

ADDRESS: 2079-85 AND 2095-97 N 63RD ST

Proposal: Construct 5-story mixed-use building, rehabilitate garage building

Review Requested: Final Approval

Owner: North 63rd Street Association

Applicant: Nathan Torok, Rock Construction & Development

History: 1910; Overbrook Garage

Individual Designation: None

District Designation: Overbrook Farms Historic District, Contributing, under consideration

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

BACKGROUND:

This application proposes to construct a five-story, mixed use building on 63rd Street in Overbrook Farms.

The Historical Commission initiated the designation of the Overbrook Farms Historic District in 2011 but tabled the review of the nomination in 2012. The nomination has been on hold for more than seven years. On 14 August 2019, after the submission of this application, the Historical Commission restarted the Overbrook Farms Historic District process, when the Commission notified all property owners in the district that it would consider whether to designate the proposed district at public meetings in October and November 2019. The Historical Commission may consider this application while the district is under consideration, but the application will be automatically approved if the district designation process is not finalized within 90 days of the submission of the application.

The site in question includes several buildings classified as non-contributing in the proposed district and one classified as contributing. The staff has already approved the demolitions of the non-contributing buildings and they may, in fact, already be demolished. The contributing building will be retained and reused.

The new, five-story, mixed use building will include four ground-floor commercial spaces, 111 dwelling units, and 43 parking spaces. Parking and loading will be located in the rear, accessed by a side driveway. The building will have a brick veneer façade and GFRC, limestone-like accent elements. The existing brick building, which is utilitarian, will be repaired and repointed, and new windows and doors will be installed. The site of the proposed building is near the Septa Regional Rail Station along 63rd Street, where many of the neighborhood's commercial and large multi-family buildings are located.

SCOPE OF WORK

- Construct a five-story, mixed use building; rehabilitate garage 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new works shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The new construction will not destroy historic materials, features, and spatial relationships that characterize the property. It will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and the proposed Overbrook Farms Historic District.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.



Brett D. Feldman
Direct Dial: (215) 569-3697
Email: bfeldman@Klehr.com

July 31, 2019

Via Hand Delivery and Electronic Mail

Philadelphia Historical Commission
c/o Jonathan E. Farnham, Ph.D.
Executive Director
1515 Arch Street – 13th Floor
Philadelphia, PA 19102

**Re: 2079-85 and 2095-97 North 63rd Street (collectively the “Property”)
Building Permit Application Review**

Dear Dr. Farnham:

This firm represents North 63rd Street Associates, the owner of the above referenced Properties. Please find enclosed eight copies of the required submission materials for the Review of the Architectural Committee at its hearing on Tuesday August 27th.

The Property has an area of approximately 44,000 square feet and is bounded by North 63rd Street to the south, train tracks to the north, and existing buildings to the east and west. The Property is located in an CMX-2.5 (Commercial) Zoning District. The Property is currently occupied by a surface parking lot and vacant structures that have been used as medical and social services offices and an automotive garage.

The Proposed Project includes the construction of a new five (5) story structure containing 111 dwelling units, with 42 accessory parking spaces and bicycle parking spaces with the first floor to include approximately 6,000 feet of commercial/retail space (the “Project”) oriented towards North 63rd Street. Each Commercial space has direct access to the street and the majority also have access from the central Courtyard Plaza. Much of the building roof will be covered with green roof and the multiple courtyards will be landscaped to integrate natural elements into the design. The central Courtyard Plaza was designed as a welcoming, active, communal gathering area and also serves as the main entrance to the Apartment units.

The Philadelphia Department of Licenses and Inspections (“L&I”) reviewed the submitted zoning application and issued the attached Conditional Zoning Permit as the application is fully zoning code compliant.

As previously discussed, we contend that the Commission no longer has jurisdiction over this Application because the Overbrook Farms District has never been designated and the 2010 nomination effort has now lapsed. Nonetheless, in the spirit of preservation and after extensive consultations with both Historical and City Planning Commission staffs, we have committed to



July 31, 2019
Page 2

maintaining the existing 2-story former garage brick building which will be refurbished and be used as Amenity space for the building's occupants

To the extent it is found that the Historical Commission does has jurisdiction over the Application, we request Final Approval for this Application as the proposed structure is appropriate pursuant to Chapter 14-1000 et seq. of the Philadelphia Code and Section 6.9 of the Historical Commission Rules & Regulations.

Please do not hesitate to contact me if you have any questions about this Application or require any additional materials or information. Thank you for your time and consideration of this matter.

Thank you.

