

ADDRESS: 6626 GERMANTOWN AVE

Proposal: Construct 3 townhouses with rear parking

Review Requested: Review In Concept

Owner: Hebron Tabernacle of America

Applicant: Stuart Udis, PA Realty Advisors LLC

History: 1905; Pelham Pharmacy; David Knickerbocker Boyd, architect

Individual Designation: 3/8/2019

District Designation: None

Staff Contact: Kim Chantry, kim.chantry@phila.gov, 215-686-7660

BACKGROUND:

This in-concept application proposes to construct three townhouses at the rear of the former Pelham Pharmacy building. The historic building is situated at the corner of Germantown Avenue and W. Phil Ellena Street, and contains an area of undeveloped land at the rear along W. Phil Ellena Street. The property was designated in March 2019 for significance related to its architect and for exemplifying the historical heritage of the planned Pelham development. The designation includes the entire tax parcel which encompasses both the historic building and the undeveloped land at the rear. The proposed townhouses are four stories in height and include pilot houses and roof decks with parapets. Materials are not specified in this in-concept application. Parking is located at the rear of the townhouses.

SCOPE OF WORK

- Construct three townhouses fronting W. Phil Ellena Street on undeveloped land at rear.

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 proposed massing, scale, and materials are not compatible with the historic property, and negatively impact the spatial relationships that characterize the historic property.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9.



Figure 1. 2018 street view of the undeveloped area of the property at 6626 Germantown Avenue.



Figure 2. Aerial imagery of 6626 Germantown Avenue.

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



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

ADDRESS OF PROPOSED CONSTRUCTION:

6626 Germantown Avenue

APPLICANT:

Stuart Udis, Esq.

COMPANY NAME

PA Realty Advisors LLC

PHONE # (267) 766-2100

FAX #

PROPERTY OWNER'S NAME:

PRA Investment LLC, as equitable owner

PHONE # 215-906-6327

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

ARCHITECT/ENGINEERING FIRM:

KJO Architecture

PHONE # (215)278-2245

FAX #

CONTRACTOR:

Matthew Fusaro

CONTRACTING COMPANY:

Urban Elevation LLC

PHONE # (267) 252-2898

FAX #

APPLICANT'S ADDRESS:

3502 Scotts Lane Suite 1914

Philadelphia, PA 19129

LICENSE #

E-MAIL: stuart@parealtyadvisors.com

PROPERTY OWNER'S ADDRESS:

233 S 6th Street Unit 2010 Philadelphia, PA 19106

ARCHITECT/ENGINEERING FIRM ADDRESS:

2424 E York Street Suite 110 Philadelphia, PA 19125

LICENSE #

E-MAIL:

CONTRACTING COMPANY ADDRESS:

550 Pinetown Road Suite 224 Fort Washington PA 19034

LICENSE #

E-MAIL: mfusaro@westleyinc.com

USE OF BUILDING/SPACE

Single Family Homes

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

Construction of three (3) townhomes with rear parking

TOTAL AREA UNDERGOING CONSTRUCTION: 7,500 _____ 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: _____

DATE: ____/____/____



3502 Scotts Lane Suite 1914
Philadelphia, PA 19129
O. 267.273.1779 M. 215.906.6327
stuart@parealtyadvisors.com

Philadelphia Historical Commission
1515 Arch Street 13th Floor
Philadelphia, PA 19102

Re: 6626 Germantown Avenue- Subdivision/Proposed Townhome Development

8/13/19

Dear Members of the Architectural Committee and Philadelphia Historical Commission:

PRA Investment LLC, equitable owner and applicant is pleased to submit a proposal for three (3) townhomes detached from the historically designated structure at 6626 Germantown Avenue. At this time, applicant is seeking an in-concept approval. 6626 Germantown Avenue is a corner property owned and occupied by Hebron Tabernacle of America, Inc. The property was originally constructed as the Pelham Pharmacy- Clement B. Lowe Drugstore & Dwelling. Designed by David Knickerbacker Boyd and constructed in 1904, the original structure was nominated by architectural historian Oscar Beisert D/B/A Keeping Society of Philadelphia and designated on March 8th, 2019.

The proposed townhomes are located next to a pre-existing driveway utilized by the Hebron Tabernacle Church. The driveway presented a logical location for the subdivision and provides a dual purpose of offering a buffer between the designated structure and the proposed townhomes. The subdivided parcel where the proposed townhomes would be built will contain street frontage on West Phil Ellena Street.

