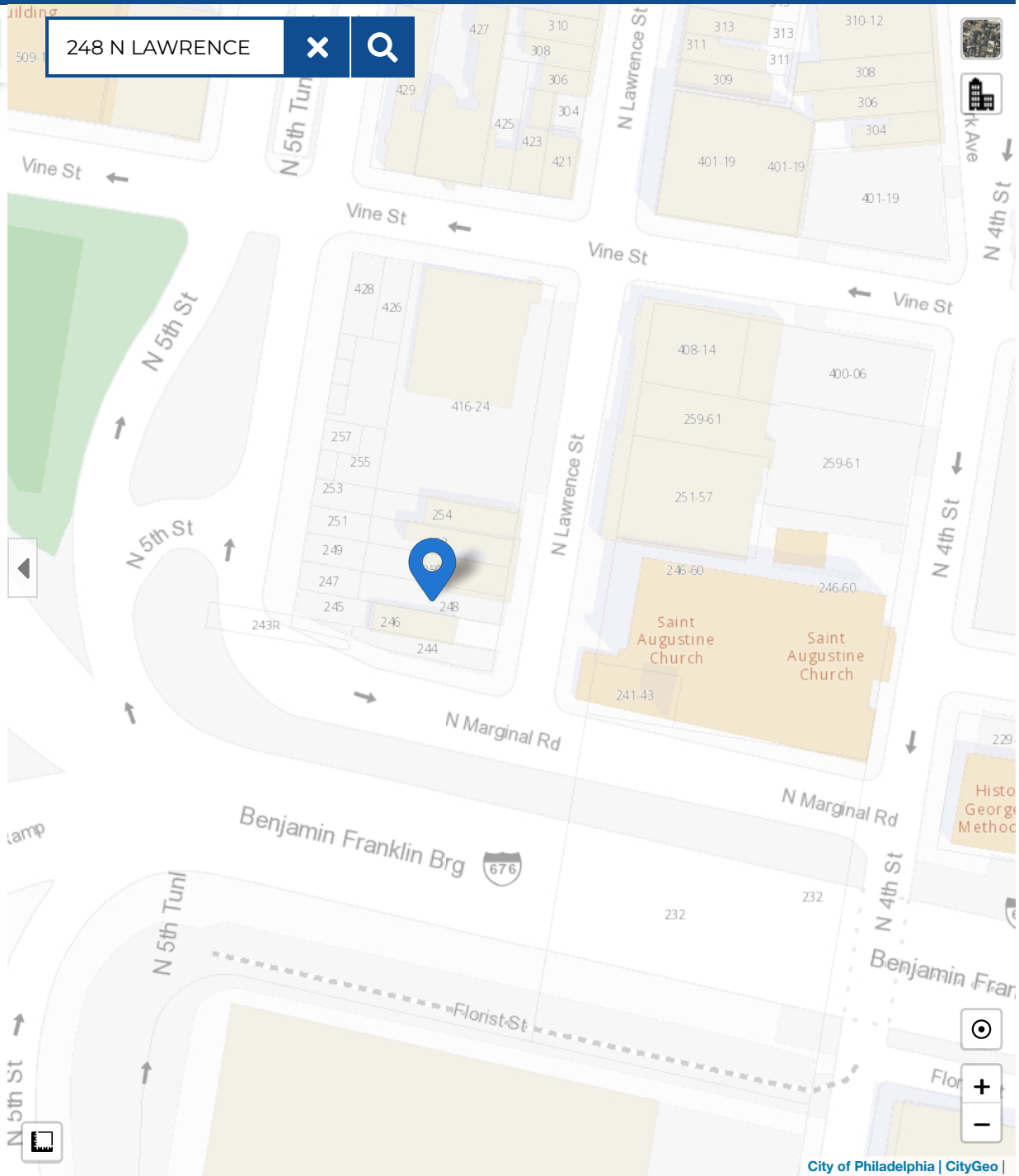


Filter:

248 N LAWRENCE



- Athletic Fields, Tracks, and Courts
- Big Belly Wastebaskets
- Bike Network
- Business Licenses
- Business Licenses - Food
- Business Permits - Signs
- Census Block Groups - 2010
- Census Tracts - 2010
- City Council Districts 2024
- City Limits
- Combined Sewer Service Area
- Commercial Corridors
- Community Compost Network Sites
- Complete Street Types
- Condom Distribution Sites
- Construction Permits - Building
- Construction Permits - Electrical
- Construction Permits - Mechanical
- Construction Permits - Plumbing