Sincerely,

Brett D. Feldman

Enclosures

cc: Nate Torok (via electronic mail)
Judy Robinson (via electronic mail)
Leonard Reuter, Esquire (via electronic mail)

CONDITIONAL ZONING PERMIT

APPLICATION # 950017



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

THIS PERMIT CONFIRMS THAT THE ABOVE APPLICATION AS SUBMITTED COMPLIES WITH THE ELEMENTS OF A CONDITIONAL PERMIT IN THE ZONING CODE IN ACCORDANCE WITH §14-303(6)(c), BUT IS CONDITIONAL UPON FINAL APPROVAL OF REMAINING DETAILS. THIS PERMIT DOES NOT GRANT ANY RIGHTS TO BEGIN SITE DEVELOPMENT OR CONSTRUCTION AS PRESENTED UNTIL FINAL APPROVAL IS GRANTED. THIS CONDITIONAL PERMIT EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT IF FINAL APPROVAL IS NOT OBTAINED BEFORE THAT DATE.

2079-85 N 63RD STREET, PHILADELPHIA, PA

PROPERTY OWNER: N 63RD STREET ASSOCIATION

APPLICANT: JILLIAM PHAM

ADDRESS: 2110 S EAGLE ROAD, NEWTOWN PA 18940

ADDRESS: 4220 MAIN ST, PHILADELPHIA, PA 19127

APPLICATION IS FOR THE CONDITIONAL APPROVAL FOR THE COMPLETER DEMOLITION OF ALL EXISTING STRUCTURE WITH ONE(1) EXISTING STRUCTURE REMAINS AND WITH INTER CONNECTED WITH NEW BUILDING (TO MAKE ONE(1) STRUCTURE ON LOT), FOR THE LOT ADJUSTMENT TO CREATE (1) PARCEL "ARCEL C" FROM TWO(2) OPA ACCOUNTS(2079 N 63RD ST AND 2095 N 63RD STREET) ,FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH GREEN ROOF (MUST COVER 60% OF ROOF AREA), ROOF DECK ACCESSED BY A PILOTHOUSES FOR A FOUR(4) VACANT COMMERCIAL SPACES (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AT FIRST FLOOR WITH MULTI-FAMILY HOUSEHOLD LIVING (111 DWELLING UNITS) FROM SECOND FLOOR THROUGH FIFTH(5TH) FLOORS WITH FOURTY-THREE(43) ACCESSORY PARKING SPACES INCLUDING WITH THREE(3) ELECTRIC PARKING SPACES, TWO(2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE AND WITH FOURTY-TWO(42) BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT FIRST FLOOR .NO SIGN ON THIS APPLICATION.SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

THIS PERMIT IS FOR THE CONDITIONAL PERMIT ONLY. NO FINAL PERMIT WILL BE ISSUED UNTIL CITY PLANNING COMMISSION APPROVES PLANS FOR THE NEWCONSTRUCTION.

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.

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

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES

ZONING CLASSIFICATION: CMX-2.5

FEE:

PLANS EXAMINER: CHELI DAHAL

ISSUE DATE: 4/22/2019

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:

2079-85 N 63rd Street, Philadelphia PA

APPLICANT:

Nathan Torok

COMPANY NAME

Rock Construction & Development

PHONE # (215) 530-9831

FAX #

PROPERTY OWNER'S NAME:

N 63rd Street Association

PHONE # (858) 232-5049

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Judy Robinson

ARCHITECT/ENGINEERING FIRM:

Continuum Architecture & Design, PC

PHONE # (215) 627-3845

FAX #

CONTRACTOR:

TBD

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

980 N 2nd

Philadelphia, PA

LICENSE #

E-MAIL: nate@rock-development.com

PROPERTY OWNER'S ADDRESS:

2110 S Eagle Road, Newtown PA 18940

ARCHITECT/ENGINEERING FIRM ADDRESS:

1219 N. 4th Street

Philadelphia PA 19122

LICENSE # 344769

E-MAIL: jlr@continuum-architecture.com

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

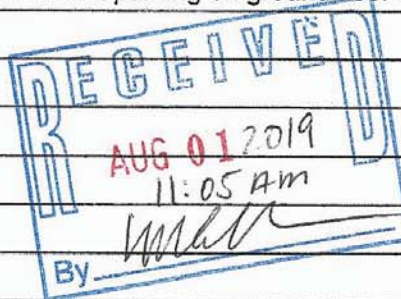
Mixed Use

ESTIMATED COST OF WORK

\$ 10,000,000.00

BRIEF DESCRIPTION OF WORK:

The construction of a 5-story mixed used building: commercial and parking on ground floor with 111 residential units above.