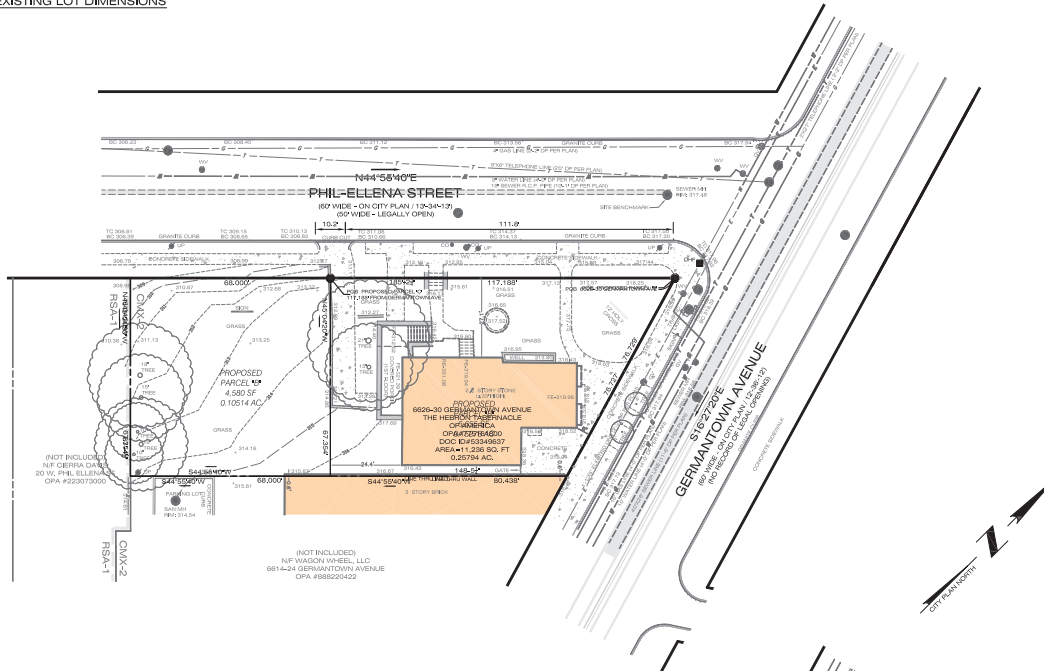
The subdivided parcel possesses the same CMX2 (commercial mix use) zoning as 6626 Germantown Avenue, a corner parcel possessing street frontage on Germantown Avenue which serves as the neighborhood's primary commercial corridor. The applicant is proposing a single-family use for the housing development due to the location on West Phil Ellena, a street comprised exclusively of residential properties. This project is consistent with the Mount Airy Business Improvement District Zoning Guidelines intended to add density near Germantown Avenue to promote business activity along the commercial corridor.

Sincerely Yours,

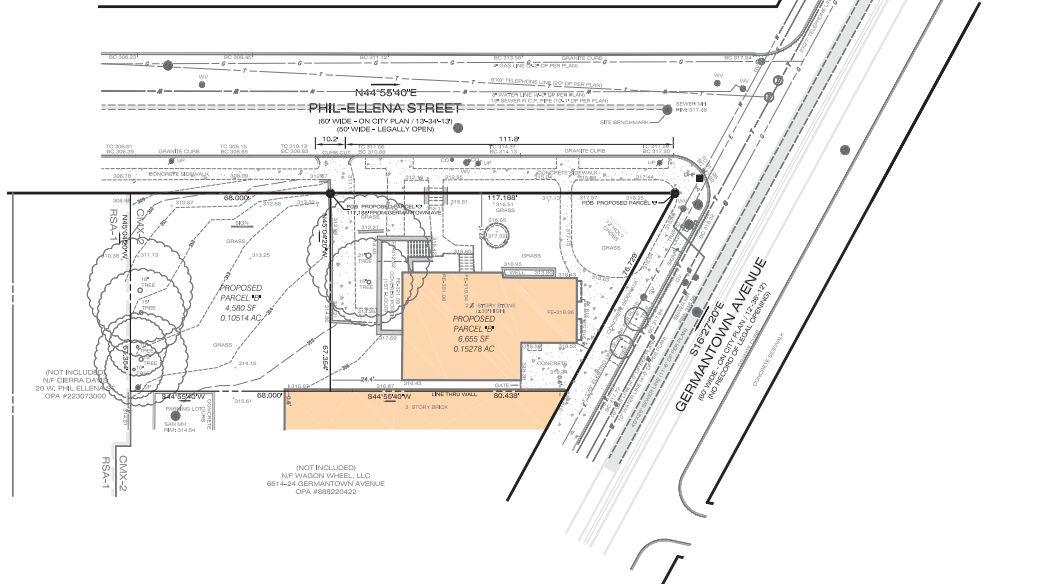
A handwritten signature in black ink, appearing to read "Stuart Udis", with a long horizontal flourish extending to the right.

