ADDRESS: 2000 SPRING GARDEN ST
Proposal: Construct five-story multi-family building
Review Requested: Review In Concept
Owner: Ramy Shraim
Applicant: Hyon Kang, KCA Design Associates, LLC
History: 1875; PA Prison Society; Stone cladding 1970
Individual Designation: None
District Designation: Spring Garden Historic District, Non-contributing, 10/11/2000
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov, 215-686-7660

BACKGROUND:
This in-concept application proposes to construct a five-story, multi-family building on the southwest corner of 20th and Spring Garden Streets in the Spring Garden Historic District. The demolition of the existing building, which is listed as non-contributing in the district, was approved at the staff level. The Historical Commission has full jurisdiction over the proposed construction.

The proposed construction would feature a cast stone base, brick first through third floors, and metal panel-clad fourth and fifth floors. The first three stories of the proposed building would align with the adjacent property. The front façade along Spring Garden Street would approximate the details of the neighboring property, with arched window and door openings. The side and rear elevations would be more modern in appearance, with contemporary aluminum windows and metal bays, and balconies.

SCOPE OF WORK:
- Construct a five-story, multi-family 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 majority of the proposed new construction is differentiated from the old, but the front elevation too closely replicates the historic appearance of the property’s twin. The staff recommends that details of the front elevation be differentiated from the old, perhaps through the use of rectangular openings rather than arched.
  - While the first through third floor levels align of the proposed construction aligns with the adjacent property, the top floor features a series of cantilevering decks surrounded by solid parapet and glass railings. The staff recommends simplifying the planes of the fourth and fifth floors, particularly at the corner of 20th and Spring Garden Streets. The staff recommends eliminating the recessed corner with the overhanging deck and utilizing a contemporary mansard roof at this corner.
  - The proposed materials of brick and cast stone are compatible with the environment of the district.
  - The proposed project partially complies with this standard.

STAFF RECOMMENDATION: Approval in-concept, with conditions, pursuant to Standard 9.
MAPS & IMAGES:

Figure 1: Location of 2000 Spring Garden (outlined in yellow) in relationship to the historic district boundary (in red).

Figure 2: Looking south at 2000 Spring Garden Street.
May 6, 2019

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

Re: **2000 SPRING GARDEN STREET** – Proposed 5-story multi-family structure

Owner: Ramy Shraim
3000 Chestnut St, Unit 426
Philadelphia PA 19101

Architect: KCA Design Associates
6525 Tulip Street
Philadelphia PA 19135

To Whom it may concern,

Please see attached outline, narrative & compilation of drawings and photographs that document existing conditions and proposed new 5-story multi-family structure. The existing structure is to be demolished, but it is our sincerest goal that the overall design intent of the proposed new structure will not only help to improve the overall appearance and continuity of the neighborhood through the introduction of a thoughtful & sensitive design.

We look forward to presenting our proposal & share the mutual hope that this building can greatly benefit form the proposal.

Warm regards,

Hyon Kang, LEED A.P.
Principal
KCA Design Associates
Project Outline

I. Project Narrative
   A. Design Intent
   B. Design element Disclaimer
II. Design Code
   A. Zoning Application
   B. Building Application
   C. Deed
III. Demolition
   A. Zoning demolition permit.
IV. Proposed Addition
   A. Plans – See design plans
V. Façade Design Elements
   A. See drawing sheet See drawing sheet A-4 thru A-5 for elevations
VI. Existing Building Photos
I. Project Narrative

A. Design Intent
The main goal for this project is to construct new design sensitive building on the corner of Spring Garden and North 20th Street. We are proposing materials similar to the other historic structures along Spring Garden Street, similar red brick, cast / limestone base, aluminum clad simulated divided light windows and metal panels. Along Spring Garden Street the design intent to keep all the design elements and materials very similar to the existing structures, such as window shapes and head heights, window trims, cornices and roof lines. Along North 20th Street the building will continue to maintain the materials used on the front façade along with the introduction of balconies with metal railing and simulated wood metal panels. The 20th Street elevation will be blend of historic and more modern façade and will step back on the upper floors to help reduce the massing. The upper terrace is designed with similar metal panels found on the 20th Street façade and glass to give a clear separation of design from the more traditional Spring Garden Street façade. The mix of classic elements and subtle modern elements will create a pleasant addition to this historic corner.