TOTAL AREA UNDERGOING CONSTRUCTION: 122,954.00

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: [signature]

DATE: 08 / 01 / 19



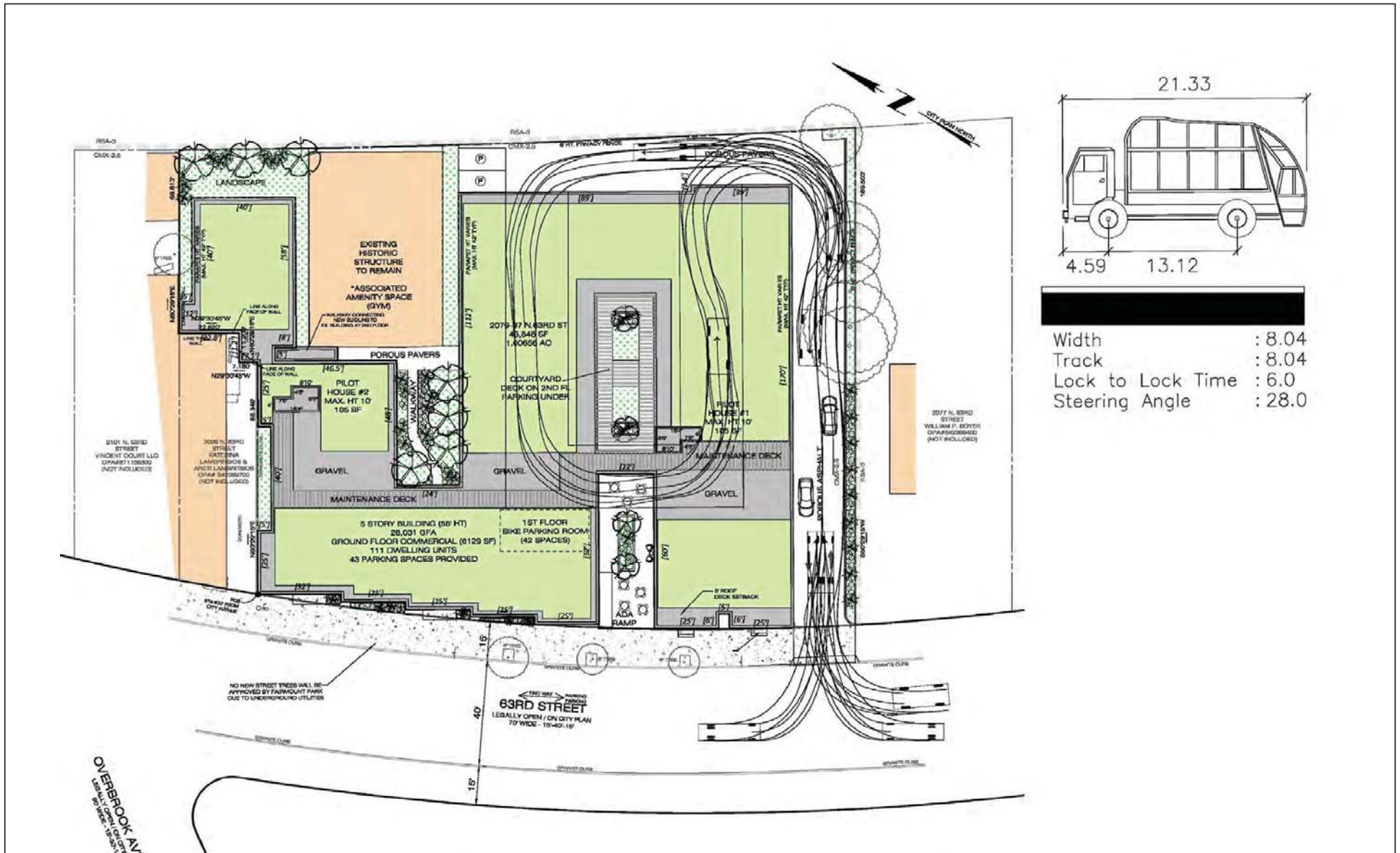
THE ELM

2079-97 North 63rd Street



The Elm: 2079-97 North 63rd Street

PROPOSED GARBAGE TRUCK TURNING RADIUS PLAN



The Elm: 2079-97 North 63rd Street

SITE PHOTOS



①



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③



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⑤



⑥



⑦

The Elm: 2079-97 North 63rd Street

ENLARGED SITE PHOTOS



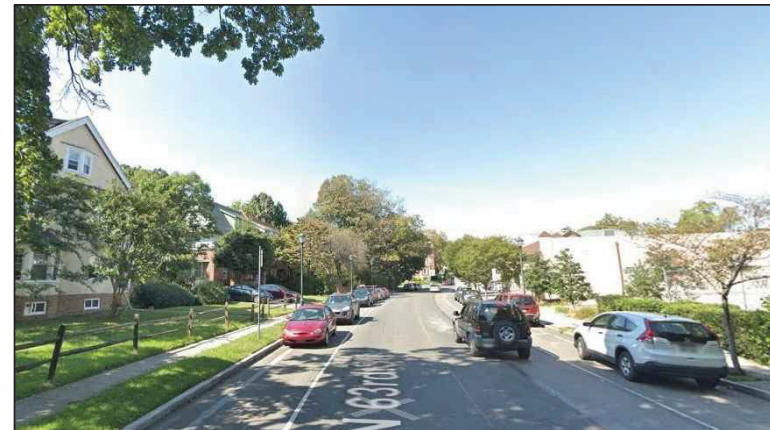
③ View of Existing Buildings on Site



④ View from 63rd Street Looking South/East



⑤ View of Existing Buildings on Site



⑥ View from 63rd Street Looking North/West

