

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).

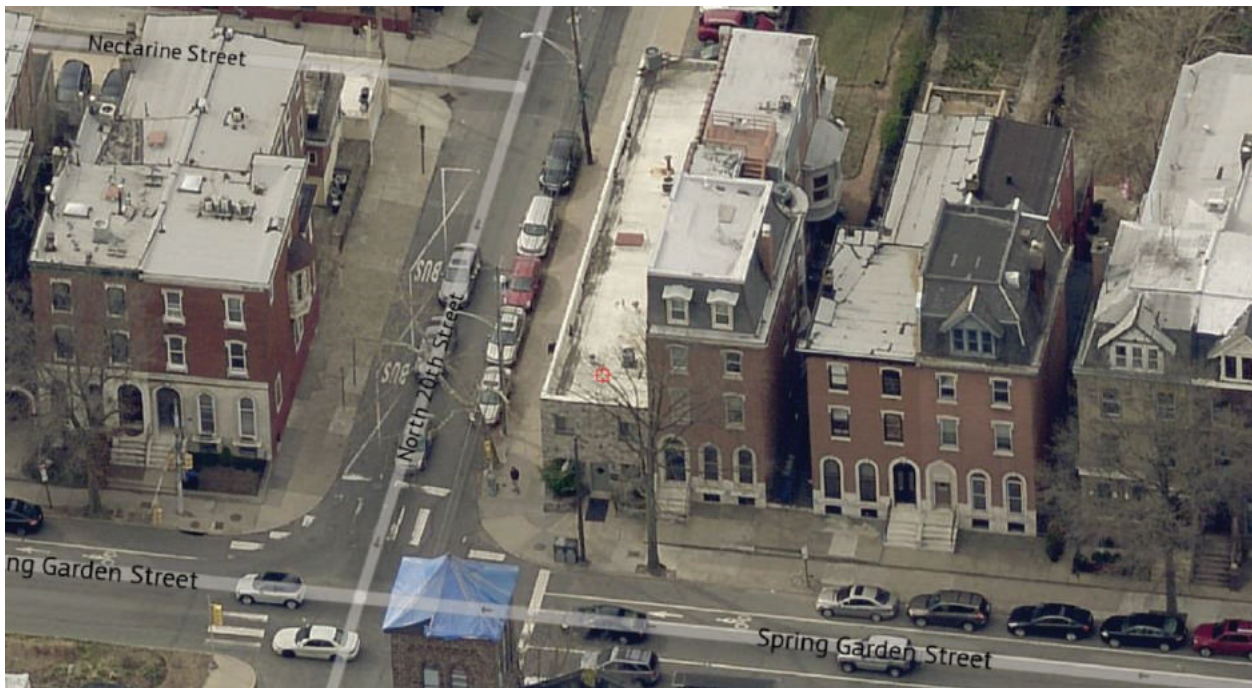


Figure 2: Looking south at 2000 Spring Garden Street.



DESIGN ASSOCIATES

6525 Tulip Street, Philadelphia, PA 19135
tel. (215) 833-9256

email: logan.dry@kcadesignassociates.com

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 from the proposal.

Warm regards,

A handwritten signature in black ink that reads 'Hyon Kang'. The signature is written in a cursive, flowing style.

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
 - B. Elevations – See drawing sheet A-4 thru A-5
- 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
- B. Elevations** – Referring to sheets A-4 thru A-6.

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 BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

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

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 #

APPLICANT'S ADDRESS:

6525 TULIP STREET

PHILADELPHIA PA

LICENSE # 4082140

E-MAIL: hukang77@gmail.com

PROPERTY OWNER'S NAME:

RAMY SHRAIM

PROPERTY OWNER'S ADDRESS:

3000 CHESTNUT ST UNIT 426

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 #

ARCHITECT/ENGINEERING FIRM ADDRESS:

6525 TULIP STREET

PHILADELPHIA PA

LICENSE # RA405359

E-MAIL: hukang77@gmail.com

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

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? NO YES VIOLATION #: _____

All provisions of the building 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: Hyon Kang

DATE: ____/____/____

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 946453	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$650.00		DATE 02/19/19	
LOCATION OF WORK: 02000 SPRING GARDEN ST PHILADELPHIA, PA 19130-3805 ENTIRE				ZONING CLASSIFICATION RM-1	
OWNER INGRAM ROBERT F MARKEL JOSHU 3605 HAMILTON ST PHILADELPHIA PA. 191042327		APPLICANT HYON KANG 6525 TULIP STREET PHILADELPHIA, PA 19135		PLAN EXAMINER CHANWOO JUNG	
				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

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

ANY PERSON AGGREIVED 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.