Stuart Udis, Esq.

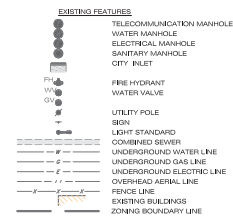
EXISTING LOT DIMENSIONS



PROPOSED LOT DIMENSIONS & PHYSICAL CONDITIONS



LEGEND



CMX-2 COMMERCIAL ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	Requirements
Max. Occupied Area	Intermediate: 75% Corner: 80%
YARDS	
Min. Side Yard Width, Etc.	5' or less
Min. Rear Yard Depth	The greater of 9' or 10% of lot depth
HEIGHT	
Max. Height	38'

NOTES

- Boundary and topographic information is based on a field survey performed by Ruggiero Plante Land Design on May 23, 2019.
- Boundary dimensions are identified in Philadelphia District Standard feet and other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The bearings shown herein are referenced from Plan of Property, made by 9th Survey District, dated July 18, 1961.
- Some off-site improvements such as buildings, parking, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- FEMA FIRP map #420705005G effective January 17, 2007 not printed.
- Only above ground utility improvements have been located. The location of the underground utilities must be fully verified by contractor before commencement of any construction.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within Commercial (C2-6) Zoning District.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- Elevations shown on plan are based on City Plan #185. Benchmark is a manhole rim in Phil-Ellena Street with an elevation of 317.42.

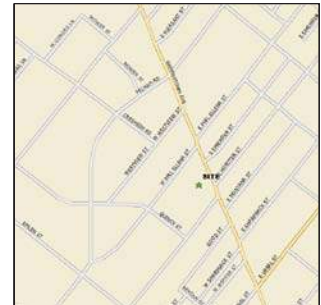
SOURCE OF TITLE

6626-30 GERMANTOWN AVENUE

Deed from The Trustees of the Hermon Tabernacle of America to the Hermon Tabernacle of America, Inc., dated March 26, 2019 and being recorded in the City of Philadelphia on April 11, 2019 as document #33586027.

REFERENCE PLAN & DOCUMENTS

- CITY PLAN #185.
- PLAN OF PROPERTY, MADE BY 9TH SURVEY DISTRICT, DATED JULY 18, 1961.



LOCATION MAP

SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED: May 17, 2019	
BRIEF NUMBER: 2019137790-000	
COMPANY: COMCAST CABLEVISION	
ADDRESS: 4400 WAYNE AVE.	
PHILADELPHIA, PA 19140	
CONTACT: BOB HARVEY	
EMAIL: bharvey@comcast.com	
COMPANY: USGS	
ADDRESS: 450 S HENDERSON RD, SUITE B	
PHILADELPHIA, PA 19106	
CONTACT: GAVIN HEWITT	
EMAIL: ghehewitt@usgs.gov	
COMPANY: PHILADELPHIA CITY WATER DEPARTMENT	
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, APA TOWER	
PHILADELPHIA, PA 19107	
CONTACT: ERIC POHNET	
EMAIL: eric.pohnet@phila.gov	
COMPANY: PHILADELPHIA GAS WORKS	
ADDRESS: 800 W MONTGOMERY AVE	
PHILADELPHIA, PA 19122	
CONTACT: JAMES BOCHANSKI	
COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY	
ADDRESS: 1224 MARKET ST, 17TH FL.	
PHILADELPHIA, PA 19107	
CONTACT: DAVID MONTYDAS	
EMAIL: dmontydas@septa.org	
COMPANY: VERIZON PENNSYLVANIA, LLC	
ADDRESS: 180 SHREE BLVD, STE 2100 ROOM NA	
EXTON, PA 19341	
CONTACT: KELLY BLOUNT	
EMAIL: kblount@verizon.com	
OWNER OF RECORD:	
6626-30 GERMANTOWN AVENUE	
HERMON TABERNACLE OF AMERICA	
6626 GERMANTOWN AVENUE	
PHILADELPHIA, PA 19119	



NOTE: PENNSYLVANIA ACT 267 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET Y FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