# Location of 248 N. Lawrence Street lot







248

N





Z





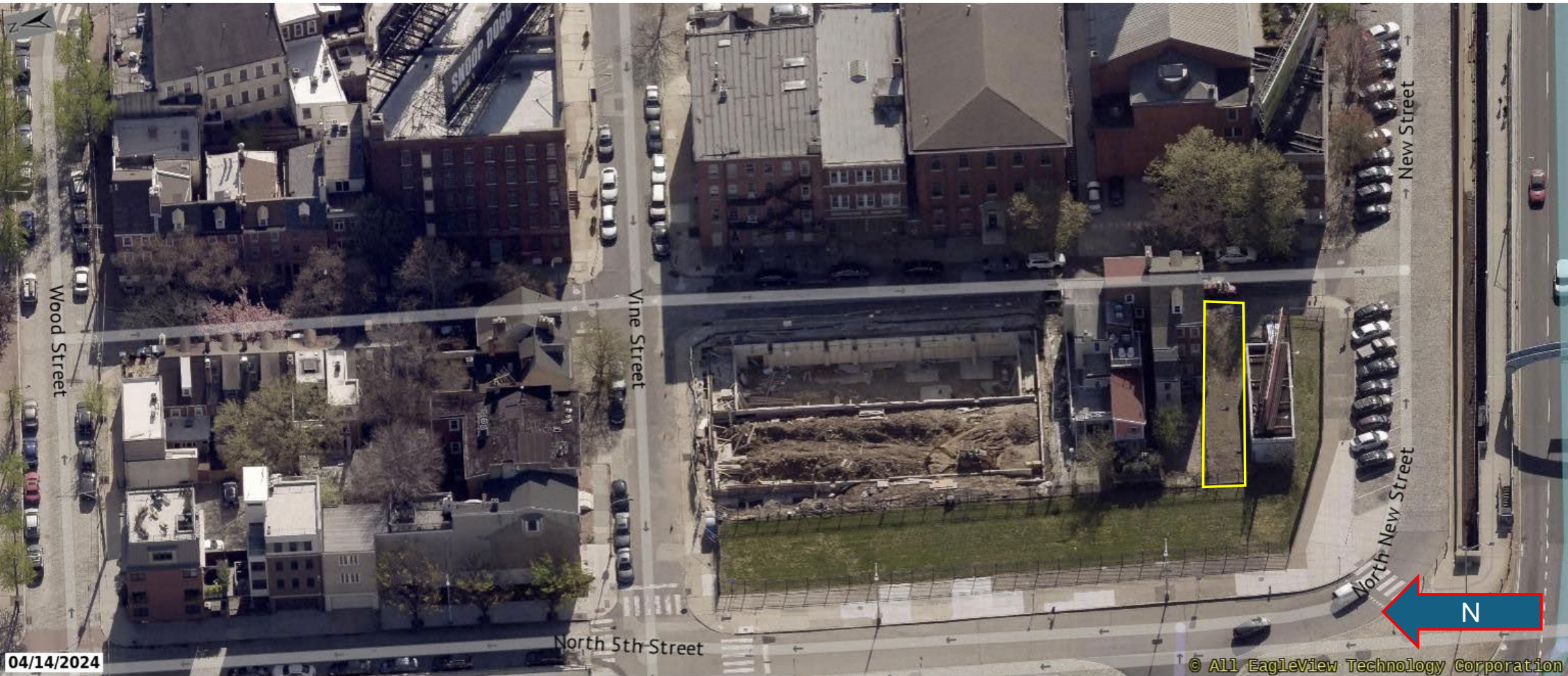
04/14/2024

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North Lawrence Street





View from rear of lot



**ZONING PLAN**

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NO DATE

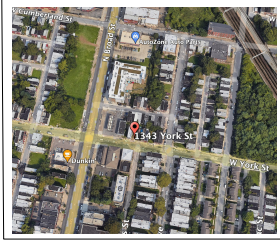
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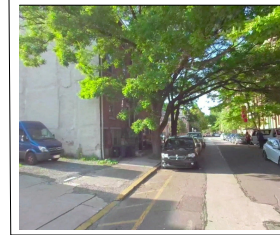
**Z-1**



Location Map



Street View South



Street View North

**ZONING SUMMARY**

Zoning District	CMX-3
Existing Use: Vacant lot	
Proposed Use	5 RESIDENTIAL UNITS
<b>Zoning Requirements</b>	
Lot building coverage	75%
Lot area	1531.25
Front Yard	N/A
Side Yard	N/A
Rear Yard	N/A
Allowable building hgt base code	N/A
Actual lot size	1531.25 sq ft

**OVERLAY DISTRICT CONTROLS**

CC Commercial District control area	N/A
CC Residential District control area	N/A
Old City Residential supplemental use controls	Actual hgt 65'
CC Vine street Area (Sign controls)	N/A
CC Old City Residential area	N/A
CC Old City Residential Controls	N/A
NIS Narcotics injection site	N/A