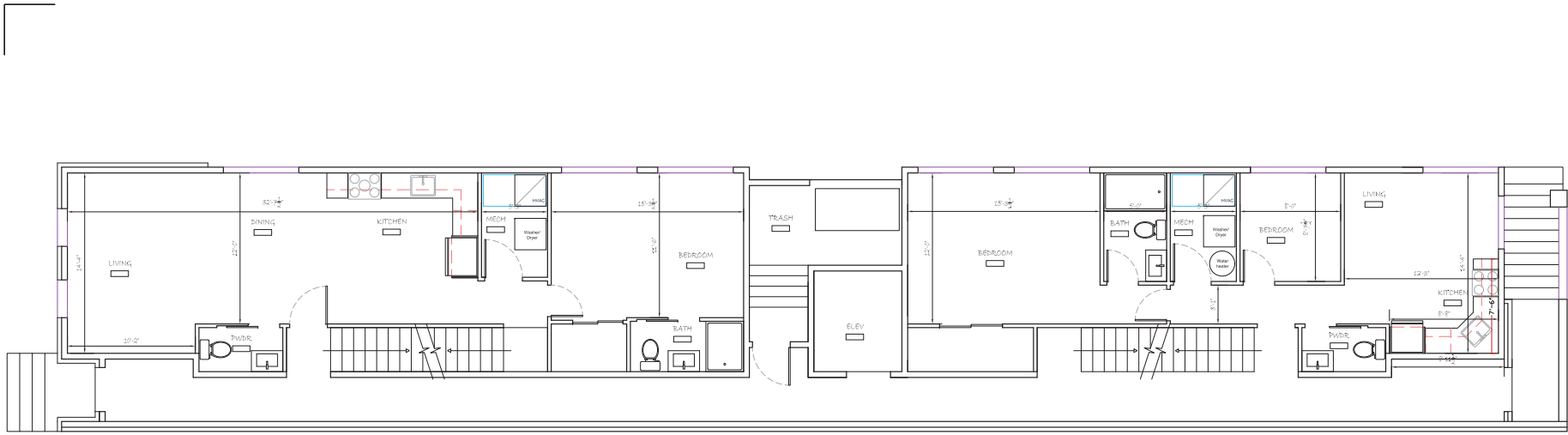
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 935019	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$50.00	DATE 01/14/19
LOCATION OF WORK: 02000 SPRING GARDEN ST PHILADELPHIA, PA 19130-3805 ENTIRE				ZONING CLASSIFICATION RM-1	
OWNER INGRAM ROBERT F MARKEL JOSHU 3605 HAMILTON ST PHILADELPHIA PA, 191042327		APPLICANT RPS CONSTRUCTION LLC RONALDO SILVA PHILADELPHIA,PA 19149-		PLAN EXAMINER ANDREW KULP	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>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*</p> <p>USE REGISTRATION FOR USE TO VACANT LOT.</p> <p style="text-align: right; font-size: 2em; font-weight: bold; opacity: 0.5;">OFFICE COPY</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
ANY PERSON AGGREIVED 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.					
<p>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.</p> <p>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</p> <p>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.</p> <p>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.</p>					
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.					



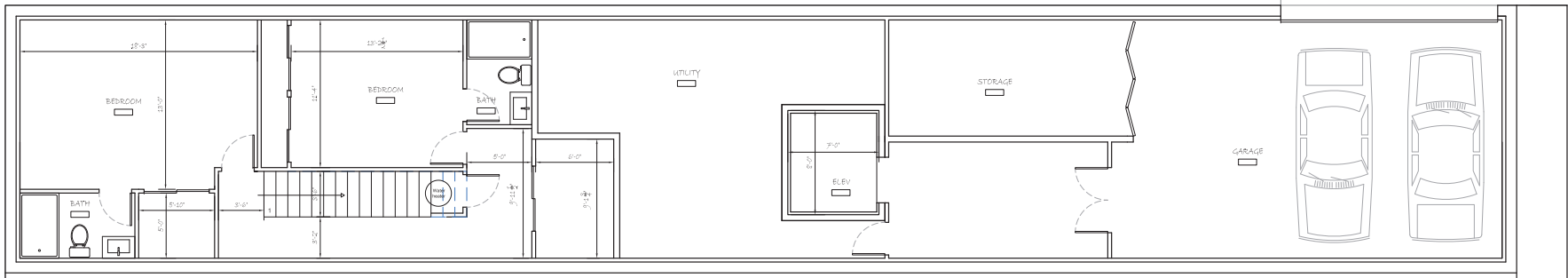






FIRST FLOOR PLAN

1/4" = 1'-0"



CELLAR PLAN

1/4" = 1'-0"



DESIGN ASSOCIATES
8325 4TH STREET
PHILADELPHIA, PA 19136
Tel: 215-583-7596 | G: huluang2@gmail.com