6626-30 GERMANTOWN AVENUE
Philadelphia, PA 19119
22nd Ward - OPA#775161800

prepared for:
Stuart Udis
PA Realty Advisors
3502 Scotts Lane, Suite 1914
Philadelphia, PA, 19129



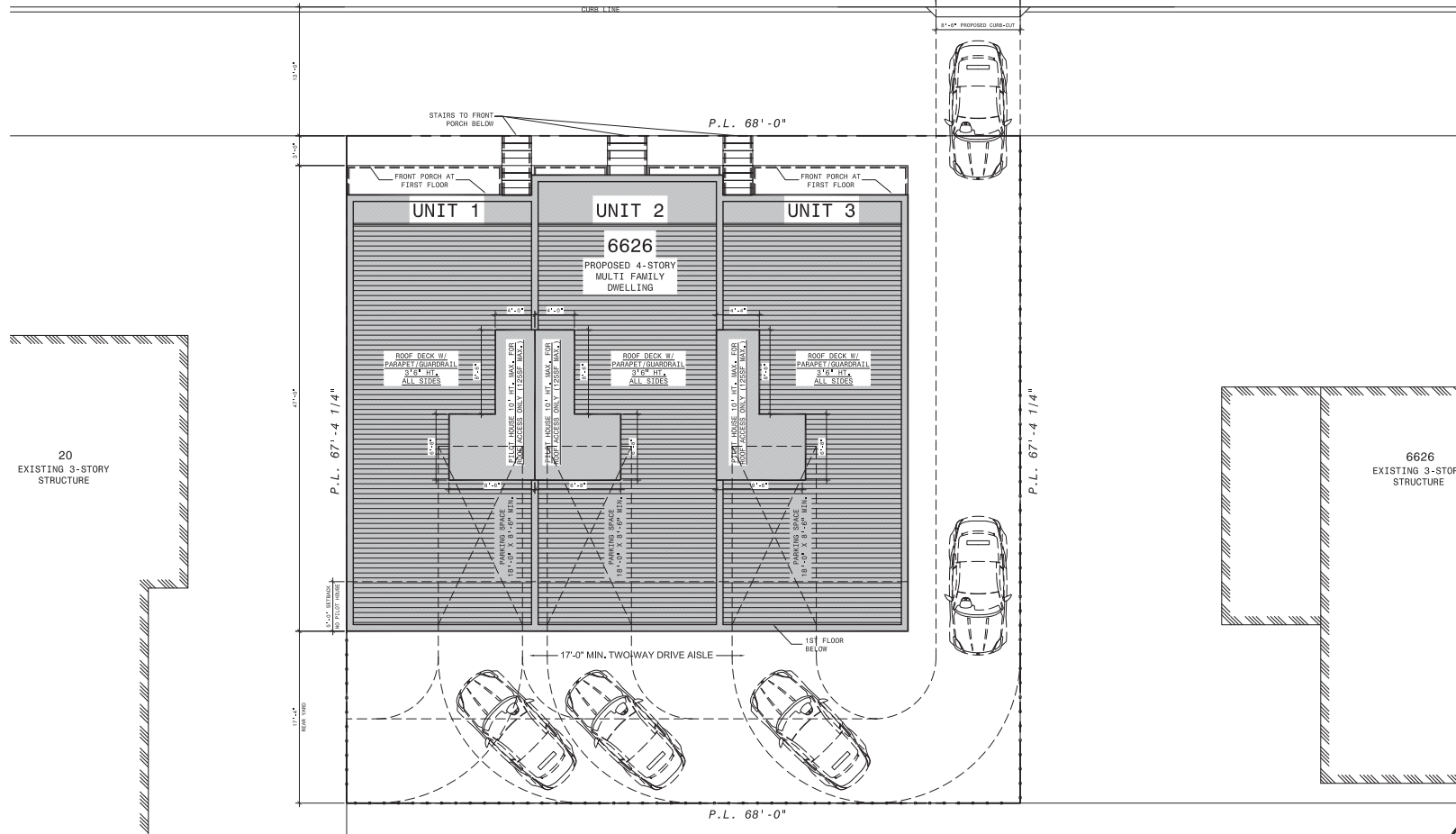
Plan Date: June 26, 2019
Scale: 1" = 20'-0"
1" 0"

