

ADDRESS: 301-03 N FRONT ST

Proposal: Demolish structure; construct building

Review Requested: Review in Concept

Owner: Andrew Sacksteder

Applicant: Mark Wallace, Kore Design Architecture

History: 1997

Individual Designation: None

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

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to demolish a 1½-story non-contributing building in the Old City Historic District and construct a four-story-plus-basement structure containing two single-family dwellings. The proposed structure would have three basement level parking spaces along with a roof deck and pilot house. The property at 301-03 N. Front Street is located along the north side of Vine Street between N. Front Street on the west, and N. Water Street on the east. Across N. Water Street from the property is a large vacant lot where a 26-story mixed-use building is being built. That project that was approved by the Historical Commission in October 2021. The properties directly adjacent to and north of 301-03 N. Front Street are contributing properties to the Old City Historic District.

SCOPE OF WORK:

- Demolish non-contributing structure
- Construct four-story structure with basement and roof deck

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.*
 - Trex cladding and faux wood are not compatible new materials in the Old City Historic District.
 - The design of the N. Water Street façade with the variation in material textures and colors may not preserve the integrity of the historic environment.

STAFF RECOMMENDATION: The staff recommends approval in concept of the demolition of the non-contributing structure and construction of a four-story building, provided the cladding materials and design details are revised to be more compatible with the surrounding historic district, pursuant to Standard 9.



Kore Design Architecture

Contact: Mark G. Wallace, RA

1829 Cardinal Lake Dr.

Cherry Hill, NJ 08003

Tel: (570) 267-5630

October 4th, 2024

Attention: Philadelphia Historic Commission Staff

Reference: **301-03 N Front St., Philadelphia, PA 19106**

Current Owner: Andrew Sacksteder 245-514-6740

Developer: Design Pro Development, Logan Kramer, 610.463.4866; 1516 N 5th St., Ste 507, Philadelphia, PA 19122; logan@designprodev.com

Architect: Mark G. Wallace, RA mwallace@koredesign.com ; KORE Design Architecture; Matt Elson melson@koredesign.com;

This submission is being made for preliminary review and guidance from the Philadelphia Historic Commission. The project intends to obtain a zoning variance for height and lot coverage, and therefore seeks preliminary review & input from PHC prior to the required presentations & reviews with the Registered Community Organization(s). An additional submission will be made to PHC for a final formal review as part of the building permit application process.

Development is being proposed on 301-03 N. Front St., a non-contributing property within the Old City Historic District. The existing structure is a 1-story structure above a basement garage level, which has garage doors opening to grade along N. Water St. on the east side of the property, & steps and a ramp up to the first floor from the sidewalk of N. Front St. on the west. The south wall is partially along Vine St., and curves northward from the Vine St / N. Water Street intersection to meet the frontages along N. Front Street. The structure was built in 1990 and currently stands vacant, but was most recently used by the Philadelphia Yacht Club. It is a one-story, two bay, stucco clad building with flat roof.

The proposed scope of work is complete demolition of the existing structure, and the erection of a new 4-story plus basement structure to contain two single-family dwellings & three basement level parking spaces.

Please refer to the accompanying drawings for additional information regarding the proposed structure.

Please let me know if you have additional questions. Email or call me directly at 215.279.8866.

Thank you,

Mark G. Wallace, RA



IMAGE 1 - (1919) VIEW LOOKING SOUTH DOWN N. FRONT STREET

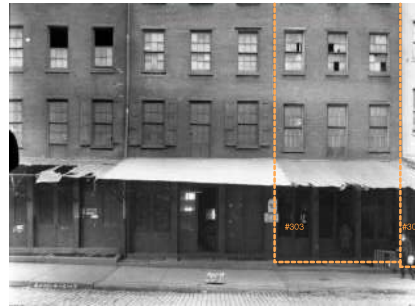


IMAGE 2 - (1919) FACADES ALONG N. FRONT STREET

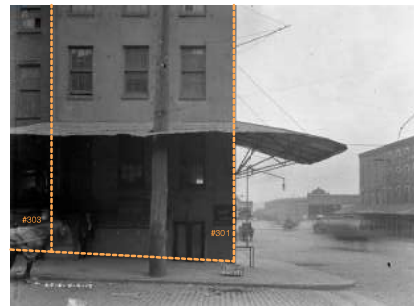


IMAGE 3 - (1919) FACADES ALONG N. FRONT STREET



MAP - (1919)



IMAGE 4 - (1959) FACADES ALONG N. WATER STREET

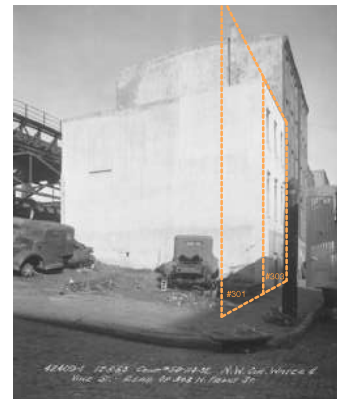


IMAGE 5 - (1959) VIEW NORTHWARD FROM VINE STREET



MAP - (1942)



IMAGE 6 - (2024) VIEW OF N. FRONT STREET FACADES



IMAGE 7 - (2024) VIEW NORTHWARD FROM VINE STREET



IMAGE 8 - (2024) VIEW NORTHWARD UP N. WATER STREET



IMAGE 9 - (2024) VIEW OF N. WATER STREET FACADES

SINGLE-FAMILY-BUILDING LOT DATA		
PARCEL ID NO.	RECORDED	PROPOSED EGRESS
LOT AREA	1,800 SQ. FT.	2,500 SQ. FT. (MAX)
LOT WIDTH	18.00 FT.	20.00 FT. (MIN)
COULDER WIDE CORNER	0.00 FT. (MIN)	1.00 FT. (MIN)
OPEN AREA CORNER	0.00 FT. (MIN)	1.00 FT. (MIN)
FRONT YARD	0.00 FT.	5.00 FT.
BACK YARD	0.00 FT.	5.00 FT.
SIDE YARD	0.00 FT.	5.00 FT.
REAR YARD W/AREA	0.00 FT.	5.00 FT.
REAR YARD W/O AREA	0.00 FT.	5.00 FT.
STREET TREES	NOT REQUIRED	NOT REQUIRED