Existing Use: Vacant lot  
Proposed Use: 5 UNIT Residential Building

**PARKING**

Parking bonus for bike storage	0 Provided
Bicycle space (ground level interior)	15 Provided

Open area required 25%	1531.25 lot size x .25	382.8 sq ft required
Occupied area Max. 75%		1148.4 sq ft max. allowed
Rear yard required		0 ft
Front yard required		0 ft
Lot width		N/A
Gross Floor area allowed		500% lot area 7,656.25 sq ft
Occupied area of lot 75%		716 sq ft

Basement Area	1148.4 sq.ft.
1st Floor Area	1148.4 sq.ft.
2nd Floor Area	1148.4 sq.ft.
3rd Floor area	1148.4 sq.ft.
4th Floor Area	1148.4 sq.ft.
5th Floor Area	1148.4 sq.ft.
Roof Deck area + Pilot House	765.0 sq.ft.
<b>TOTAL AREA</b>	<b>7,656.0 sq.ft.</b>

1. DEVELOPER OWNER WILL COMPLY WITH ALL PHILADELPHIA REGULATIONS PERTAINING TO PROPER ABANDONMENT AND/OR REPAIR OF WATER SERVICE LINES AND SEWER LATERALS PRIOR TO ABANDONMENT AND/OR WATER DISCONT. FINANCE MUST BE PROVIDED UPON REQUEST. OWNER TO BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE OF ALL WATER AND SEWER SERVICES.
2. THERE WILL BE NO PROPOSED UTILITY EASEMENT
3. THERE WILL BE NO PROPOSED CRANE
4. THERE WILL BE NO PROPOSED STOCK PILE
5. THERE WILL BE NO PROPOSED CONSTRUCTION SITE ENTRANCE