Sheet Title:
PROPOSED LOT SUBDIVISION PLAN

JAMES F. HENRY, PLS
PA Registered Professional Land Surveyor No. SU-056807

W PHIL ELLENA ST.
60' WIDE (13'-34'-13')
ON CITY PLAN - LEGALLY OPEN

PARKING
PARKING



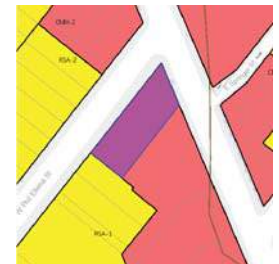
1 SITE PLAN
1/8"=1'-0"

LEGEND

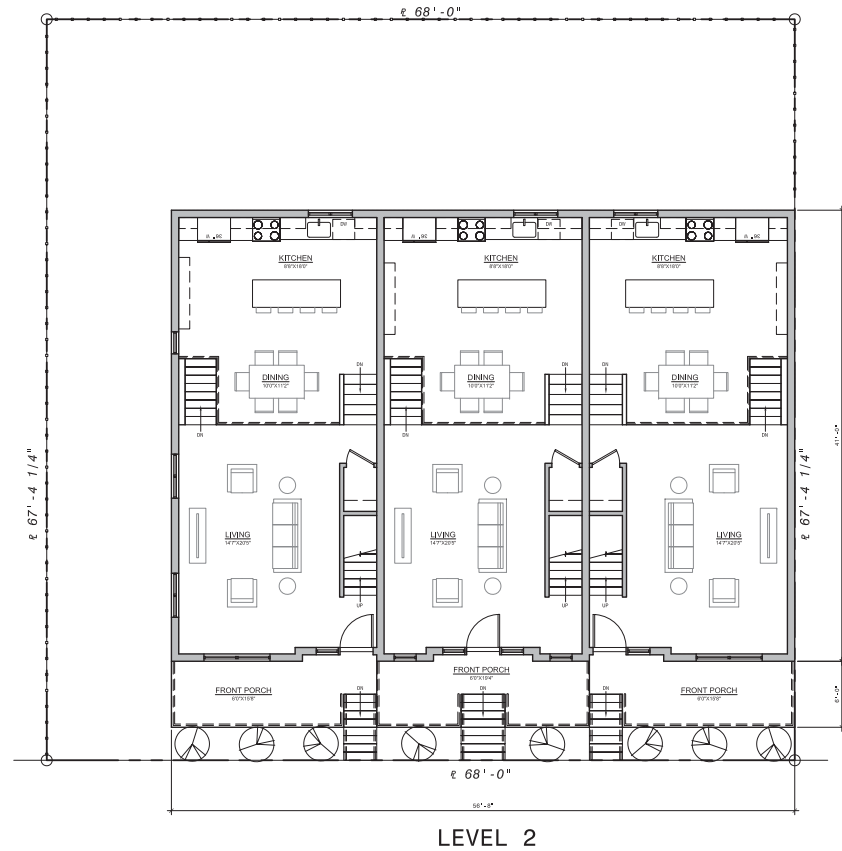
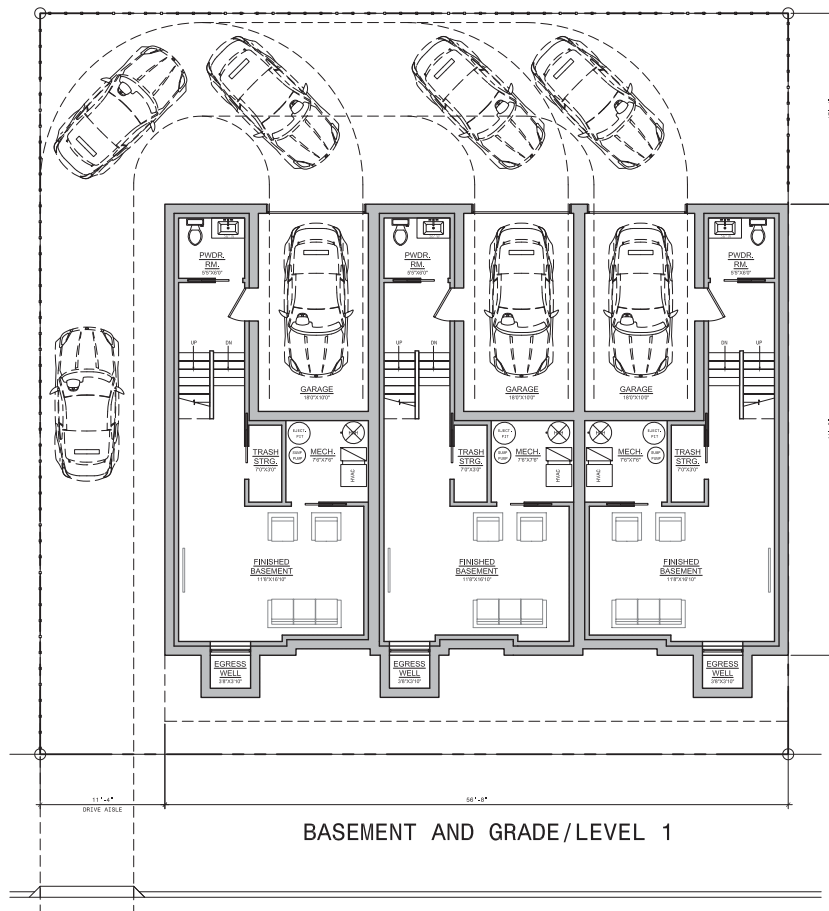
- EXISTING CONSTRUCTION
- OCCUPIED AREA
- ROOF DECK
- FENCE
- PROPERTY LINE
- PAVEMENT RESTORATION LIMIT