PROPOSED BUILDING INFORMATION

TYPE OF USE: RESIDENTIAL

NUMBER OF FLOORS: 2

NUMBER OF UNITS: 2

NUMBER OF PARKING SPACES: 2

NUMBER OF STAIRS: 2

NUMBER OF ELEVATORS: 0

NUMBER OF GARAGES: 0

NUMBER OF DRIVEWAYS: 0

NUMBER OF PORCHES: 0

NUMBER OF TERRACES: 0

NUMBER OF BALCONIES: 0

NUMBER OF PATIOS: 0

NUMBER OF DECKS: 0

NUMBER OF POOLS: 0

NUMBER OF HOT TUBS: 0

NUMBER OF SAUNAS: 0

NUMBER OF GYMNASIUMS: 0

NUMBER OF CLUBHOUSES: 0

NUMBER OF THEATERS: 0

NUMBER OF RESTAURANTS: 0

NUMBER OF BARS: 0

NUMBER OF NIGHTCLUBS: 0

NUMBER OF GAMING AREAS: 0

NUMBER OF OFFICES: 0

NUMBER OF STORES: 0

NUMBER OF RESTAURANTS: 0

NUMBER OF BARS: 0

NUMBER OF NIGHTCLUBS: 0

NUMBER OF GAMING AREAS: 0

NUMBER OF OFFICES: 0

NUMBER OF STORES: 0

OVERLAYS

UTR CENTER CITY OVERLAY DISTRICT

UNIVERSITY CITY OVERLAY DISTRICT

ODD-CENTRAL DELAWARE HEIGHTS OVERLAY DISTRICT

UNIVERSITY CITY OVERLAY DISTRICT

UNIVERSITY CITY OVERLAY DISTRICT

UNIVERSITY CITY OVERLAY DISTRICT

GENERAL NOTES

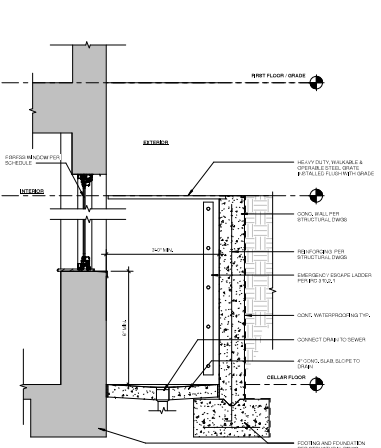
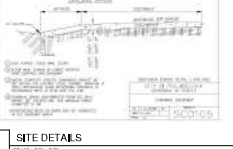
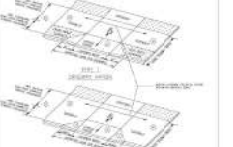
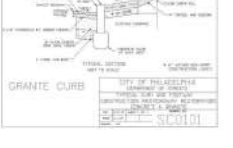
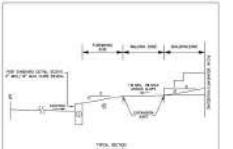
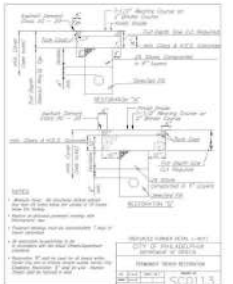
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2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHILADELPHIA AND THE APPROPRIATE AGENCIES.

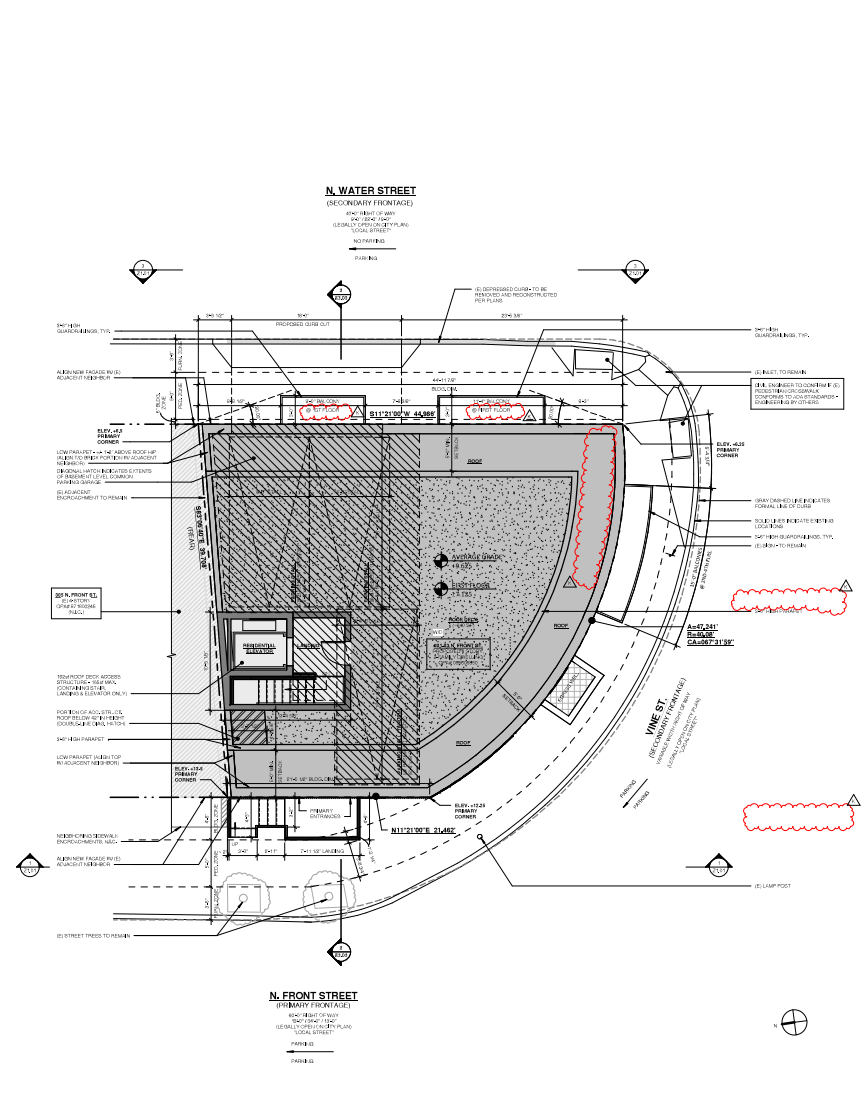
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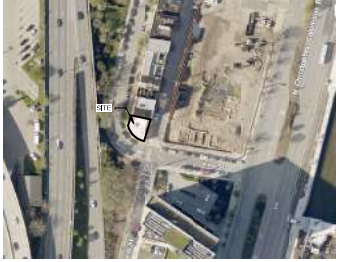
5. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PHILADELPHIA AND THE APPROPRIATE AGENCIES.