REGISTERED COMMUNITY ORGANIZATION  
FRANKLIN BRIDGE NORTH NEIGHBORHOOD INC  
PLANNING DISTRICT: CENTRAL

**General Notes**

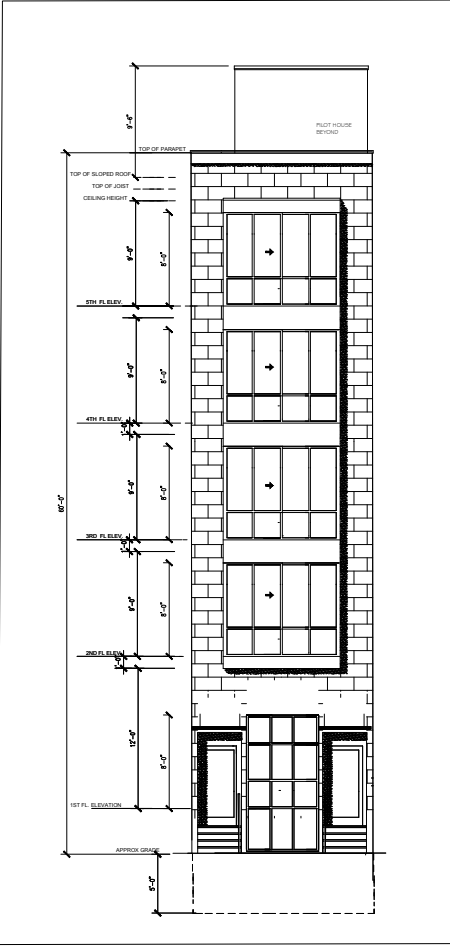
PA ONE 800-242-1776 CALL REQUIRED 3 DAYS PRIOR  
SERIAL NO. 22024 246 1826

**Zoning Plan** 248 N. LAWRENCE ST  
Philadelphia, PA

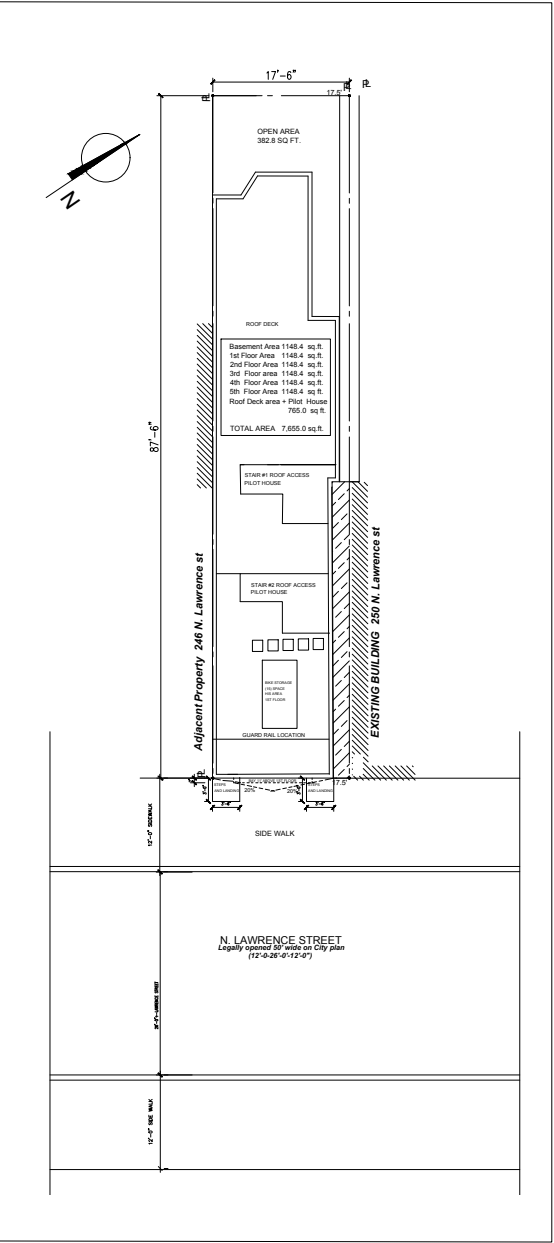
**j2a ARCHITECTS LLC**  
Contact: 302 373 6345 Design Professional Contact Joseph Jancuska

**owner:** Grand Capitol LLC  
Barry Hoffman

ISSUED FOR ZONING	SCALE 0 5' 10' 15' 20'	Submission date August 3, 2024
CHECKED BY		DRAWING NO. Z-1
PROJECT NO. Z-2024-1-248		



Building Elevation Scale 3/16" = 1'-0"



Zoning Site Plan Scale 1/8" = 1'-0"

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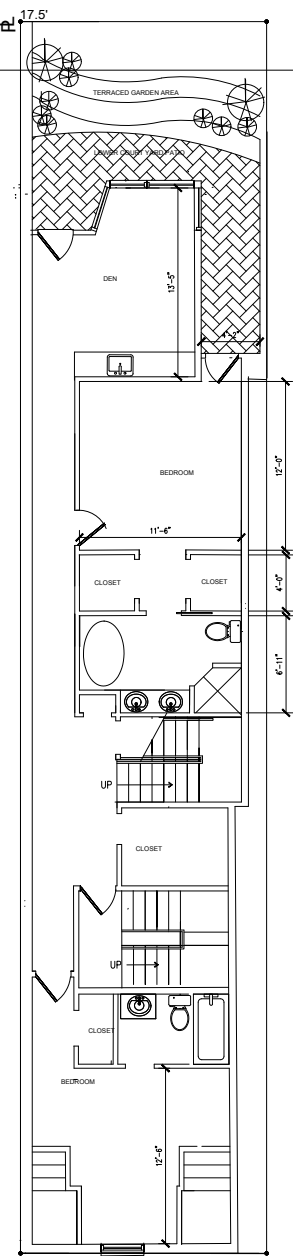