CONTEXT PHOTOS



North 63rd Street and Overbrook Ave



North 63rd Street towards City Ave



City Ave and North 63rd Street

The Elm: 2079-97 North 63rd Street

PROPOSED BUILDING RENDERING



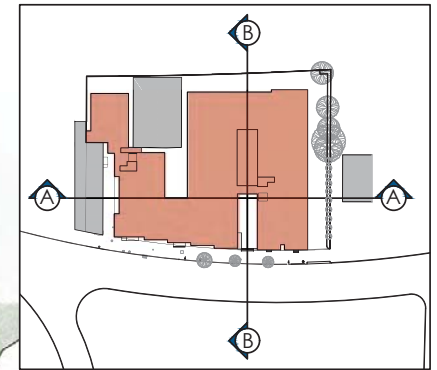
The Elm: 2079-97 North 63rd Street

PROPOSED BUILDING RENDERING



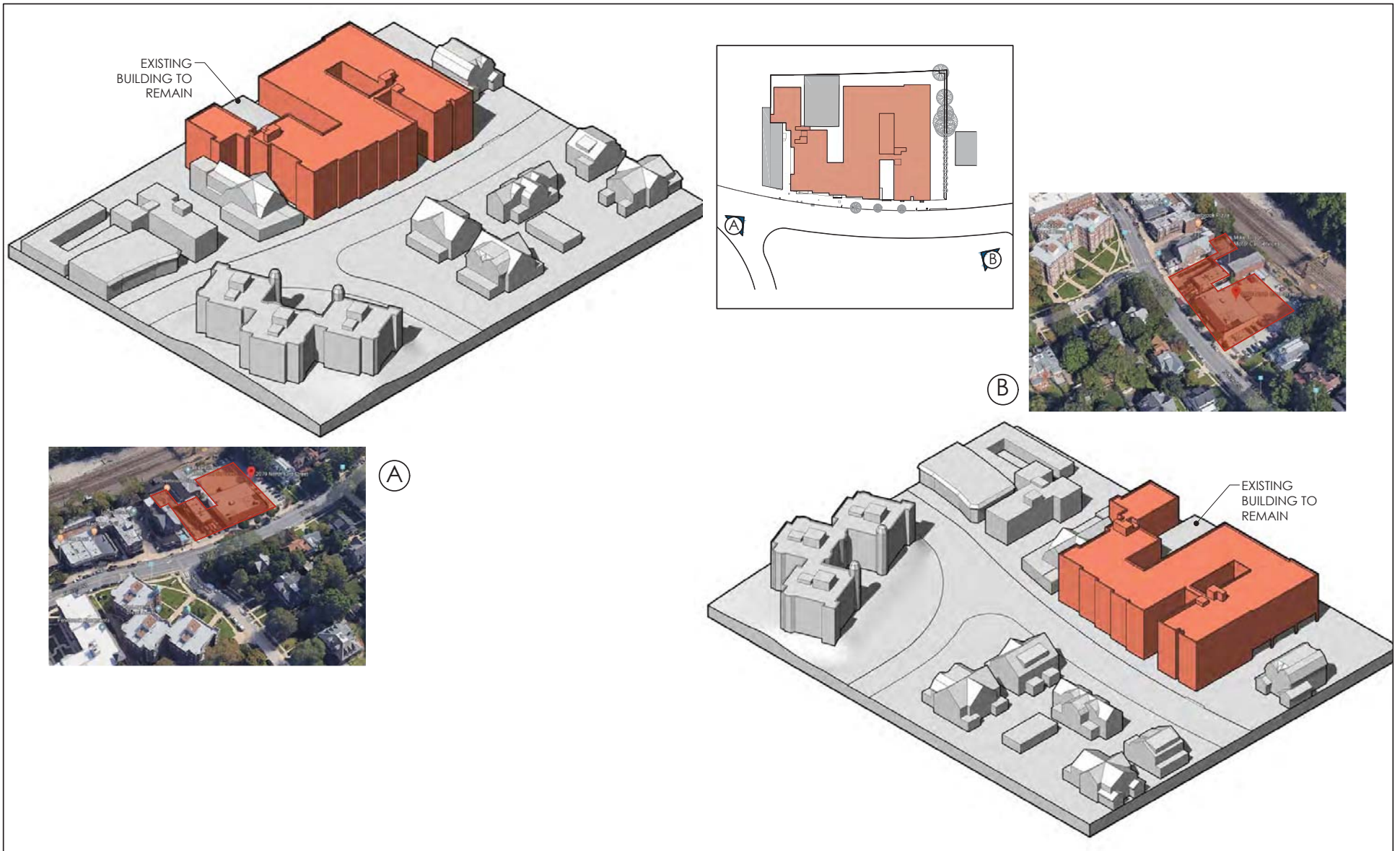
The Elm: 2079-97 North 63rd Street

SITE SECTIONS



The Elm: 2079-97 North 63rd Street

MASSING MODELS



The Elm: 2079-97 North 63rd Street

PENNSYLVANIA RAILROAD RIGHT OF WAY



RESIDENT AMENITY SPACE
2-STORY MACHINE BUILDING TO REMAIN
3815 GSF

RESIDENT GYM

COMMUNAL AREA

COURT
(OPEN TO SKY ABV AND GRADE BELOW)

COURT
(OPEN TO SKY ABV AND TO SKY-ABV BELOW IN PARKING UNDER)

COURT
(OPEN TO SKY ABV AND GRADE BELOW)