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
2000 SPRING GARDEN STREET
PHILADELPHIA, PENNSYLVANIA

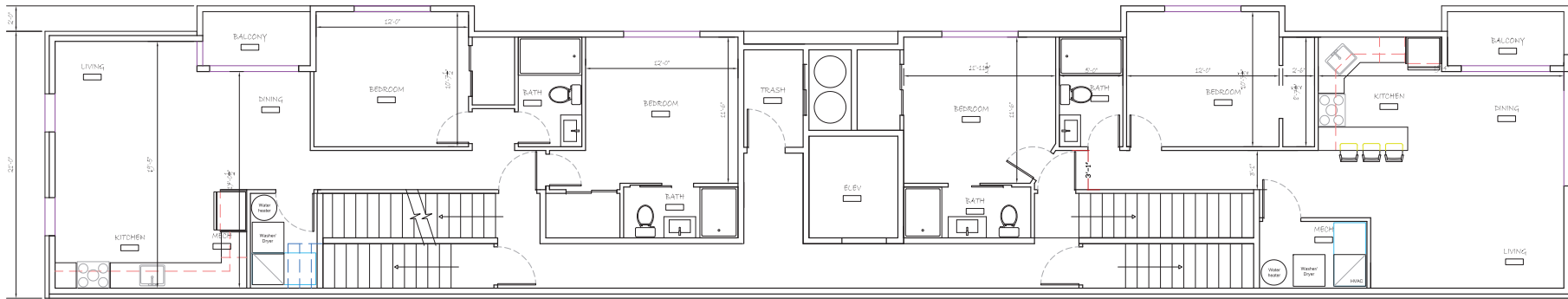
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REVISIONS:

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CHECKED BY: HK
DATE: 7/17/2018
SCALE: AS NOTED

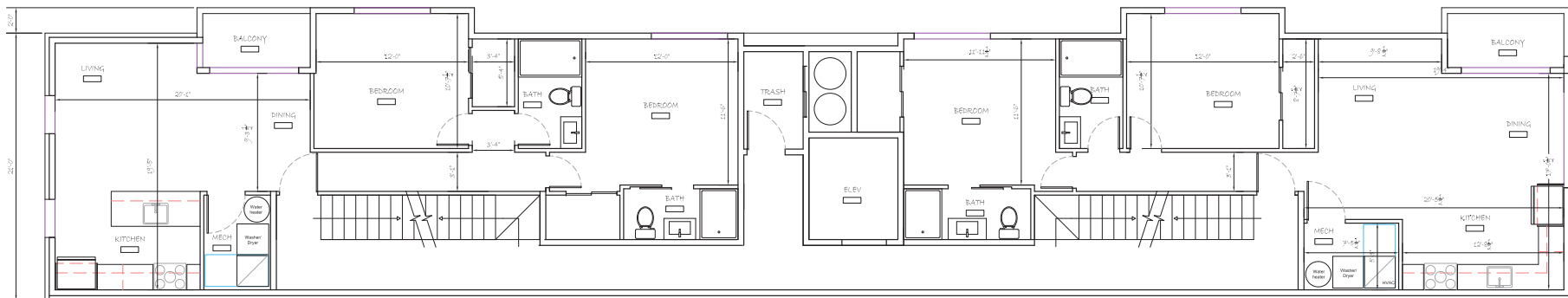
JOB No: 2000 SPRING GARDEN
FILE: 2000 SPRING GARDEN

A-1



THIRD FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"



DESIGN ASSOCIATES
8325 TWP STREET
PHILADELPHIA, PA 19135
(610) 295-8325/2958



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
2000 SPRING GARDEN STREET
PHILADELPHIA, PENNSYLVANIA

DESIGN PLANS

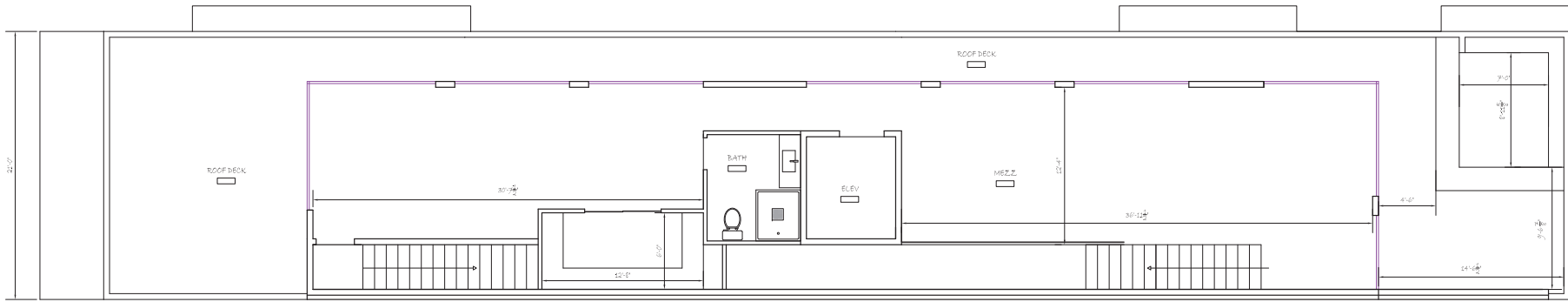
DWG. TITLE

REVISIONS:

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DATE: 7/17/2018
SCALE: AS NOTED

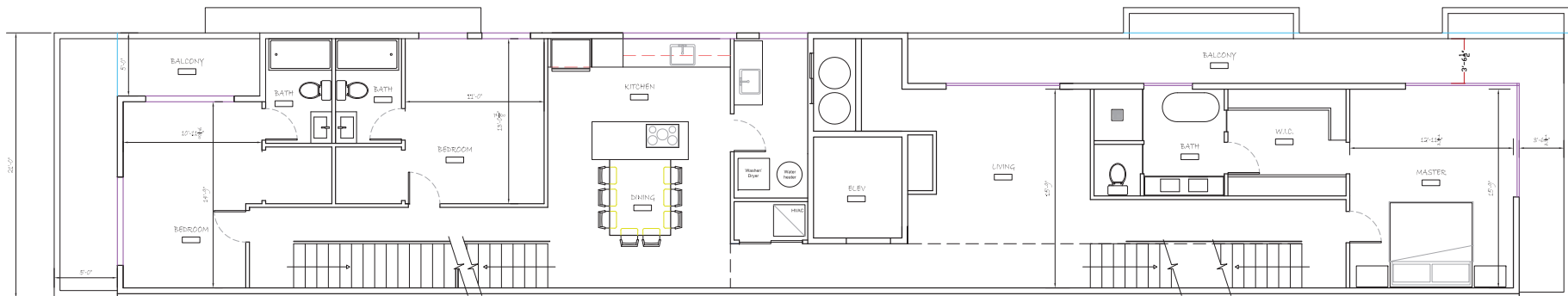
JOB No: 2000 SPRING GARDEN
FILE: 2000 SPRING GARDEN

A-2



FIFTH FLOOR PLAN

1/4" = 1'-0"



FOURTH FLOOR PLAN

1/4" = 1'-0"



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
2000 SPRING GARDEN STREET
PHILADELPHIA, PENNSYLVANIA

DESIGN PLANS
DWG. TITLE

REVISIONS:

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CHECKED BY: HK
DATE: 7/17/2018
SCALE: AS NOTED

JOB No: 2000 SPRING GARDEN
FILE: 2000 SPRING GARDEN

A-3



SPRING GARDEN ELEVATION

1/4" = 1'-0"

REAR ELEVATION

1/4" = 1'-0"



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
2000 SPRING GARDEN STREET
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: DESIGN ELEVATIONS

REVISIONS:

DRAWN BY: HK
CHECKED BY: HK
DATE: 7/17/2018
SCALE: AS NOTED

JOB No: 2000 SPRING GARDEN
FILE: 2000 SPRING GARDEN

A-4



20TH STREET ELEVATION

1/4" = 1'-0"



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
 2000 SPRING GARDEN STREET
 PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: DESIGN ELEVATIONS

REVISIONS:

DRAWN BY: HK
 CHECKED BY: HK
 DATE: 7/17/2018
 SCALE: AS NOTED

JOB No: 2000 SPRING GARDEN
 FILE: 2000 SPRING GARDEN

A-5



DESIGN ASSOCIATES
 835 4TH STREET
 PHILADELPHIA, PA 19106
 (215) 583-7596 | G.hullmyer@kca.com



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
 2000 SPRING GARDEN STREET
 PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: RENDERINGS

REVISIONS:

DRAWN BY: HK
 CHECKED BY: HK
 DATE: 7/17/2018
 SCALE: AS NOTED

JOB No: 2000 SPRING GARDEN
 FILE: 2000 SPRING GARDEN

A-6



DESIGN ASSOCIATES
 8525 WALNUT STREET
 PHILADELPHIA, PA 19136
 (215) 583-7596 | G.hullmyer@kca.com



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
 2000 SPRING GARDEN STREET
 PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: PERSPECTIVES

REVISIONS:

DRAWN BY: HK
 CHECKED BY: HK
 DATE: 7/17/2018
 SCALE: AS NOTED

JOB No: 2000 SPRING GARDEN
 FILE: 2000 SPRING GARDEN

A-7



PROJECT: PROPOSED MULTIFAMILY RESIDENCE
 2000 SPRING GARDEN STREET
 PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: PERSPECTIVES

REVISIONS:

DRAWN BY: HK
 CHECKED BY: HK
 DATE: 7/17/2018
 SCALE: AS NOTED

JOB No: 2000 SPRING GARDEN
 FILE: 2000 SPRING GARDEN