1 EGRESS WINDOW WELL DETAIL - ZONING
SCALE: 1/4" = 1'-0"



5 ZONING PLAN
SCALE: 1/8" = 1'-0"



2 LOCATION PLAN
SCALE: 1" = 100'



9 LOCATION PLAN
SCALE: 1" = 200'



N. FRONT STREET - VIEW 1



N. FRONT STREET - VIEW 2



VINE ST. - VIEW 1



VINE ST. - VIEW 2



MARK GEORGE WALLACE
REGISTERED ARCHITECT

PHILADELPHIA, PENNSYLVANIA

303-03 N. FRONT ST.
PHILADELPHIA, PENNSYLVANIA

NO. DESCRIPTION DATE
1. PRELIMINARY 10/20/2023
2. PRELIMINARY 10/20/2023
3. PRELIMINARY 10/20/2023

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CHECKED BY: JMC
DATE: 10/20/2023

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DATE: 10/20/2023

21.00



KORE

ARCHITECTURAL
MARK GEORGE WALLACE
REGISTERED ARCHITECT



PHILADELPHIA, PENNSYLVANIA

PROJECT

303-03 N. FRONT ST.
PHILADELPHIA, PA 19106

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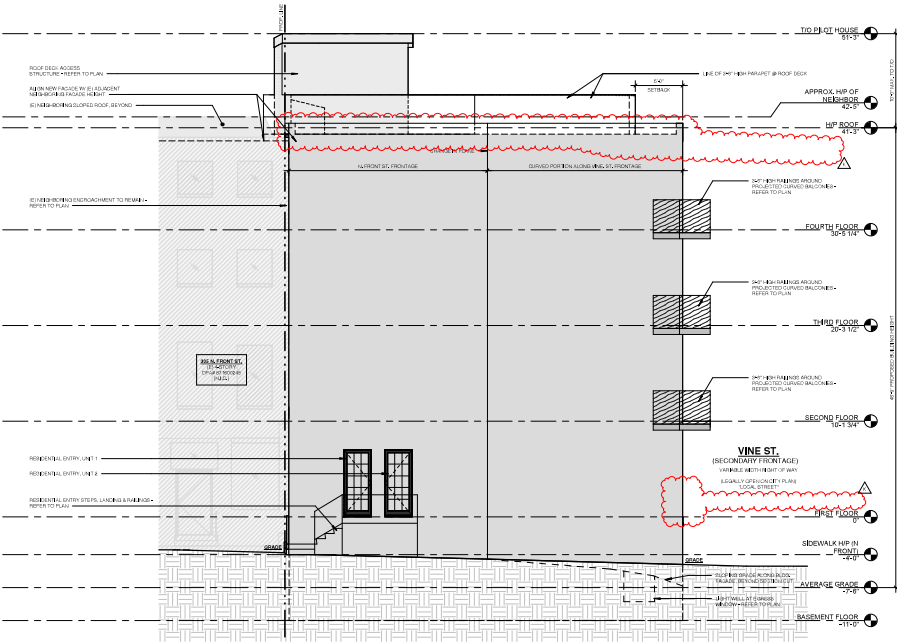
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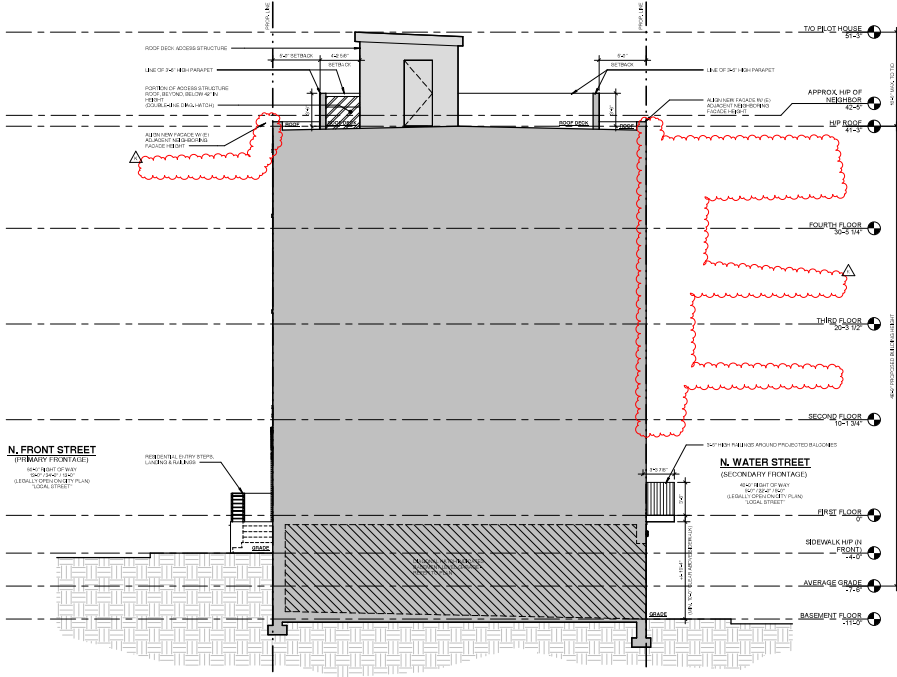
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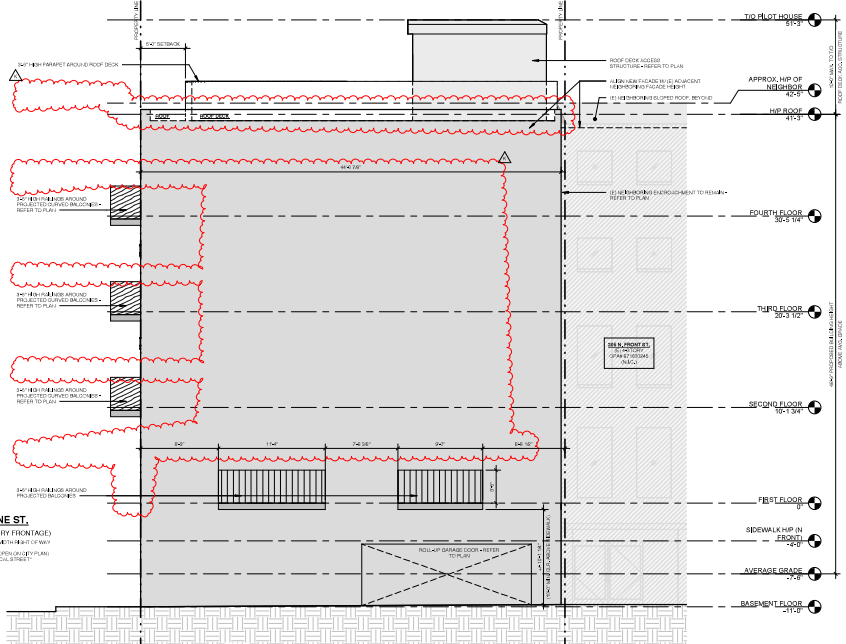
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1 ZONING ELEVATION - N. FRONT ST