UTILITY NOTES

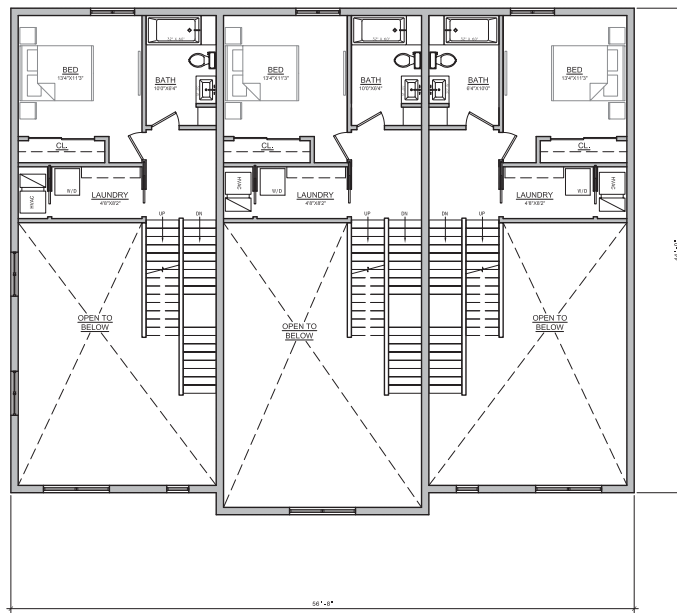
1. ALL UTILITIES SHOWN ARE DIAGNOSTIC & FOR REFERENCE ONLY.
2. ALL UTILITY INFORMATION & LOCATIONS SHALL BE DETERMINED BY CIVIL ENGINEER.
3. ALL SIZING SHOWN ARE ESTIMATES. FINAL SIZING SHALL BE DETERMINED BY M/E/P ENGINEER & COORDINATED WITH FINAL PLUMBING DRAWINGS AND PERMITS.



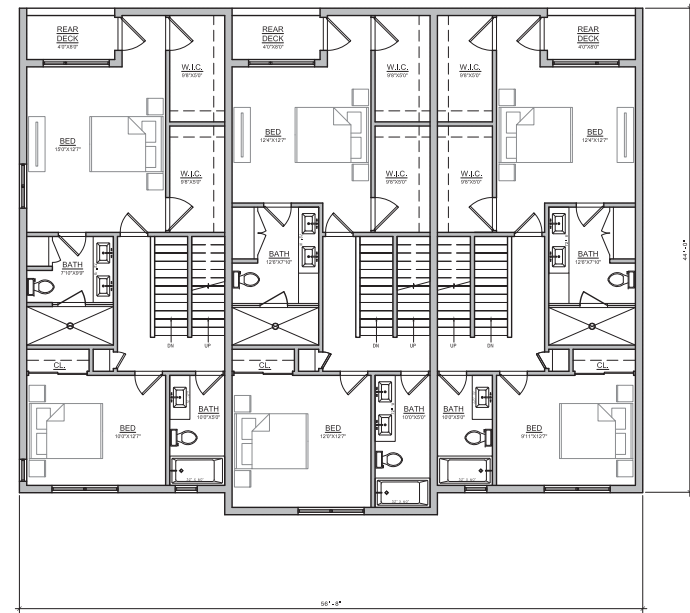
2 LOCATION MAP
N.T.S.