UNIT 1 400/ABA 425 SF

UNIT 2 380/CBA 979 SF

UNIT 3 380/CBA 979 SF

UNIT 4 380/CBA 979 SF

UNIT 5 380/CBA 979 SF

UNIT 6 280/CBA 647 SF

UNIT 7 180/ABA 644 SF

UNIT 8 400/ABA 1139 SF

UNIT 9 280/CBA 759 SF

UNIT 10 280/CBA 759 SF

UNIT 11 380/CBA 964 SF

UNIT 12 280/CBA 859 SF

UNIT 13 180/ABA 507 SF

UNIT 14 400/CBA 944 SF

UNIT 15 400/ABA 1273 SF

UNIT 16 180/ABA 497 SF

UNIT 17 STUDIO 384 SF

UNIT 18 STUDIO 374 SF

UNIT 19 814 SF

UNIT 20 380/CBA 1020 SF

UNIT 21 380/CBA 957 SF

UNIT 22 280/CBA 640 SF

UNIT 23 STUDIO 374 SF

UNIT 24 STUDIO 294 SF

UNIT 25 380/CBA 924 SF

UNIT 26 380/CBA 1002 SF

UNIT 27 380/CBA 1002 SF

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UNIT 168 380/CBA 1002 SF

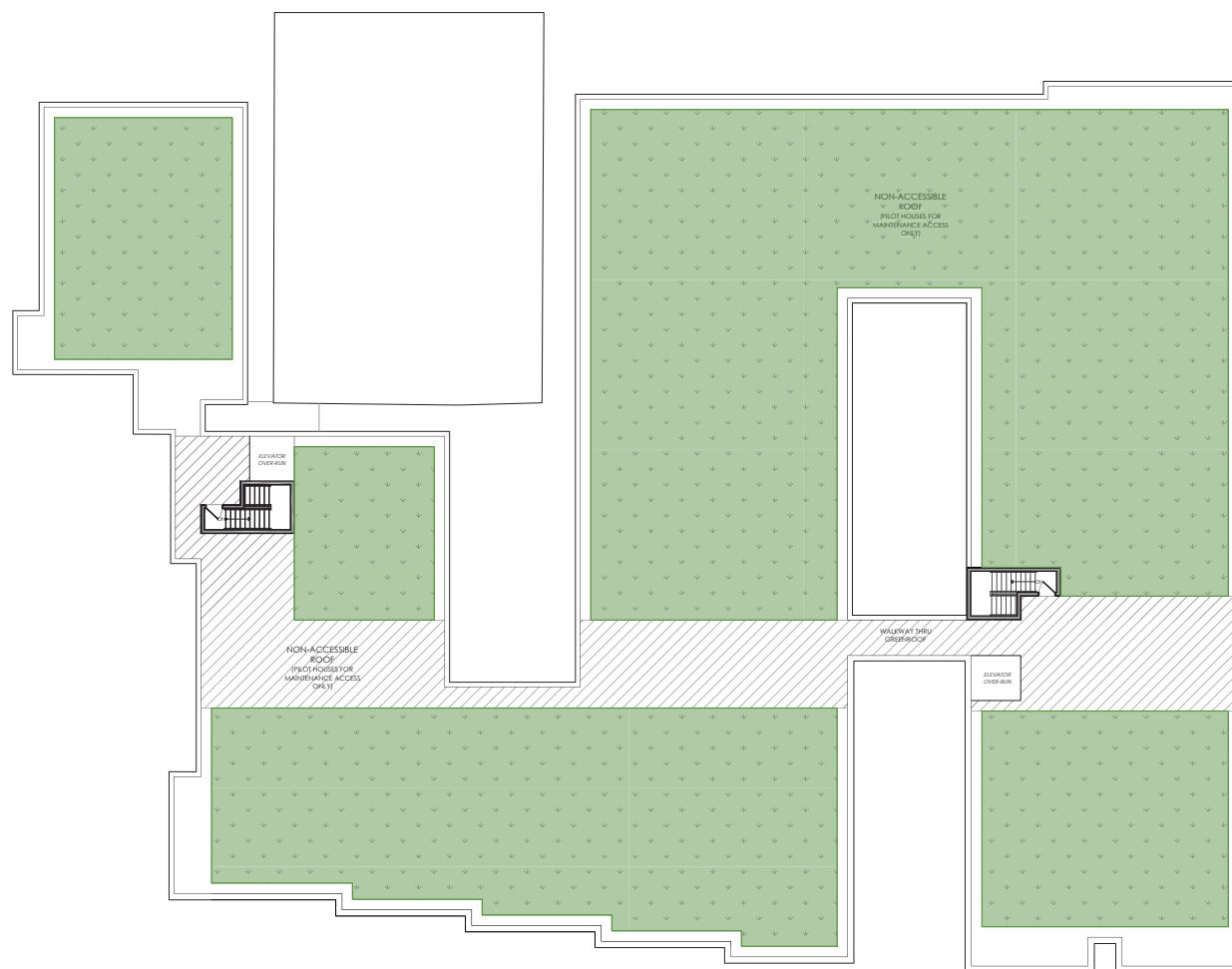
UNIT 169 380/CBA 1002 SF

UNIT 170 380/CBA 1002 SF

UNIT 171 380/CBA 1002 SF

UNIT 172 380/CBA 10

PROPOSED ROOF PLAN



The Elm: 2079-97 North 63rd Street

ELEVATION FACING N 63RD STREET



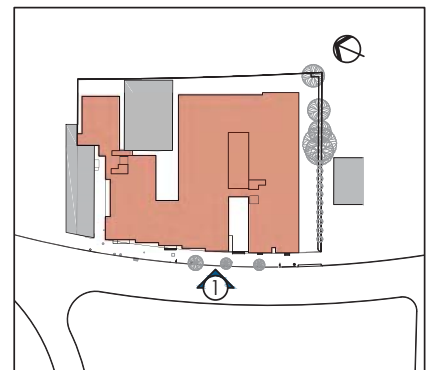
BRICK COLOR



LIMESTONE (GFRC) COLOR



WINDOW COLOR



The Elm: 2079-97 North 63rd Street

ELEVATION FACING SOUTH



②



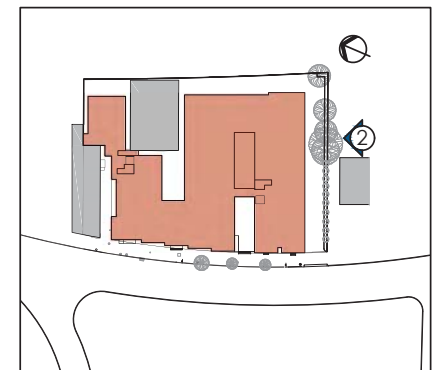
BRICK COLOR



LIMESTONE (GFRC) COLOR

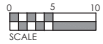
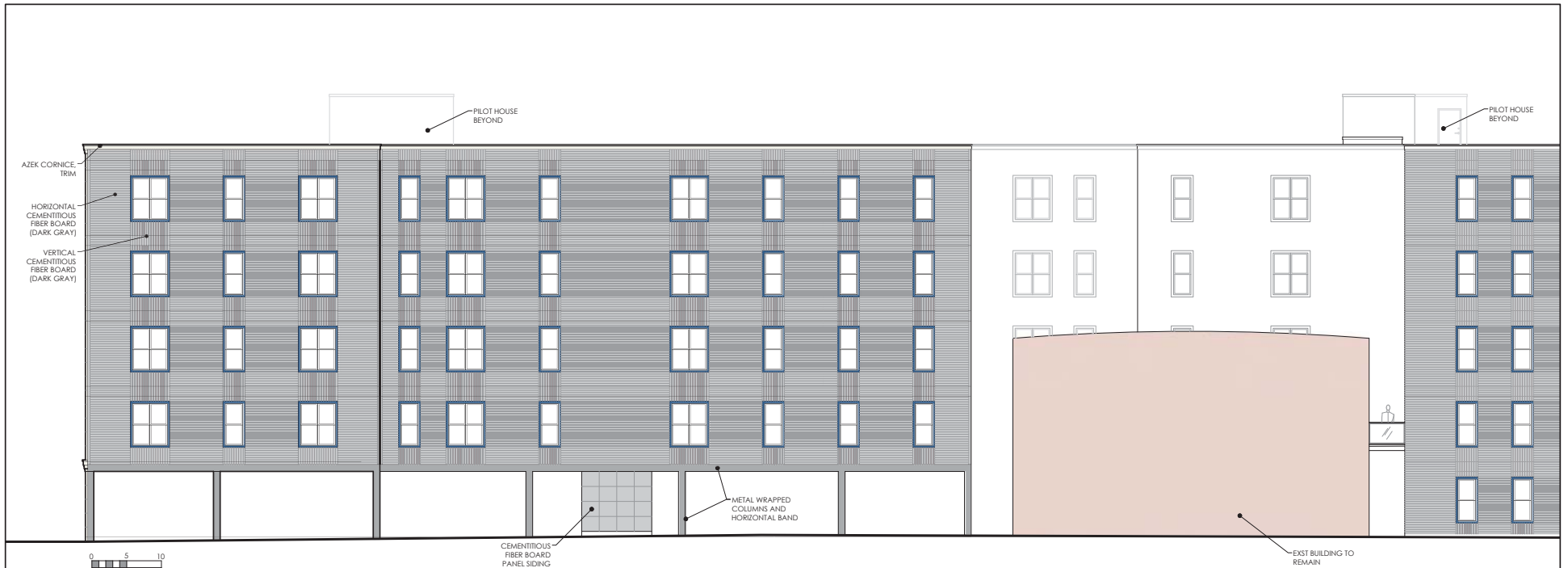