2 ZONING SECTION



3 ZONING ELEVATION - N. WATER, ST

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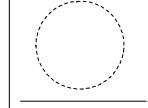
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UNIT MATRIX - 24_0624		
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102	1/1	1,010 SF



KORE
 1000 N. MARKET ST. PHILADELPHIA, PA 19106
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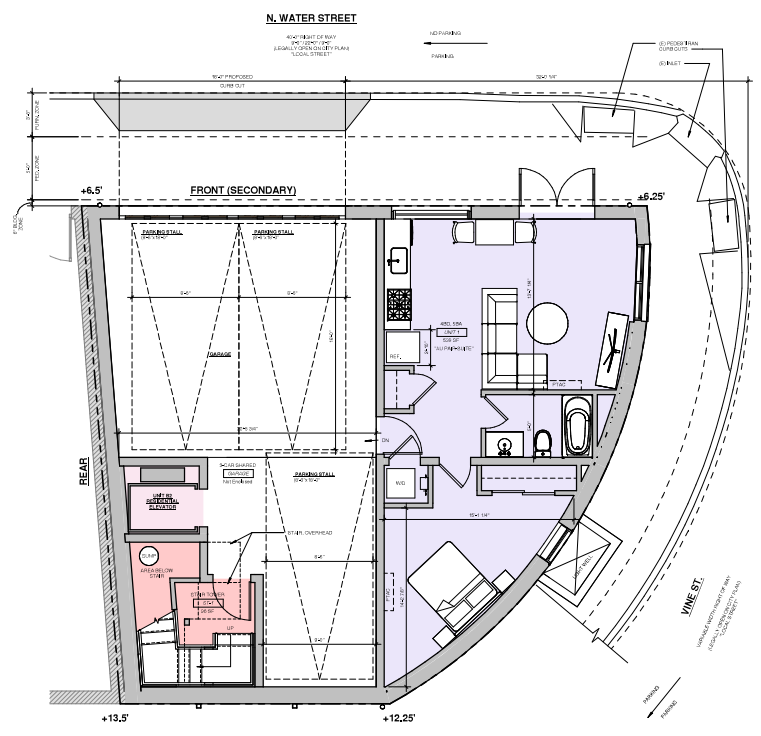
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303-03 N. FRONT ST.
 PHILADELPHIA, PA 19106