1 FLOOR PLANS
1/8"=1'-0"

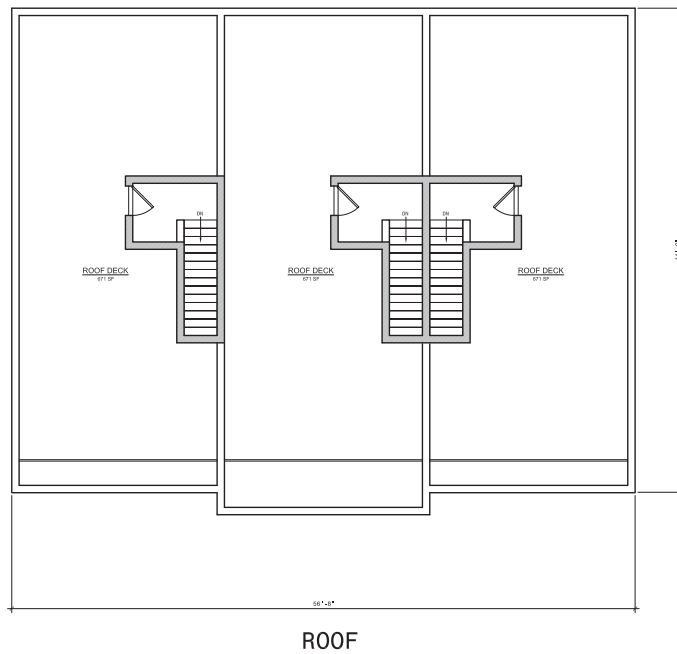


LEVEL 3

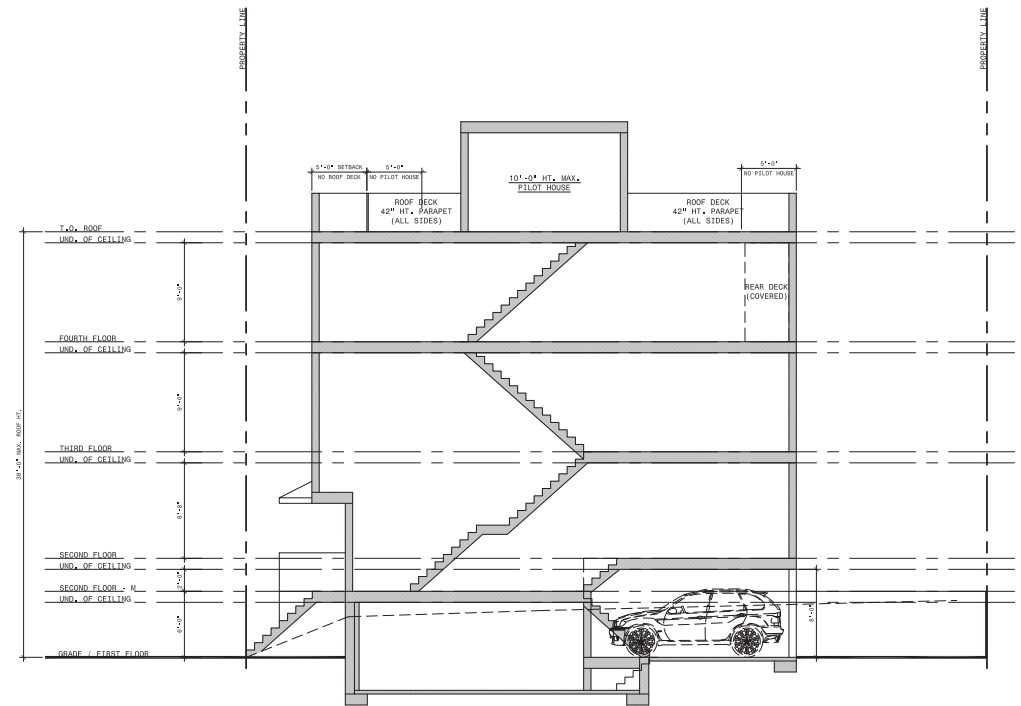


LEVEL 4

1 FLOOR PLANS
1/8"=1'-0"



1 FLOOR PLANS
1/8"=1'-0"



1 SECTION
1/8"=1'-0"

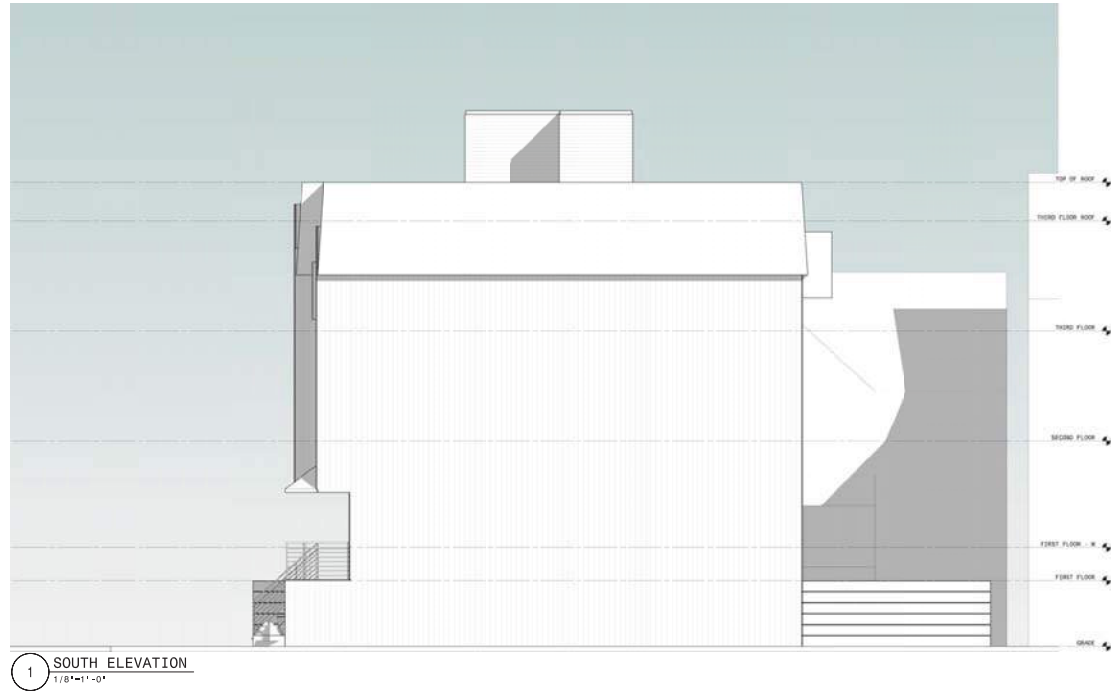


1 W. PHIL ELLENA STREET PERSPECTIVE - A
N.T.S



1 W. PHIL ELLENA STREET PERSPECTIVE - B
N.T.S







6626 Germantown Avenue Rear Yard