B. Design Disclaimer
Any & all proposed elements including, but not limited to windows, doors, trim, masonry, cornice/fascia shall be reviewed & approved by the P.H.C. staff. At their discretion, whether through the production of shop drawings by the G.C., element fabricator, or field mockup of said elements/façade materials, will be produced to represent the indicated design element for introduction/replacement/repair prior to final or permanent installation in the field. Final discretion with regards to material selection, colors, etc. is relinquished to the Philadelphia Historic Commission, T.B.D. at Staff, Committee, Commission level.

II. Design Code
A. Zoning application – See attached by-right application in regards to height, coverage and use. Application would not require a zoning variance.
B. Building application- See attached for building application referencing above proposed in zoning.
C. Deed- See attached for current deed.

III. Proposed Demolition
A. Entire structure to be demolished.

IV. Proposed New Structures
A. Plans – Referring to sheets A-1 thru A-3

V. Façade Design Elements
A. Referring once again to sheets A-4 thru A-6, take note of the proposed elevations. The approach here was to have a the masonry façade as an element, in which the chosen material, approved by the P.H.C. will be a brick that seeks to complement & emulate but not duplicate the existing brick of adjacent historic structures, along with some contemporary materials such as metal and cement panels.

VI. Existing building photos
Refer to attached photos documenting existing building photos, currently, as well as any historic photos that exist to date.
APPLICATION FOR
ZONING / USE REGISTRATION PERMIT

PROPERTY OWNER’S NAME
RAMY SHRAIM

PHONE # (215) 833-9256 FAX #

PROPERTY OWNER’S ADDRESS:
3000 CHESTNUT ST UNIT 426
PHILADELPHIA PA 19104
LICENSE # AC4082140 E-MAIL: hukang77@gmail.com

APPLICANT:
HYON KANG

FIRM/COMPANY:
KCA DESIGN ASSOCIATES, LLC

PHONE # (215) 833-9256 FAX #

ADDRESS:
6525 TULIP STREET
PHILADELPHIA PA 19135
LICENSE # E-MAIL: hukang77@gmail.com

RELATIONSHIP TO OWNER: _TENANT/LESSEE _ATTORNEY _DESIGN PROFESSIONAL _CONTRACTOR _EXPEDITOR

FLOOR/SPACE # CURRENT USE OF BUILDING/SPACE Last Previous Use Date Last Used
UNKNOWN VACANT UNKNOWN

PROPOSED USE OF BUILDING/SPACE

FLOOR/SPACE #

PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT IN FEET

PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION SIDE

REAR

FRONT

REAR

0 0 0 0 0 0

REAR

BRIEF DESCRIPTION OF WORK/CHANGE:

NEW (5) STORY (7) FAMILY RESIDENCE W/ CELLAR & ROOF DECK
BUILDING HEIGHT NOT TO EXCEED 60'-0" FROM FRONT ELEVATION
(5) PARKING SPACES - (2) INTERIOR AND (3) EXTERIOR

CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW CHECK/RECEIPT/M.O NO.

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? YES NO

VIOLATION #:______

All provisions of the Zoning 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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT’S SIGNATURE: ______________________ DATE: __________/_____/______
# APPLICATION FOR BUILDING PERMIT

**APPLICATION #**

(Please complete all information below and print clearly)