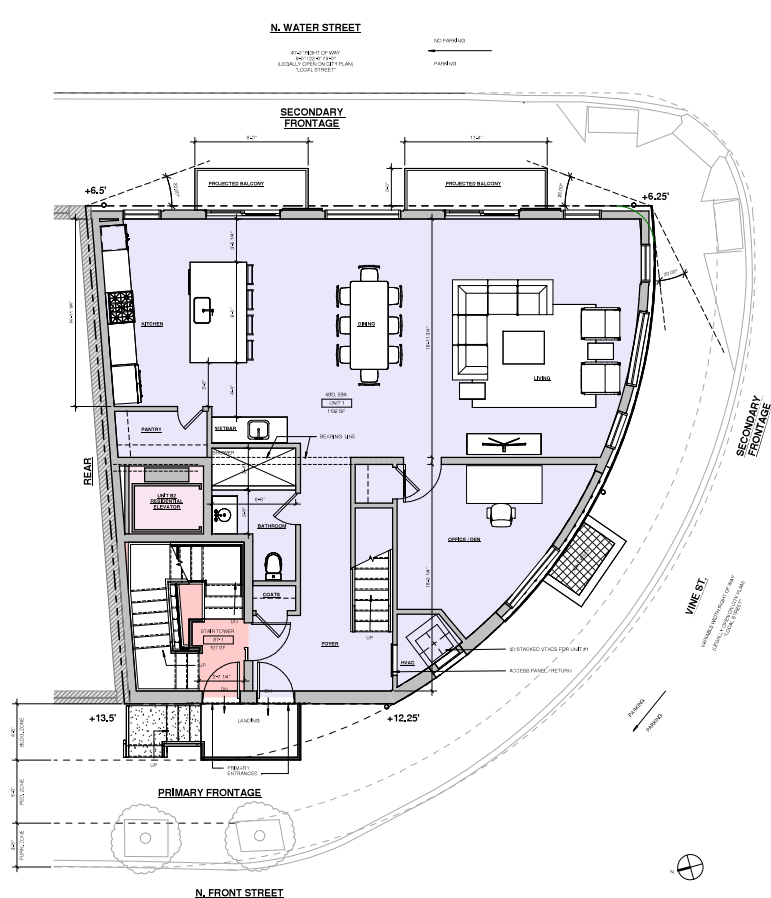
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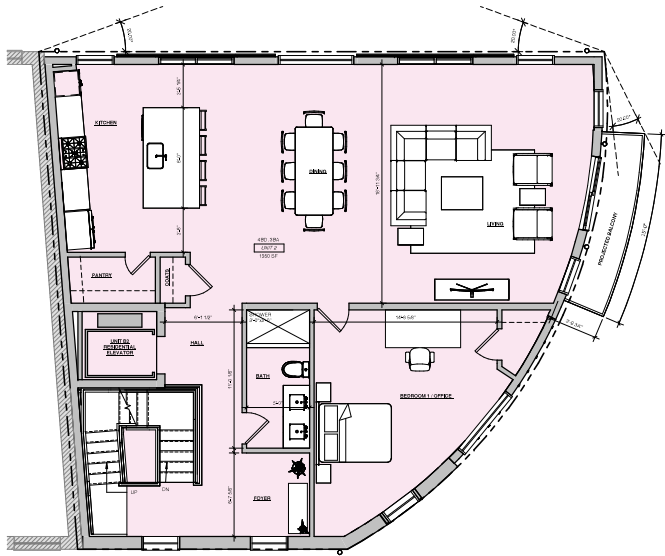
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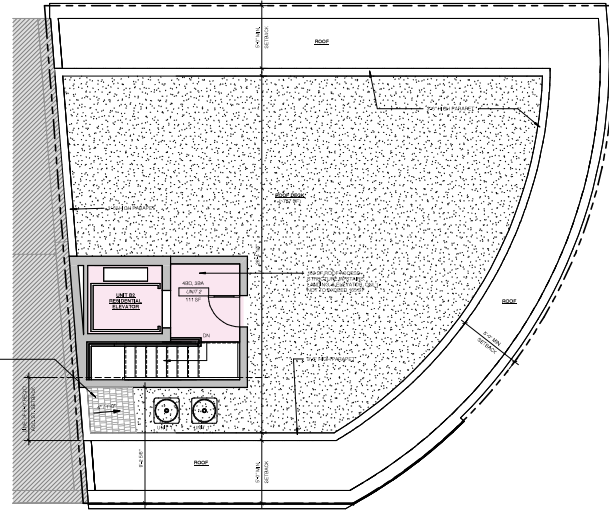
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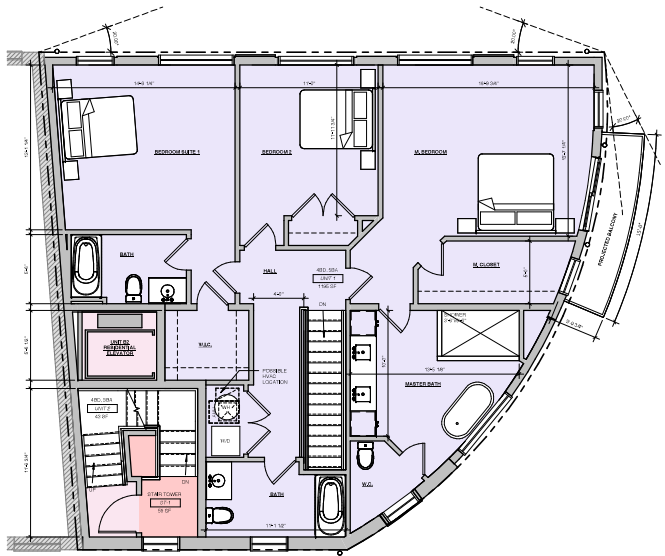
2 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



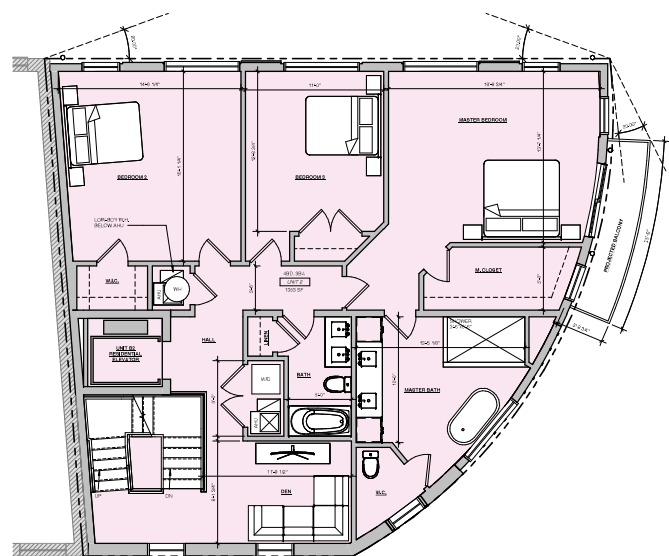
3 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