The contractor is responsible for confirming and correcting all quantities and dimensions, contractor shall obtain necessary, professionally sealed and stamped, engineering, architectural and mechanical permits, specifications for work with full of all other rules, and performing the work in a satisfactory and workmanlike manner, contractor and shall hold in force of all other conditions prior to submittal of bids.

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NO	DATE

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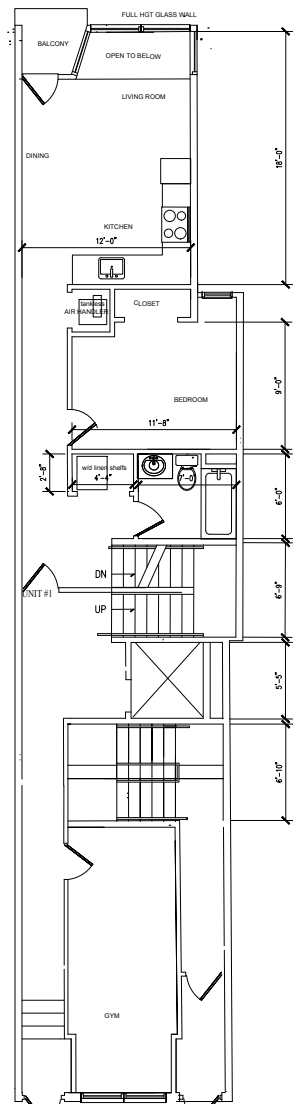
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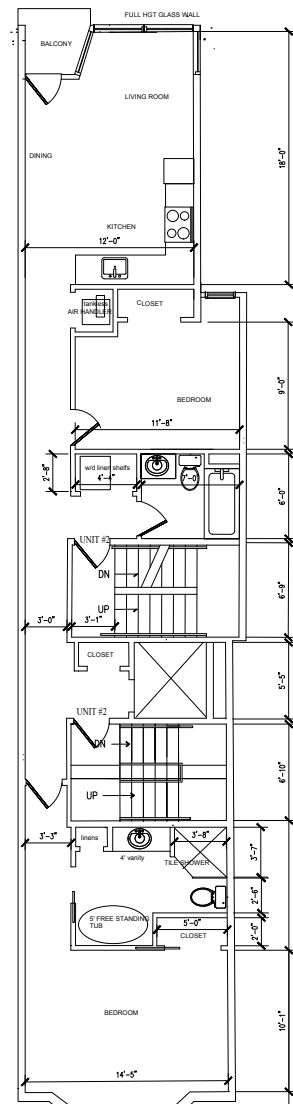
UNIT 1 BASEMENT LEVEL  
 Scale 1/4" = 1'-0"