**ADDRESS OF PROPOSED CONSTRUCTION:**

2000 SPRING GARDEN

**APPLICANT:**

HYON KANG

**COMPANY NAME:**

KCA DESIGN ASSOCIATES, LLC

**PHONE #** (215) 833-9256

**FAX #**

**PROPERTY OWNER’S NAME:**

RAMI SHRAM

**PHONE #** (215) 833-9256

**FAX #**

**ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE:**

NICHOLAS ALUN COULTER

**ARCHITECT/ENGINEERING FIRM:**

KCA DESIGN ASSOCIATES, LLC

**PHONE #** (215) 833-9256

**FAX #**

**CONTRACTOR:**

**CONTRACTING COMPANY:**

**PHONE #**

**FAX #**

**APPLICANT’S ADDRESS:**

6525 TULIP STREET

PHILADELPHIA PA

**LICENSE #** 4082140

**E-MAIL:** hukang77@gmail.com

**PROPERTY OWNER’S ADDRESS:**

3000 CHESTNUT ST UNIT 426

**LICENSE #** RA405359

**E-MAIL:** hukang77@gmail.com

**USE OF BUILDING/SPACE:**

MULTI FAMILY DWELLING

**ESTIMATED COST OF WORK**

$ 2,000,000.00

**BRIEF DESCRIPTION OF WORK:**

NEW (5) STORY (7) FAMILY RESIDENCE W/ CELLAR & ROOF DECK

BUILDING HEIGHT NOT TO EXCEED 60'-0" FROM FRONT ELEVATION

(5) PARKING SPACES - (2) INTERIOR AND (3) EXTERIOR

**TOTAL AREA UNDERGOING CONSTRUCTION:**

13,535.00 square feet

**COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:**

# OF NEW SPRINKLER HEADS (suppression system permits only): Location of Sprinklers:

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): Location of Standpipes:

**IS THIS APPLICATION IN RESPONSE TO A VIOLATION?**

☑️ YES ☐ NO

**VIOLATION #:**

**APPLICANT’S SIGNATURE:**

HYON KANG

**DATE:**

/ /  

**For more information visit us at www.phila.gov/li**

(81-3 Rev 5/04)
ZONING/USE PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF
LICENSES & INSPECTIONS
1401 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19102-1667

PERMIT NUMBER
946453

FEE $650.00
DATE 02/19/19

LOCATION OF WORK 02000 SPRING GARDEN ST PHILADELPHIA, PA 19130-3805
ENTIRE

OWNER
INGRUM ROBERT F
3605 HAMILTON ST
PHILADELPHIA PA. 191042327

APPLICANT
HYON KANG
6525 TULIP STREET
PHILADELPHIA, PA 19135

PLAN EXAMINER
CHANWOO JUNG

ZONING CLASSIFICATION
RM-1

ZONING BOARD OF ADJUSTMENT DECISION
CALENDAR # DATE

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR
ZONING APPROVAL
FOR THE ERECTION OF AN ATTACHED STRUCTURE (MAX. 38 FT HIGH) WITH CELLAR AND ROOF DECK ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES; FOR USE AS A MULTI-FAMILY (SEVEN (7) DWELLING) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

USE REGISTRATION
FOR USE AS A MULTI-FAMILY (SEVEN (7) DWELLING) HOUSEHOLD LIVING.

OFFICE COPY


IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7560.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD, APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE - 2ND Floor, PHILADELPHIA PA 19104 TELEPHONE NUMBER: (215) 685-7465

LIMITATIONS:
IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.
**ZONING/USE PERMIT**

<table>
<thead>
<tr>
<th>CITY OF PHILADELPHIA</th>
<th>PERMIT NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEPARTMENT OF LICENSES &amp; INSPECTIONS</td>
<td>935019</td>
</tr>
<tr>
<td>1401 JOHN F KENNEDY BLVD</td>
<td></td>
</tr>
<tr>
<td>PHILADELPHIA, PA 19102-1667</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FEE</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>$550.00</td>
<td>01/14/19</td>
</tr>
</tbody>
</table>

**LOCATION OF WORK:** 02000 SPRING GARDEN ST PHILADELPHIA, PA 19130-3805

**ENTIRE**

<table>
<thead>
<tr>
<th>OWNER</th>
<th>APPLICANT</th>
<th>PLAN EXAMINER</th>
</tr>
</thead>
<tbody>
<tr>
<td>INGRAM ROBERT F MARKEI JOSHU</td>
<td>RPS CONSTRUCTION LLC</td>
<td>ANDREW KULP</td>
</tr>
<tr>
<td>3605 HAMILTON ST</td>
<td>RONALDO SILVA</td>
<td></td>
</tr>
<tr>
<td>PHILADELPHIA PA, 191042327</td>
<td>PHILADELPHIA PA, 19149</td>
<td></td>
</tr>
</tbody>
</table>

**ZONING CLASSIFICATION:** RM-1

**ZONING BOARD OF ADJUSTMENT DECISION:**

**CALENDAR #**

**DATE**

---

**THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED**

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL**

FOR THE COMPLETE DEMOLITION OF AN EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. *SEE A/P 935025 FOR PLANS*

---

**USE REGISTRATION**

FOR USE TO VACANT LOT.

---

**OFFICE COPY**

---

**SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:**

---

**ANY PERSON AGGRIEVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.**

---

**IT SHALL BE THE OWNER’S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.**

**FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND FLOOR, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495**

**LIMITATIONS:**

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.

---

**THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.**

**ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.**