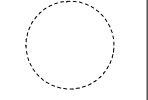


2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT MATRIX - 24_0624		
UNIT NUMBER	#BED. #BATH	AREA
201	1/1	1,100 SF
202	1/1	1,100 SF
203	1/1	1,100 SF
204	1/1	1,100 SF
205	1/1	1,100 SF
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212	1/1	1,100 SF
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214	1/1	1,100 SF
215	1/1	1,100 SF
216	1/1	1,100 SF
217	1/1	1,100 SF
218	1/1	1,100 SF
219	1/1	1,100 SF
220	1/1	1,100 SF



PROJECT: MARK GEORGE WALLACE
REGISTERED ARCHITECT



PROJECT

303-03 N. FRONT ST.
PHILADELPHIA, PA 19106

REVISIONS	

DATE: 08/20/2024
DRAWN BY: WJG
SCALE: 1/8" = 1'-0"
SHEET NO.

A1.01











3 VINE STREET ELEVATION
 SCALE: 1/8" = 1'-0"

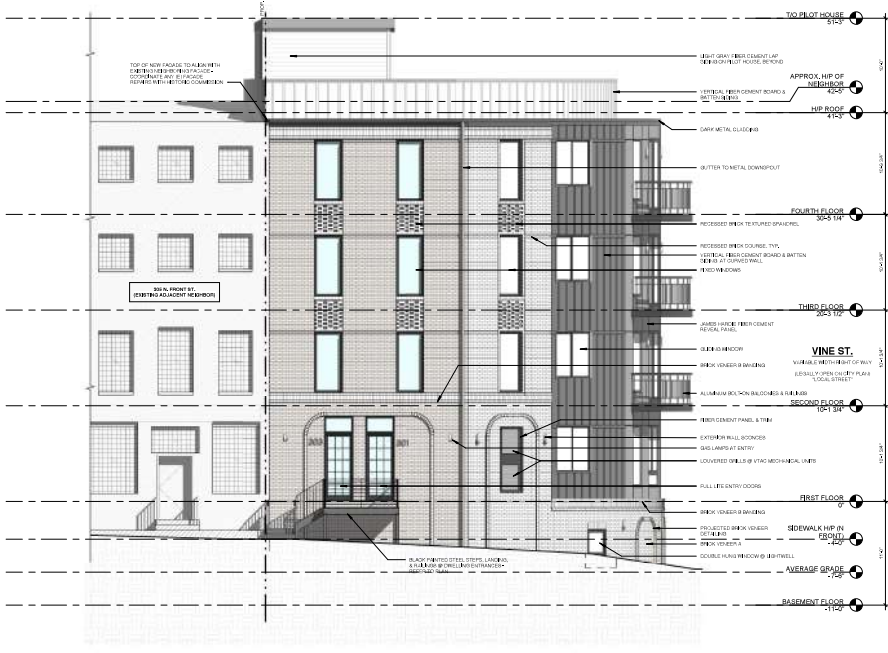


2 N. WATER STREET ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT
	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT
	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT
	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT
	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT
	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT
	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT
	DARK METAL	ALUMINUM ANODIZED PAINT	ALUMINUM ANODIZED PAINT

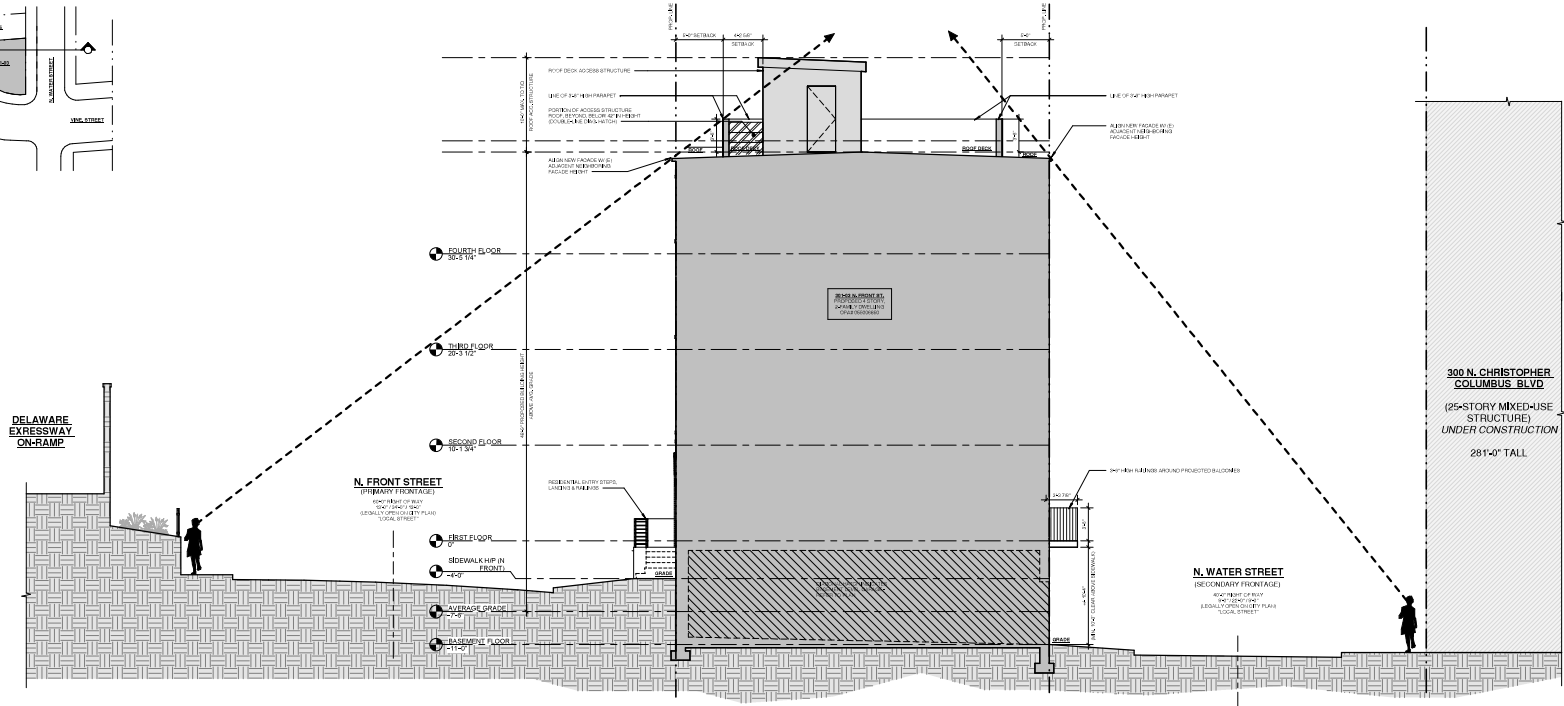
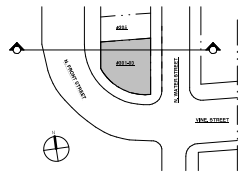
NOTES:
 1. REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIALS AND FINISHES.
 2. REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIALS AND FINISHES.
 3. REFER TO EXTERIOR FINISH SCHEDULE FOR MATERIALS AND FINISHES.