WINDOW COLOR



The Elm: 2079-97 North 63rd Street

ELEVATION FACING RAILROAD



③



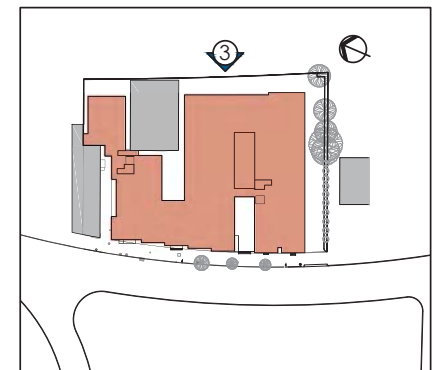
LIMESTONE (GFRC) COLOR



WINDOW COLOR

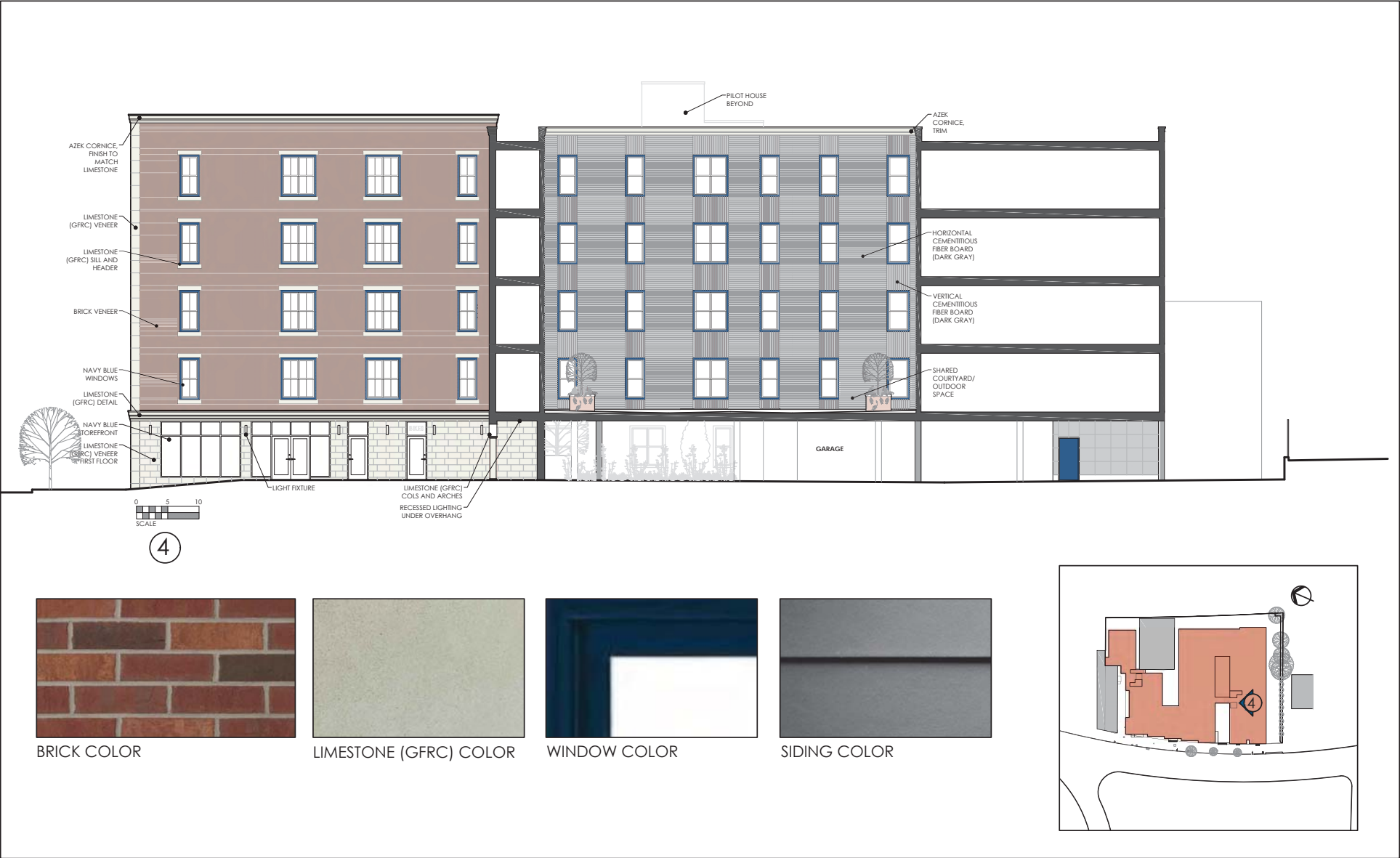


SIDING COLOR



The Elm: 2079-97 North 63rd Street

COURTYARD ELEVATION FACING SOUTH



The Elm: 2079-97 North 63rd Street

COURTYARD ELEVATION FACING NORTH



INTERIOR VIEW LOOKING NORTH



6



BRICK COLOR