(West Phil Ellena Subdivision)



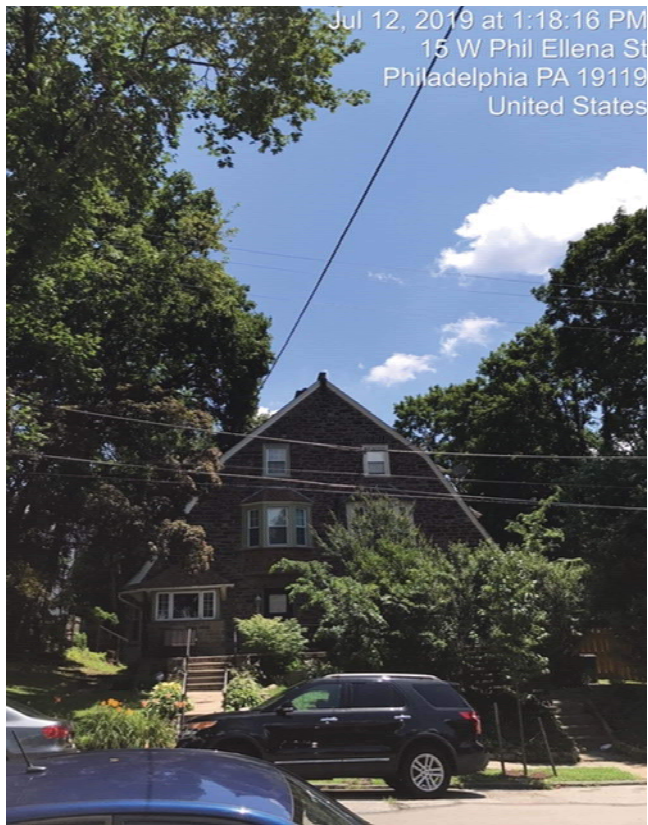
6626 Germantown Avenue Rear Yard
(West Phil Ellnea Subdivision)



6626 Germantown Avenue
(West Phil Ellena Perspective)



6626 Germantown Avenue
(West Phil Ellena Perspective)



20-22 West Phil Ellena Street
(Adjacent Homes)



15-17 West Phil Ellena Street
(Directly Across the Street from
Proposed Townhomes)