1 FRONT STREET ELEVATION
 SCALE: 1/8" = 1'-0"

303-03 N. FRONT ST.
 PHILADELPHIA, PA 19106

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/2020
2	ISSUED FOR PERMIT	08/20/2020
3	ISSUED FOR PERMIT	08/20/2020
4	ISSUED FOR PERMIT	08/20/2020
5	ISSUED FOR PERMIT	08/20/2020
6	ISSUED FOR PERMIT	08/20/2020
7	ISSUED FOR PERMIT	08/20/2020
8	ISSUED FOR PERMIT	08/20/2020
9	ISSUED FOR PERMIT	08/20/2020
10	ISSUED FOR PERMIT	08/20/2020
11	ISSUED FOR PERMIT	08/20/2020
12	ISSUED FOR PERMIT	08/20/2020
13	ISSUED FOR PERMIT	08/20/2020
14	ISSUED FOR PERMIT	08/20/2020
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77	ISSUED FOR PERMIT	08/20/2020
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87	ISSUED FOR PERMIT	08/20/2020
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92	ISSUED FOR PERMIT	08/20/2020
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97	ISSUED FOR PERMIT	08/20/2020
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99	ISSUED FOR PERMIT	08/20/2020
100	ISSUED FOR PERMIT	08/20/2020

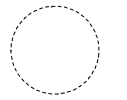


1 SITELINE SECTION DIAGRAM
SCALE: 1/8" = 1'-0"



KORE

ARCHITECT
MARK GEORGE WALLACE
REGISTERED ARCHITECT



PROJECT

303-03 N. FRONT ST.
PHILADELPHIA, PA 19106

REVISION	DATE	BY

DATE: 11-11-2019
SHEET TITLE: SITELINE SECTION DIAGRAM

JOS NO: 2895
DRAWING: 030303
SCALE: As Indicated
SHEET NO.

A3.00

EXTERIOR FINISH SCHEDULE

BRICK VENEER A
 INTERSTATE BRICK
 - MODULAR BRICK VENEER
 - COLOR - TUMBLEWEED



BRICK VENEER B
 INTERSTATE BRICK
 - MODULAR BRICK VENEER
 - COLOR - ALMOND



FIBER CEMENT PANEL & METAL TRIM

HARDIE PANEL
 - COLOR - AGED PEWETER
 - SMOOTH FINISH
 - EXPOSED FASTENERS



FIBER CEMENT SQUARE CHANNEL SIDING & TRIM

HARDIE PLANK ARTISAN SIDING
 - COLOR - TO MATCH NAVAJO BEIGE
 - 10,25" EXPOSURE
 - WHITE TRIM



VERTICAL FIBER CEMENT BOARD & BATTEN

HARDIE PANEL
 - COLOR - IRON GRAY
 - 16" O.C.



TREX CLADDING

- COLOR - HAVANA GOLD



WINDOW FRAMES

ANDERSEN 100
 - COLOR - BLACK



BOLT ON ALUMINUM BALCONIES

BLACK METAL FINISH, COMPOSITE DECKING



FAUX WOOD GARAGE DOOR

WOOD-LIKE FINISH, BLACK HARDWARE



NOTES:
 *MATERIALS MANUFACTURED BY INDIAN STATE BRICK OR APPROVED EQUAL.
 *HARDIE COVERINGS SHALL BE AS MANUFACTURED BY HARDIE OR APPROVED EQUAL.
 *TREX COMPOSITES PRODUCED BY TREX OR APPROVED EQUAL MATERIALS.