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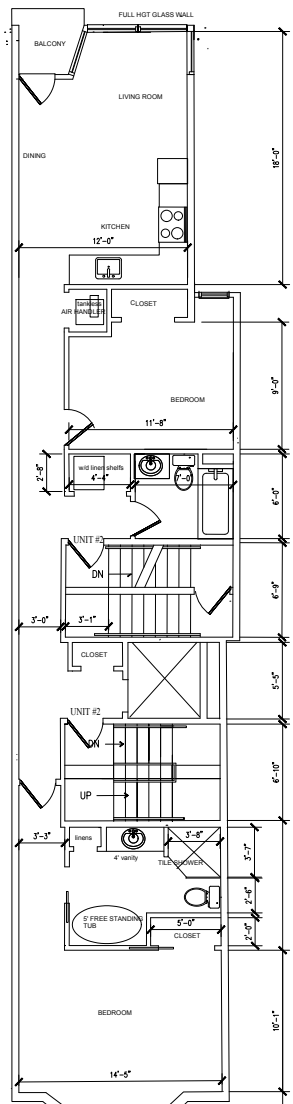
1ST FL UNIT 2 BED 2.5 BATH /DEN/OFFICE  
 Scale 1/4" = 1'-0"



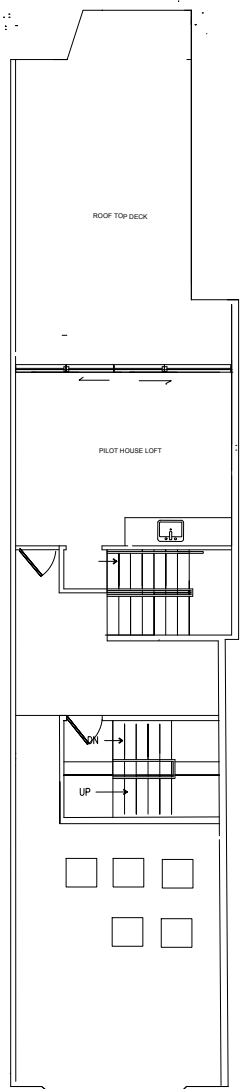
UNIT 1 1ST FL LEVEL  
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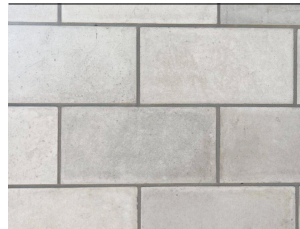
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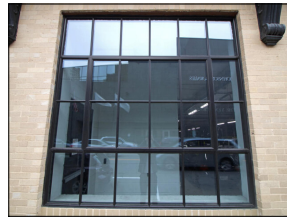
2BEDROOM UNIT LEVEL 5  
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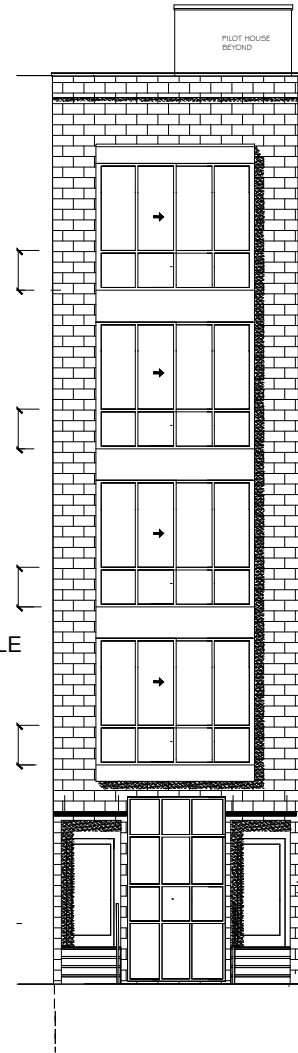
LEVEL 5 ROOF TOP  
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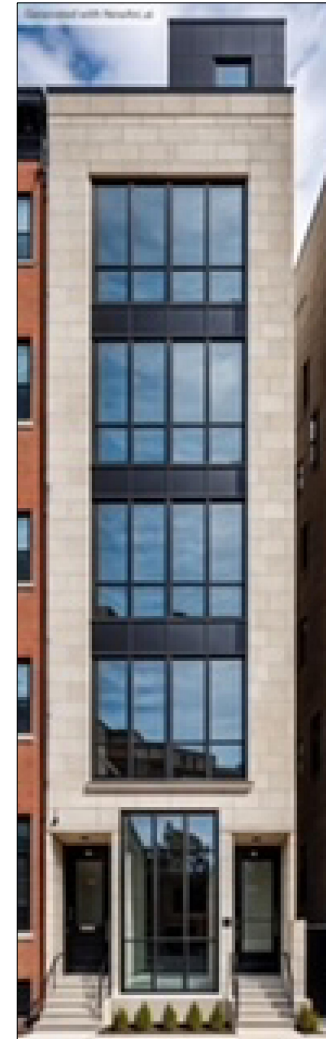
PROPOSED LIMESTONE VENEER