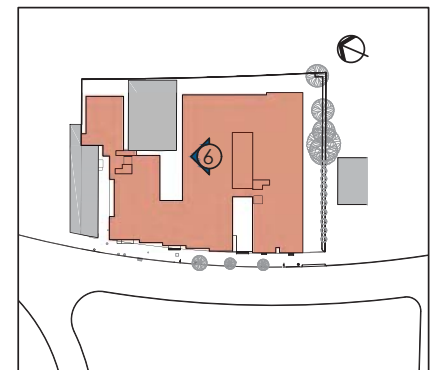
LIMESTONE (GFRC) COLOR



WINDOW COLOR



SIDING COLOR

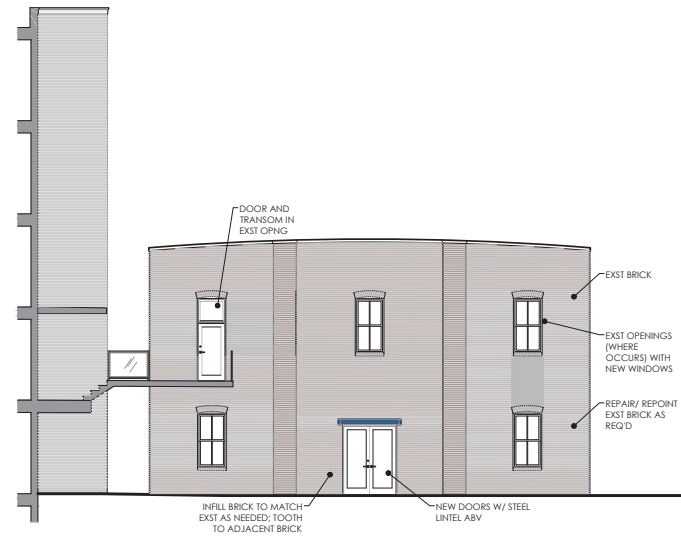


The Elm: 2079-97 North 63rd Street

INTERIOR VIEWS LOOKING WEST and EAST



7



8



BRICK COLOR



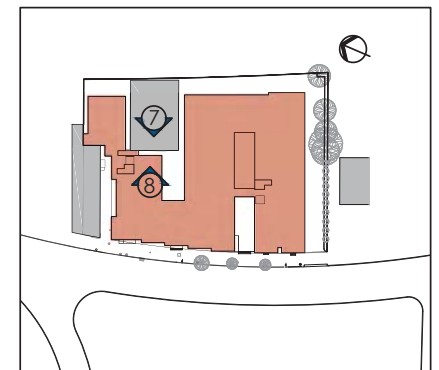
LIMESTONE (GFRG) COLOR



WINDOW COLOR



SIDING COLOR



The Elm: 2079-97 North 63rd Street

PROPOSED BUILDING RENDERING



The Elm: 2079-97 North 63rd Street