2 N. FRONT ST. VIEW
SCALE



1 N. WATER ST. VIEW
SCALE



4 OVERALL VIEW B
SCALE



3 OVERALL VIEW A
SCALE



KORE

PHILADELPHIA, PA 19106
 PROJECT: MARK GEORGE WALLACE REGISTERED ARCHITECT



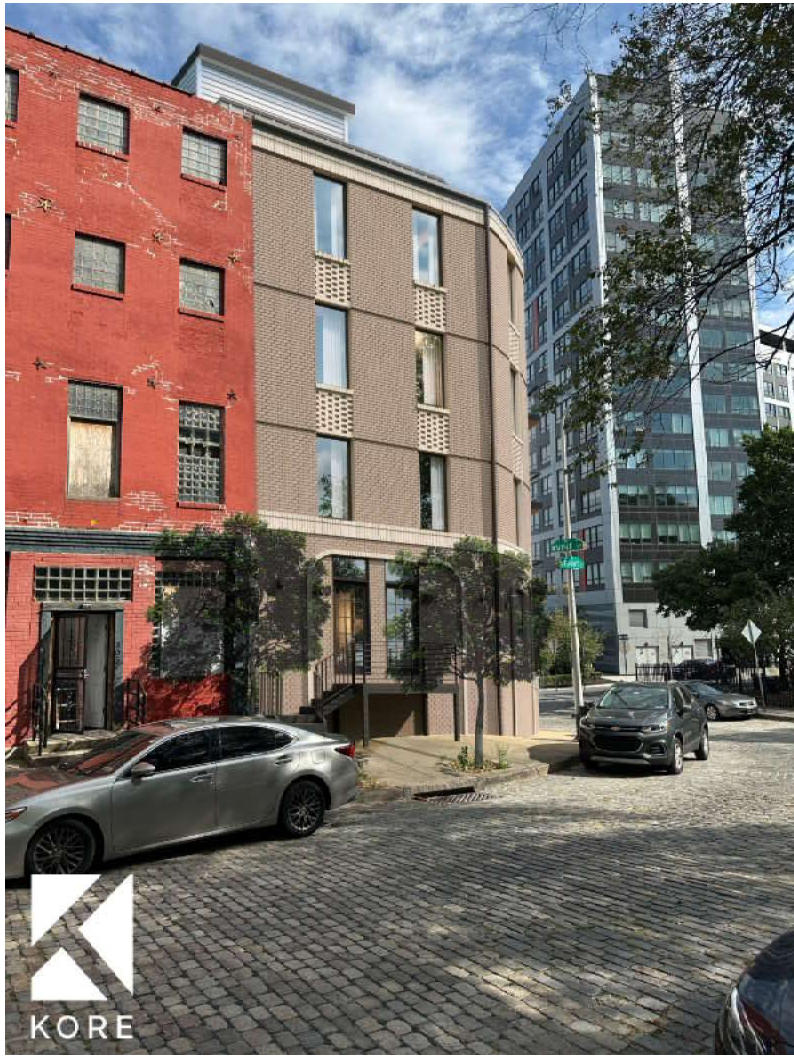
PROJECT

303-03 N. FRONT ST.
 PHILADELPHIA, PA 19106

DATE:	2019
DRAWN BY:	WEL
SCALE:	1/4" = 1'-0"
SHEET NO.:	

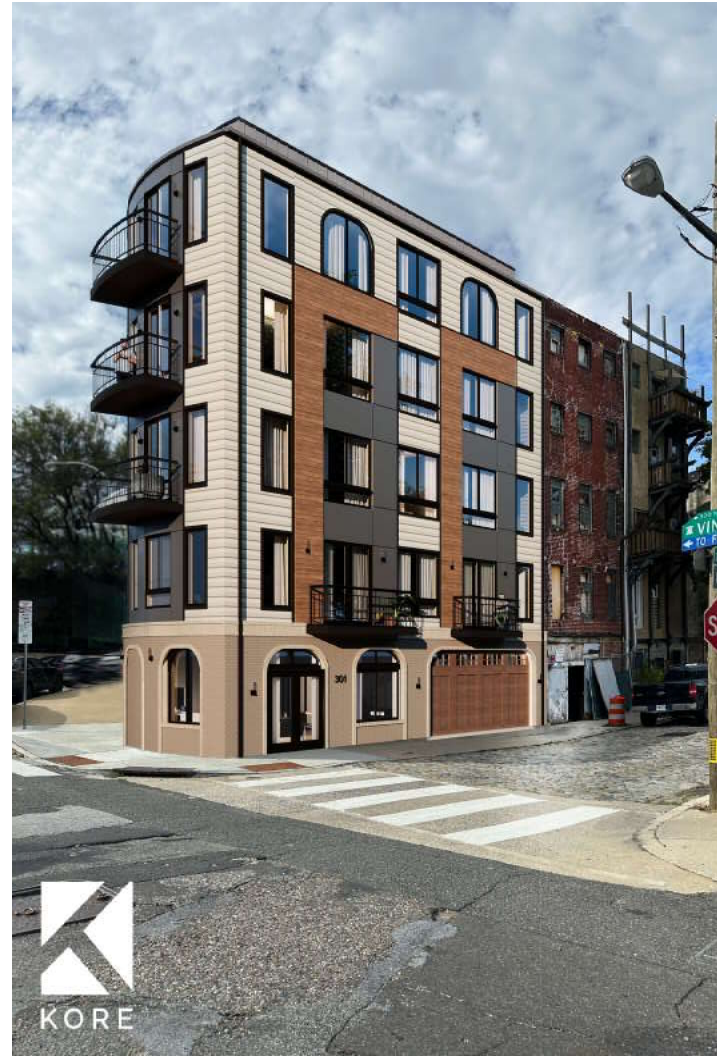
PRELIMINARY PERSPECTIVE VIEWS
 PERSPECTIVE VIEWS
 ALL DIMENSIONS ARE AS SHOWN UNLESS NOTED OTHERWISE
 19

A4.00



KORE

VIEW ALONG N. FRONT STREET



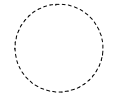
KORE

VIEW ALONG N. WATER STREET



KORE

ARCHITECT
 MARK GEORGE WALLACE
 REGISTERED ARCHITECT



PROJECT

303-03 N. FRONT ST.
 PHILADELPHIA, PA 19106

NO.	REVISION	DATE

DATE: 11/11/2023
 RENDERED VIEWS

JOB NO.: 24895
 DRAWING BY: MWJ/ART
 SCALE:
 SHEET NO.

A4.01