PROPOSED WINDOWS FRAME STYLE



PROPOSED FRONT ELEVATION



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materials, methods to work with that of all work,  
satisfactory and workmanlike manner, contractor  
and site shall be aware of all on-site conditions  
prior to submittal of bids.

REVISION  
NO DATE

DATE AUGUST 2, 2024  
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Philadelphia, Pa



J20 ARCHITECTS  
13 FARM AVE WILMINGTON DELAWARE 19810  
715 S. 3RD. PHILADELPHIA, PA  
302.373.6345

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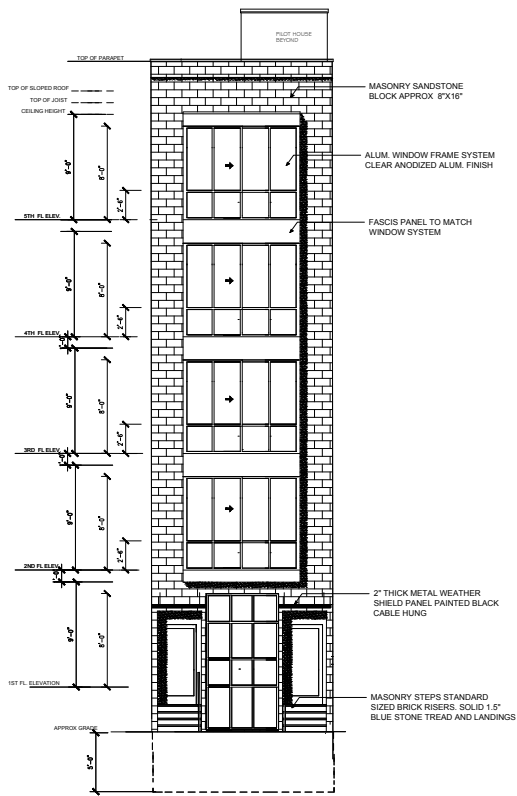
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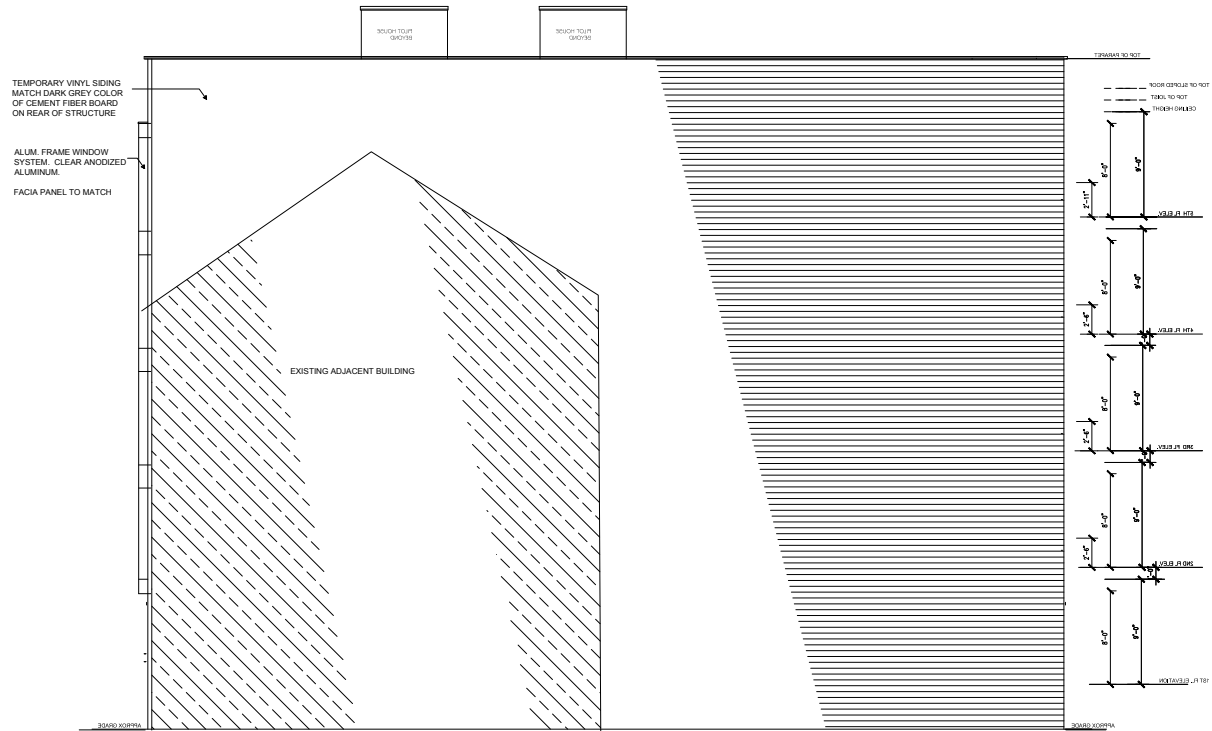


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FRONT ELEVATION F1  
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SIDE ELEVATION  
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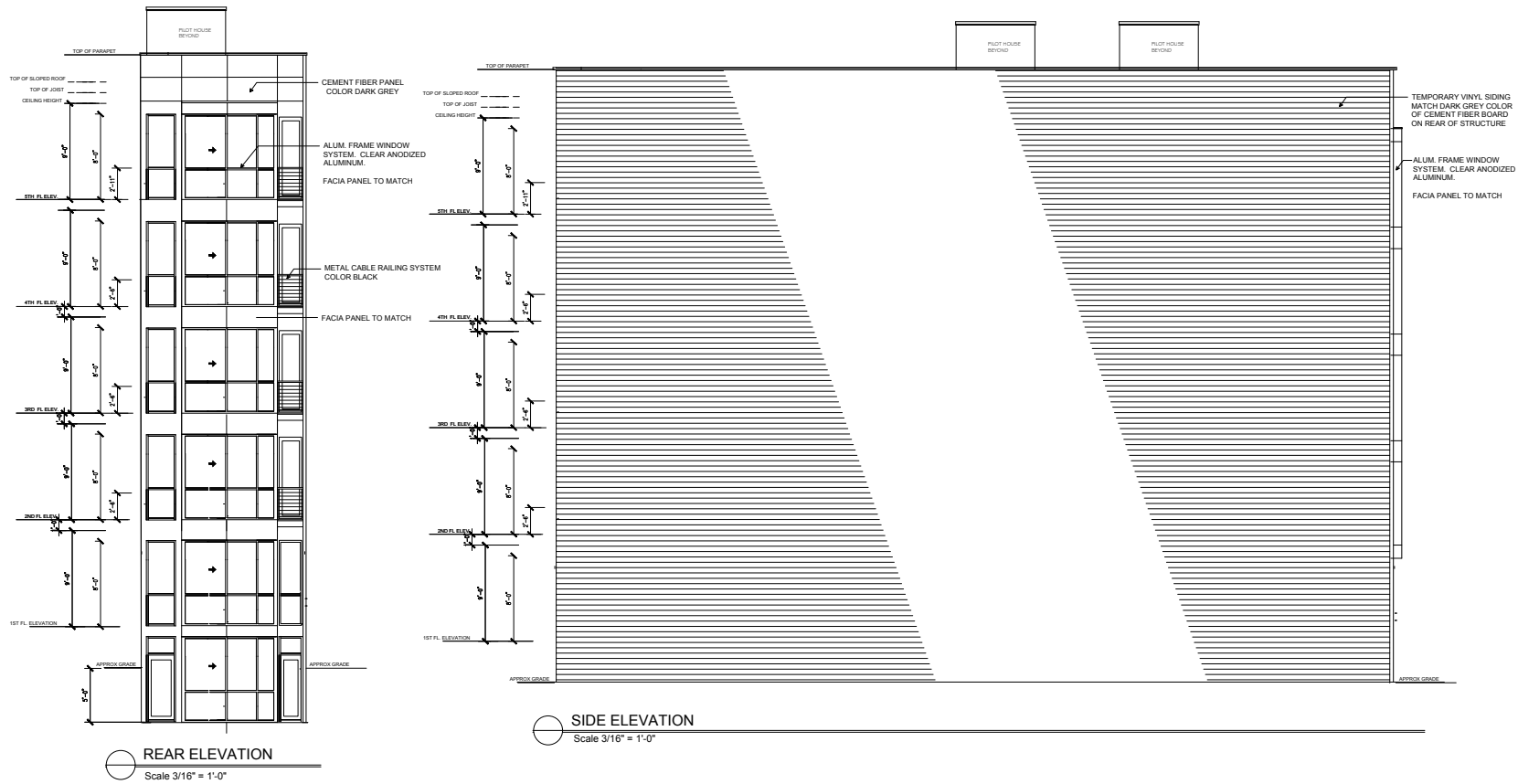
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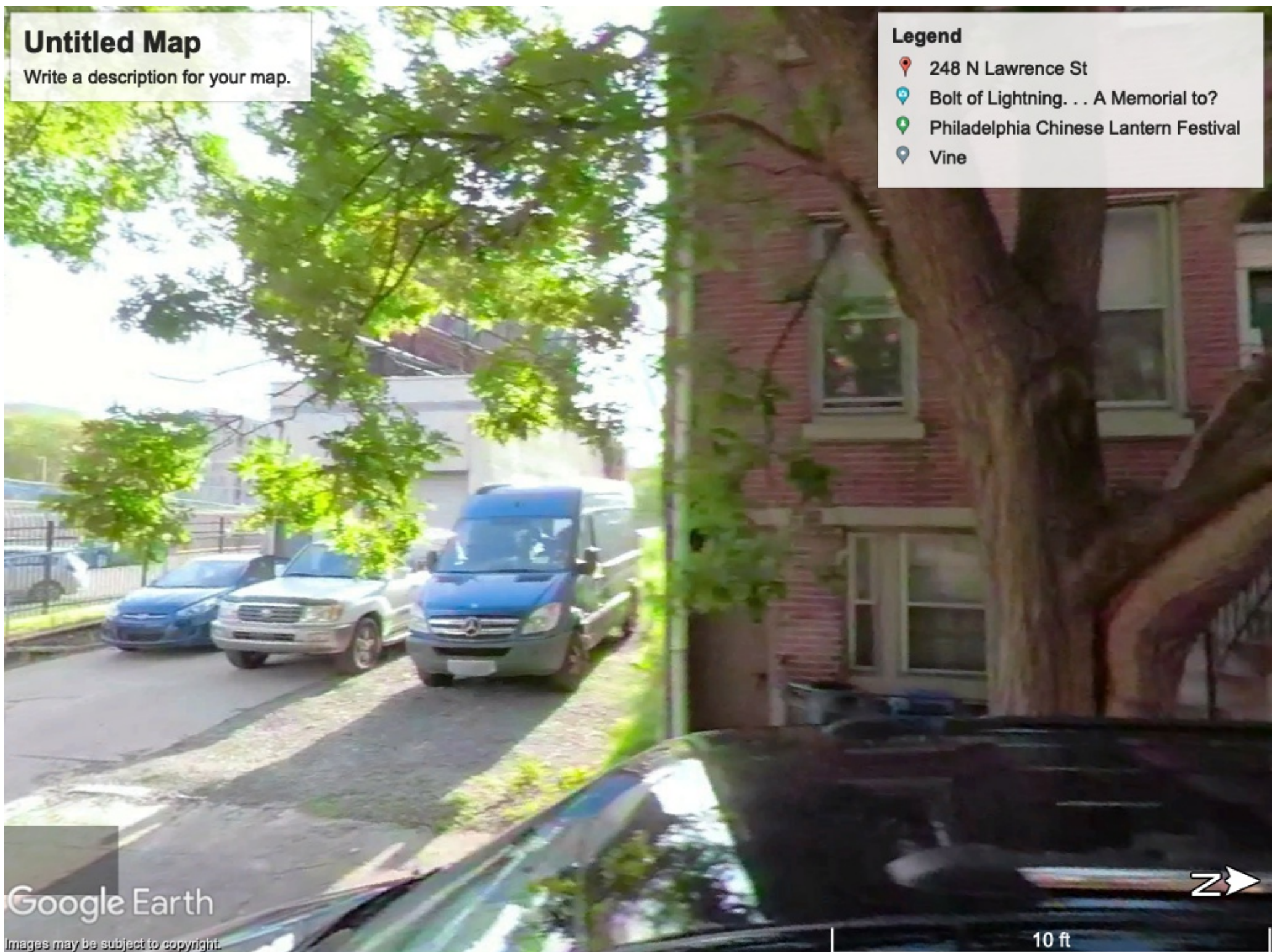
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# Untitled Map

Write a description for your map.

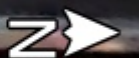
## Legend

-  248 N Lawrence St
-  Bolt of Lightning. . . A Memorial to?
-  Philadelphia Chinese Lantern Festival
-  Vine



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10 ft



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9.08 ft









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